

ORDINANCE NO. 2024-08

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCLENDON-CHISHOLM, TEXAS, ACCEPTING AND APPROVING THE 2024 ANNUAL SERVICE PLAN UPDATE, INCLUDING THE ASSESSMENT ROLL FOR THE SONOMA PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; MAKING AND ADOPTING FINDINGS; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of McLendon-Chisholm, Texas (the "City"), is authorized pursuant to and in accordance with the terms, provisions and requirements of the Public Improvement District Assessment Act, Subchapter A of Chapter 372, Texas Local Government Code, as amended (the "Act"), to create a public improvement district within the City; and

WHEREAS, on September 10, 2007, the City Council of the City (the "City Council"), approved Resolution No. 2007-21 which authorized the creation of the Sonoma Public Improvement District (the "District") to finance certain Authorized Improvements for the benefit of property in the District; and

WHEREAS, on January 13, 2015 (as updated on April 14, 2015), the City Council adopted Ordinance No. 2015-02 accepting the Service and Assessment Plan and Assessment Roll for the Authorized Improvements for the District; making a finding of special benefit to certain property in the corporate limits of the City; levying Assessments against certain property within the corporate limits of the City and establishing a lien on such property; providing for payment of the Assessment in accordance with the Act; providing for the method of Assessment and the payment of the Assessment; providing penalties and interest on delinquent Assessments; providing for severability and providing an effective date; and

WHEREAS, on May 24, 2022, the City Council adopted Ordinance 2022-02 approving (i) the Assessment Rolls and the Sonoma Public Improvement District 2022 Amended and Restated Service and Assessment Plan, and (ii) the Assessments levied as provided in the Ordinance and the Service and Assessment Plan; and

WHEREAS, pursuant to the Act and to the terms of the Service and Assessment Plan, the City Council is required to annually update the Service and Assessment Plan, including the Assessment Rolls (each, an "Annual Service Plan Update"); and

WHEREAS, pursuant to the PID Act and to the terms of the Service and Assessment Plan, the Commissioners Court now wishes to adopt an order accepting and approving the Sonoma Public Improvement District 2024 Annual Service Plan Update (the "2024 Annual Service Plan Update"), including updates to the Assessment Rolls, in the form attached hereto as Exhibit A; and

WHEREAS, the meeting at which this Ordinance is considered is open to the public as required by law, and public notice of the time, place and purpose of said meeting was given as required by Chapter 551, Texas Government Code, as amended.

WHEREAS, the City Council finds the passage of this Ordinance to be in the best interest for the citizens of the City.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MCLENDON-CHISHOLM, TEXAS, THAT:

SECTION 1. Terms. Terms not otherwise defined herein are defined in the Service and Assessment Plan.

SECTION 2. Findings. The findings and determinations set forth in the recitals above are incorporated in this Order for all purposes as if the same were restated in full in this Section and are hereby adopted.

SECTION 3. Annual Service Plan Update to the Service and Assessment Plan. The "2024 Annual Service Plan Update", attached hereto as Exhibit A, is accepted and approved pursuant to the PID Act, and incorporated as part of this Order as if set forth in the body of this Order.

SECTION 4. Filing in the Real Property Records. The City Secretary is directed to cause a copy of this Order, including the 2024 Annual Service Plan Update, to be filed with the County Clerk of Rockwall County to be recorded in the real property records of Rockwall County, not later than the seventh day after the date the City Council adopts this Order approving the 2024 Annual Service Plan Update.

SECTION 5. Governing Law. This Order shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

SECTION 6. Effect of Headings. The Section headings herein are for convenience only and shall not affect the construction hereof.

SECTION 7. Severability. If any provision of this Order or the application thereof to any circumstance shall be held to be invalid, the remainder of this Order or the application thereof to other circumstances shall nevertheless be valid, and this governing body hereby declares that this Order would have been enacted without such invalid provision.

SECTION 8. Effective Date. This Order shall take effect and the provisions and terms of the 2024 Annual Service Plan Update, shall be and become effective and in force immediately from and after its adoption on the date shown below in accordance with applicable law.

[Execution page follows.]

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF
MCLENDON-CHISHOLM, TEXAS, THIS THE 27th DAY OF AUGUST, 2024.

CITY OF MCLENDON-CHISHOLM, TEXAS

Mayor

ATTEST:

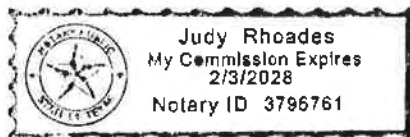
Amy Jannys
City Secretary



STATE OF TEXAS

COUNTY OF ROCKWALL

This instrument was acknowledged before me on the 27th day of August, 2024 by the Mayor and City Secretary, respectively, of the City of McLendon-Chisholm, Texas on behalf of said City.



Judy Rhoades
Notary Public, State of Texas

(Notary Seal)

EXHIBIT A

2024 Annual Service Plan Update



SONOMA PUBLIC IMPROVEMENT DISTRICT

2024 ANNUAL SERVICE PLAN UPDATE

AUGUST 27, 2024

INTRODUCTION

Capitalized terms used in this 2024 Annual Service Plan Update not otherwise defined herein shall have the meanings set forth in the Sonoma Public Improvement District 2022 Amended and Restated Service and Assessment Plan (the “2022 A&R SAP”), and any and all subsequent Annual Service Plan Updates approved after the 2022 A&R SAP.

The District was created pursuant to the PID Act by Resolution No. 2007-21 on September 10, 2007 by the City Council to finance certain Authorized Improvements for the benefit of the property in the District.

On January 13, 2015 (as updated on April 14, 2015) the City Council approved the 2015 Service and Assessment Plan for the District by adopting Ordinance No. 2015-02 which approved the levy of Assessments for Assessed Parcels within the Major Improvement Area excluding Phase 1 and Phase 1 of the District and approved the Assessment Roll.

On August 23, 2016 the City Council approved the 2016 Annual Service Plan Update for the District by adopting Ordinance No. 2016-11 which updated the Assessment Roll for 2016.

On June 13, 2017 (as updated on September 12, 2017 by adopting Ordinance No. 2017-11) the City Council approved the Service and Assessment Plan (Phase 2) for the District by adopting Ordinance No. 2017-09 which updated the Major Improvement Area excluding Phase 1 and Phase 1 for 2017.

On September 11, 2018 the City Council approved the 2018 Annual Service Plan Update for the District by adopting Ordinance No. 2018-08 which updated the Assessment Rolls for 2018.

On June 11, 2019 the City Council approved the 2019 Annual Service Plan Update for the District which updated the Assessment Rolls for 2019.

On August 13, 2019 the City Council approved the 2019 Amended Annual Service Plan Update for the District by adopting Ordinance No. 2019-09 which updated the Assessment Rolls for 2019.

On July 28, 2020, the City Council approved the 2020 Annual Service Plan Update for the District by adopting Ordinance No. 2020-08 which updated the Assessment Rolls for 2020, including adjusting the Phase 1 Assessment to reflect the issuance of the Phase 1 Refunding and Improvement Bonds, for interest savings.

On February 9, 2021, the City Council approved the 2021 Amended and Restated Service and Assessment Plan for the District by adopting Ordinance No. 2021-01 which served to amend and restate the 2015 Service and Assessment Plan, including all Annual Service Plan Updates approved since, in its entirety for the purposes of (1) levying Improvement Area #3 Assessments, and (2) updating the Assessment Rolls.

On May 24, 2022, the City Council approved the 2022 A&R SAP for the District by adopting Ordinance No. 2022-02 which served to amend and restate the 2021 Amended and Restated Service and Assessment Plan in its entirety for the purposes of (1) levying the Improvement Area #4-A Assessments and Improvement Area #4-B Assessments, (2) issuing the Improvement Area #4 Bonds, and (3) updating the Assessment Rolls.

On July 11, 2023, the City Council approved the 2023 Annual Service Plan Update for the District by adopting Ordinance No. 2023-04 which updated the Assessment Rolls for 2023.

The 2022 A&R SAP identified the Authorized Improvements to be constructed for the benefit of the Assessed Property within the District, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the District for the costs of the Authorized Improvements. Pursuant to the Act, the 2022 A&R SAP must be reviewed and updated annually. This document is the Annual Service Plan Update for 2024.

The City Council also adopted an Assessment Roll identifying the Assessments on each Lot within the District, based on the method of assessment identified in the 2022 A&R SAP. This 2024 Annual Service Plan Update also updates the Assessment Rolls for 2024.

PARCEL SUBDIVISION

Phase 1

- The final plat of Sonoma Verde Phase 1 was filed and recorded with the County on July 10, 2014, and consists of 173 residential Lots.
- The final plat of Sonoma Verde Phase 1B was filed and recorded with the County on June 23, 2016, and consists of 191 residential Lots.

Improvement Area #1C

- The final plat of Sonoma Verde Phase 1C was filed and recorded with the County on October 13, 2017, and consists of 41 residential Lots.

Improvement Area #2

- The final plat of Sonoma Verde Phase 2 was filed and recorded with the County on August 7, 2019, and consists of 213 residential Lots and 3 Lots of Non-Benefitted Property.

Improvement Area #3

- The final plat of Sonoma Verde, Phase 4A was filed and recorded with the County on August 31, 2021, and consists of 86 residential Lots and 3 Lots of Non-Benefitted Property.
- The final plat of Sonoma Verde, Phase 4B was filed and recorded with the County on August 31, 2021, and consists of 99 residential Lots and 2 Lots of Non-Benefitted Property.
- The amending plat of Sonoma Verde Phase 4A was filed and recorded with the County on March 22, 2022. The purpose of this amending plat is to correct discrepancies in lot dimensions of Lots 3-4 of Block AA and Lots 1-2 of Block AB and Lots 63-64 of Block W, easement placement in Lots 23-25 of Block U, and floodplain alignment. No residential Lots were added or removed due to the filing of the final plat.

Improvement Area #4-A

The final plat of Sonoma Verde Phase 4C was filed and recorded with the County on July 19, 2022, and consists of 43 residential Lots and 1 Lot of Non-Benefitted Property.

Improvement Area #4-B

- The final plat of Sonoma Verde Phase 3, attached hereto as **Exhibit C-1**, was filed and recorded with the County on March 11, 2024, and consists of 164 residential Lots and 4 Lots of Non-Benefitted Property.
- The final plat of Sonoma Verde Phase 5, attached hereto as **Exhibit C-2**, was filed and recorded with the County on April 19, 2024, and consists of 79 residential Lots and 2 Lots of Non-Benefitted Property.

See **Exhibit D** for the Lot Type classification map.

LOT AND HOME SALES

Phase 1

Per the Rockwall Central Appraisal District, the lot ownership composition is provided below:

- Owner Owned:
 - Lot Type 2: 0 Lots
 - Lot Type 3: 0 Lots
 - Lot Type 4: 0 Lots
 - Lot Type 5: 0 Lots
 - Lot Type 6: 4 Lots
- Homebuilder Owned:
 - Lot Type 2: 0 Lots
 - Lot Type 3: 0 Lots
 - Lot Type 4: 0 Lots
 - Lot Type 5: 0 Lots
 - Lot Type 6: 2 Lot
- End-User Owned:
 - Lot Type 2: 29 Lots
 - Lot Type 3: 30 Lots
 - Lot Type 4: 121 Lots
 - Lot Type 5: 175 Lots
 - Lot Type 6: 2 Lots

Improvement Area #1C

Per the Rockwall Central Appraisal District, all Lots have completed residential homes, and all Lots have been sold to end-users.

Improvement Area #2

Per the Rockwall Central Appraisal District, the lot ownership composition is provided below:

- Owner Owned:
 - Lot Type 2: 0 Lots
 - Lot Type 3: 0 Lots
 - Lot Type 5: 1 Lot
 - Lot Type 10: 0 Lots
- Homebuilder Owned:
 - Lot Type 2: 0 Lots
 - Lot Type 3: 0 Lots
 - Lot Type 5: 0 Lots
 - Lot Type 10: 3 Lots
- End-User Owned:
 - Lot Type 2: 12 Lots
 - Lot Type 3: 8 Lots
 - Lot Type 5: 99 Lots
 - Lot Type 10: 90 Lots

Improvement Area #3

Per the Rockwall Central Appraisal District, the lot ownership composition is provided below:

- Owner Owned:
 - Lot Type 1: 0 Lots
 - Lot Type 2: 0 Lots
 - Lot Type 3: 0 Lots
- Homebuilder Owned:
 - Lot Type 1: 0 Lot
 - Lot Type 2: 16 Lots
 - Lot Type 3: 0 Lots
- End-User Owned:
 - Lot Type 1: 99 Lots
 - Lot Type 2: 61 Lots
 - Lot Type 3: 9 Lots

Improvement Area #4-A

Per the Quarterly Report dated March 31, 2024, the lot ownership composition is provided below:

- Owner Owned:
 - Lot Type 1: 0 Lots
 - Lot Type 2: 0 Lots
- Homebuilder Owned:
 - Lot Type 1: 2 Lots
 - Lot Type 2: 3 Lots
- End-User Owned:
 - Lot Type 1: 11 Lots
 - Lot Type 2: 27 Lots

Improvement Area #4-B

Currently, the Improvement Area #4-B Initial Parcel is the only Parcel within Improvement Area #4-B. At the time the City Council approved this 2024 Annual Service Plan Update, the Owner owned 100% of the Improvement Area #4-B Initial Parcel. Improvement Area #4-B is anticipated to include 169 Lots classified as residential homes.

See **Exhibit E** for the buyer disclosures.

AUTHORIZED IMPROVEMENTS

Phase 1

The Owner has completed the Phase 1 Authorized Improvements listed in the 2022 A&R SAP and they were dedicated to the City on June 23, 2016.

Improvement Area #1C

The Owner has completed the Improvement Area #1C Authorized Improvements listed in the 2022 A&R SAP and they were dedicated to the City on October 13, 2017.

Improvement Area #2

The Owner has completed the Improvement Area #2 Authorized Improvements listed in the 2022 A&R SAP and they were dedicated to the City on August 7, 2019.

Improvement Area #3

The Owner has completed the Improvement Area #3 Authorized Improvements listed in the 2022 A&R SAP and they were dedicated to the City on August 31, 2021.

Improvement Area #4-A

The Owner has completed the Improvement Area #4-A Authorized Improvements listed in the 2022 A&R SAP and they were dedicated to the City on July 19, 2022.

Improvement Area #4-B

Per the Quarterly Report dated March 31, 2024, the Authorized Improvements listed in the 2022 A&R SAP for Improvement Area #4-B are currently under construction and projected to be completed in the second quarter of 2024. The budget for the Authorized Improvements remains unchanged as shown on the table below.

Authorized Improvement Budget					
Authorized Improvements	Budget	Spent to Date	Percent of Budget Spent	Forecast Completion Date	
<i>Improvement Area #4B</i>					
Road Improvements	\$ 3,049,308	\$ 264,628.56	8.68%	Q2 2024	
Storm Drainage Improvements	\$ 1,849,043	\$ 1,066,504.42	57.68%	Q2 2024	
Sanitary Sewer Improvements	\$ 1,520,148	\$ 1,043,300.09	68.63%	Q2 2024	
Right of Way	\$ 1,038,602	\$ 3,300.00	0.32%	Q2 2024	
Soft Costs	\$ 2,035,876	\$ 652,075.68	32.03%	Q2 2024	
	\$ 9,492,977	\$ 3,029,808.75	31.92%		
<i>Major Improvements</i>					
Roadway Improvements	\$ 68,935	\$ 26,028.80	37.76%	Q2 2024	
Water Distribution System Improvements	\$ 16,751	\$ -	0.00%	Q2 2024	
Sanitary Sewer Collection System Improvements	\$ 327,183	\$ 327,143.49	99.99%	Q2 2024	
Storm Drainage Collection System Improvements	\$ 17,623	\$ 17,621.83	99.99%	Q2 2024	
Contingency for Hard Costs	\$ 33,629	\$ 33,625.77	99.99%	Q2 2024	
Soft Costs	\$ 46,758	\$ 10,657.38	22.79%	Q2 2024	
	\$ 510,879	\$ 415,077.27	81.25%		
Total	\$ 10,003,856	\$ 3,444,886.02	34.44%		

Notes:

Per the executed Draw #5.

OUTSTANDING ASSESSMENT

Phase 1

Net of the anticipated principal bond payment due September 15, 2024, Phase 1 has an outstanding Assessment of \$8,227,121.76. The outstanding Phase 1 Assessment is less than the \$8,235,000.00 in outstanding Phase 1 Refunding and Improvement Bonds due to Prepayments

of Phase 1 Assessment for which Phase 1 Refunding and Improvement Bonds have not yet been redeemed. The Phase 1 Assessments were previously securing the Phase 1 PID Bonds Series 2015 and due to a refunding of bonds for interest savings the Assessments on Phase 1 are now securing Phase 1 Refunding and Improvement Bonds.

Improvement Area #1C

Improvement Area #1C has an outstanding Assessment of \$1,139,144.46.

Improvement Area #2

Net of the anticipated principal bond payment due September 15, 2024, Improvement Area #2 has an outstanding Assessment of \$5,553,443.37. The outstanding Improvement Area #2 Assessment is less than the \$5,700,000.00 in outstanding Improvement Area #2 Bonds due to Prepayments of Assessment for which bonds have not yet been redeemed.

Improvement Area #3

Net of the principal bond payment due September 15, 2024, Improvement Area #3 has an outstanding Assessment of \$5,575,000.00.

Improvement Area #4-A

Net of the principal bond payment due September 15, 2024, Improvement Area #4-A has an outstanding Assessment of \$2,505,000.00.

Improvement Area #4-B

Net of the principal bond payment due September 15, 2024, Improvement Area #4-B has an outstanding Assessment of \$10,730,000.00.

ANNUAL INSTALLMENT DUE 1/31/2025

Phase 1

- **Principal and Interest** – The total principal and interest required for the Annual Installment for Phase 1 Refunding and Improvement Bonds is \$552,050.00.
- **Administrative Expenses:**
 - **Administrative Costs** – The administrative cost portion of the Administrative Expenses used for administering the District and collecting the Annual

Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Phase 1 Assessment remaining on the Parcel. The total administrative cost portion of the Administrative Expenses budgeted for the Phase 1 Annual Installment is \$33,111.18.

Administrative Costs Breakdown Phase 1	
Administration	\$ 23,639.30
City Auditor	616.60
PID Trustee	3,000.00
Dissemination Agent	3,500.00
Filing Fees	246.64
County Collection	862.00
Miscellaneous	246.64
Arbitrage	1,000.00
Total Administrative Costs	\$ 33,111.18

- **Maintenance and Operation Costs** – The total cost of maintenance and operation portion of the Administrative Expenses allocated for Phase 1 is \$22,444.00.

Phase 1	
Due January 31, 2025	
Principal	\$ 285,000.00
Interest	267,050.00
Administrative Costs	33,111.18
Maintenance and Operation Costs	22,444.00
Total Annual Installment	\$ 607,605.18

See the limited offering memorandum for the pay period. **Exhibit B-1** for the debt service schedule for the Phase 1 Refunding and Improvement Bonds.

Improvement Area #1C

- **Principal and Interest** – The total principal and interest required for the Annual Installment for Improvement Area #1C is \$90,096.01.
- **Administrative Expenses:**
 - **Administrative Costs** – The administrative cost portion of the Administrative Expenses used for administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Improvement Area #1C Assessment remaining on the

Parcel. The total administrative cost portion of the Administrative Expenses budgeted for the Improvement Area #1C Annual Installment is \$4,691.25.

Administrative Costs Breakdown Improvement Area #1C	
Administration	\$ 3,249.67
City Auditor	84.76
PID Trustee	750.00
Filing Fees	33.91
County Collection	539.00
Miscellaneous	33.91
Total Administrative Costs	\$ 4,691.25

- **Maintenance and Operation Costs** – The total cost of maintenance and operation portion of the Administrative Expenses allocated for Improvement Area #1C is \$2,356.00.

Improvement Area #1C	
Due January 31, 2025	
Principal	\$ 22,658.66
Interest	67,437.35
Administrative Costs	4,691.25
Maintenance and Operation Costs	2,356.00
Total Annual Installment	\$ 97,143.26

Please contact P3Works for the pay period for Improvement Area #1C. See **Exhibit B-2** for the reimbursement schedule for Improvement Area #1C.

Improvement Area #2

- **Principal and Interest** – The total principal and interest required for the Annual Installment for Improvement Area #2 is \$372,562.50.
- **Additional Interest** – The total Delinquency and Prepayment Reserve Requirement for Improvement Area #2 Bonds, as defined in the applicable Indenture, is equal to \$313,500.00 and has not been met. As such, the Delinquency and Prepayment Reserve Account will be funded with Additional Interest on the outstanding Improvement Area #2 Assessments, resulting in an Additional Interest amount due of \$28,500.00.

▪ **Administrative Expenses:**

- **Administrative Costs** – The administrative cost portion of the Administrative Expenses used for administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Improvement Area #1C Assessment remaining on the Parcel. The total administrative cost portion of the Administrative Expenses budgeted for the Improvement Area #2 Annual Installment is \$26,227.78

Administrative Costs Breakdown Improvement Area #2	
Administration	\$ 15,779.90
City Auditor	411.60
PID Trustee	3,000.00
Dissemination Agent	3,500.00
Filing Fees	164.64
County Collection	707.00
Miscellaneous	164.64
Arbitrage	2,500.00
Total Administrative Costs	\$ 26,227.78

- **Maintenance and Operation Costs** – The total cost of maintenance and operation portion of the Administrative Expenses allocated for Improvement Area #2 is \$12,772.00.

Improvement Area #2	
Due January 31, 2025	
Principal	\$ 130,000.00
Interest	242,562.50
Additional Interest	28,500.00
Administrative Costs	26,227.78
Maintenance and Operation Costs	12,772.00
Total Annual Installment	\$ 440,062.28

See the limited offering memorandum for the pay period. **Exhibit B-3** for the debt service schedule for the Improvement Area #2 Bonds.

Improvement Area #3

- **Principal and Interest** – The total principal and interest required for the Annual Installment for Improvement Area #3 is \$331,200.00.

- **Additional Interest** – The total Delinquency and Prepayment Reserve Requirement for Improvement Area #3 Bonds, as defined in the applicable Indenture, is equal to \$306,625.00 and has not been met. As such, the Delinquency and Prepayment Reserve Account will be funded with Additional Interest on the outstanding Improvement Area #3 Assessments, resulting in an Additional Interest amount due of \$27,875.00.
- **Administrative Expenses:**
 - **Administrative Costs** – The administrative cost portion of the Administrative Expenses used for administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Improvement Area #3 Assessment remaining on the Parcel. The total administrative cost portion of the Administrative Expenses budgeted for the Improvement Area #3 Annual Installment is \$34,804.68.

Administrative Costs Breakdown Improvement Area #3	
Administration	\$ 15,848.78
City Auditor	413.39
PID Trustee	4,000.00
Dissemination Agent	3,500.00
Filing Fees	165.36
County Collection	685.00
Miscellaneous	165.36
Past Due Invoices	9,026.79
Arbitrage	1,000.00
Total Administrative Costs	\$ 34,804.68

- **Maintenance and Operation Costs** – The total cost of maintenance and operation portion of the Administrative Expenses allocated for Improvement Area #3 is \$11,470.00.

Improvement Area #3	
Due January 31, 2025	
Principal	\$ 125,000.00
Interest	206,200.00
Additional Interest	27,875.00
Administrative Costs	34,804.68
Maintenance and Operation Costs	11,470.00
Total Annual Installment	\$ 405,349.68

See the limited offering memorandum for the pay period. **Exhibit B-4** for the debt service schedule for the Improvement Area #3 Bonds.

Improvement Area #4-A

- **Principal and Interest** – The total principal and interest required for the Annual Installment for Improvement Area #4-A is \$182,218.76.
- **Additional Interest** – The total Delinquency and Prepayment Reserve Requirement for Improvement Area #4 Bonds, as defined in the applicable Indenture, is equal to \$738,375.00 and has not been met. As such, the Delinquency and Prepayment Reserve Account will be funded with Additional Interest on the outstanding Improvement Area #4-A Assessments, resulting in an Additional Interest amount due of \$12,525.00.
- **Administrative Expenses:**
 - **Administrative Costs** – The administrative cost portion of the Administrative Expenses used for administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Improvement Area #4-A Assessment remaining on the Parcel. The total administrative cost portion of the Administrative Expenses budgeted for the Improvement Area #4-A Annual Installment is \$8,715.71.

Administrative Costs Breakdown Improvement Area #4-A	
Administration	\$ 7,062.44
City Auditor	184.21
PID Trustee	331.58
Dissemination Agent	257.90
Filing Fees	73.69
County Collection	543.00
Miscellaneous	73.69
Arbitrage	189.20
Total Administrative Costs	\$ 8,715.71

- **Maintenance and Operation Costs** – The total cost of maintenance and operation portion of the Administrative Expenses allocated for Improvement Area #4-A is \$2,666.00.

Improvement Area #4-A	
Due January 31, 2025	
Principal	\$ 40,000.00
Interest	142,218.76
Additional Interest	12,525.00
Administrative Costs	8,715.71
Maintenance and Operation Costs	2,666.00
Total Annual Installment	\$ 206,125.47

See the limited offering memorandum for the pay period. **Exhibit B-5** for the debt service schedule for the Improvement Area #4 Bonds.

Improvement Area #4-B

- **Principal and Interest** – The total principal and interest required for the Annual Installment for Improvement Area #4-B is \$774,137.50.
- **Additional Interest** – The total Delinquency and Prepayment Reserve Requirement for Improvement Area #4 Bonds, as defined in the applicable Indenture, is equal to \$738,375.00 and has not been met. As such, the Delinquency and Prepayment Reserve Account will be funded with Additional Interest on the outstanding Improvement Area #4-B Assessments, resulting in an Additional Interest amount due of \$53,650.00.
- **Administrative Expenses:**
 - **Administrative Costs** – The administrative cost portion of the Administrative Expenses used for administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Improvement Area #4-B Assessment remaining on the Parcel. The total administrative cost portion of the Administrative Expenses budgeted for the Improvement Area #4-B Annual Installment is \$40,408.90.

Administrative Costs Breakdown Improvement Area #4-B	
Administration	\$ 30,265.60
City Auditor	789.44
PID Trustee	4,168.42
Dissemination Agent	3,242.10
Filing Fees	315.77
County Collection	501.00
Miscellaneous	315.77
Arbitrage	810.80
Total Administrative Costs	\$ 40,408.90

- **Maintenance and Operation Costs** – The total cost of maintenance and operation portion of the Administrative Expenses allocated for Improvement Area #4-B \$15,376.00.

Improvement Area #4-B	
Due January 31, 2025	
Principal	\$ 165,000.00
Interest	609,137.50
Additional Interest	53,650.00
Administrative Costs	40,408.90
Maintenance and Operation Costs	15,376.00
Total Annual Installment	\$ 883,572.40

See the limited offering memorandum for the pay period. **Exhibit B-5** for the debt service schedule for the Improvement Area #4 Bonds.

PREPAYMENT OF ASSESSMENTS IN FULL

Phase 1

The following is a list of all Phase 1 Lots that made a Prepayment of Assessments in full within Phase 1.

Phase 1				
Property ID	Lot Type	Situs	Prepayment Date	Recorded Lien Release Number
87011	4	1264 Livorno Dr	11/7/2016	20180000009826
89862	4	1207 Lucca Ct	12/28/2017	20180000009827

Improvement Area #1C

The following is a list of all Improvement Area #1C Lots that made a Prepayment of Assessment in full within Improvement Area #1C.

Improvement Area #1C				
Property ID	Lot Type	Situs	Prepayment Date	Recorded Lien Release Number
95471	4	1170 Lucca Dr	2/1/2021	20210000014672
95450	4	1169 Lucca Dr	2/15/2021	20210000014669
95451	4	1533 Via Toscana Ln	3/4/2024	20240000007461

Improvement Area #2

The following is a list of all Improvement Area #2 Lots that made a Prepayment of Assessment in full within Improvement Area #2.

Improvement Area #2				
Property ID	Lot Type	Situs	Prepayment Date	Recorded Lien Release Number
101423	5	1724 San Donato Ln	7/7/2020	20210000000779
101552	10	1722 Puglia Ct	6/26/2020	20210000000780
101467	5	1729 Pienzeze Dr	12/9/2020	20210000014673
101494	5	1809 Radda Dr	1/21/2021	20210000014671
101596	10	1651 Salvatore Ln	2/19/2021	20210000014670
101536	2	1646 Salvatore Ln	1/7/2022	20220000006565
101594	10	1643 Salvatore Ln	11/7/2022	Pending

Improvement Area #3

No full Prepayments of Assessments have occurred within Improvement Area #3.

Improvement Area #4-A

No full Prepayments of Assessments have occurred within Improvement Area #4-A.

Improvement Area #4-B

No full Prepayments of Assessments have occurred within Improvement Area #4-B.

PARTIAL PREPAYMENTS OF ASSESSMENTS

Phase 1

The following is a list of all Parcels or Lots that made a partial Prepayment:

Phase 1				
Property ID	Lot Type	Situs	Prepayment Date	Prepayment Amount
89857	4	1300 Sienna Ct	3/16/2020	\$ 3,000.00
89857	4	1300 Sienna Ct	7/16/2021	\$ 5,000.00
89857	4	1300 Sienna Ct	N/A ^[a]	\$ 394.84

Notes:

[a] Cumulative additional reduction in outstanding Assessment due to interest savings from partial prepayments.

Improvement Area #1C

No partial Prepayments of Assessments have occurred within Improvement Area #1C.

Improvement Area #2

No partial Prepayments of Assessments have occurred within Improvement Area #2.

Improvement Area #3

No partial Prepayments of Assessments have occurred within Improvement Area #3.

Improvement Area #4-A

No partial Prepayments of Assessments have occurred within Improvement Area #4-A.

Improvement Area #4-B

No partial Prepayments of Assessments have occurred within Improvement Area #4-B.

EXTRAORDINARY OPTIONAL REDEMPTION

Phase 1

- Per notice posted June 15, 2017, \$20,000.00 was redeemed in the July 15, 2017 extraordinary optional redemption.
- Per notice posted June 15, 2018, \$20,000.00 was redeemed in the July 16, 2018 extraordinary optional redemption.

See <https://emma.msrb.org/IssueView/Details/ER367668> for more information.

Improvement Area #2

- Per notice posted January 14, 2021, \$50,000.00 was redeemed in the February 10, 2021 extraordinary optional redemption.
- Per notice posted January 14, 2021, \$5,000.00 was redeemed in the February 10, 2021 extraordinary optional redemption.

See <https://emma.msrb.org/IssueView/Details/ER391295> for more information.

Improvement Area #3

No extraordinary optional redemptions have occurred for PID Bonds secured by Improvement Area #3 Assessments.

Improvement Area #4-A

No extraordinary optional redemptions have occurred for PID Bonds secured by Improvement Area #4-A Assessments.

Improvement Area #4-B

No extraordinary optional redemptions have occurred for PID Bonds secured by Improvement Area #4-B Assessments.

SERVICE PLAN - FIVE YEAR BUDGET FORECAST

The PID Act requires the annual indebtedness and projected costs for the Authorized Improvements to be reviewed and updated in the Annual Service Plan Update, and the projection shall cover a period of not less than five years.

		Phase 1				
Annual Installment Due		1/31/2025	1/31/2026	1/31/2027	1/31/2028	1/31/2029
Principal		\$ 285,000.00	\$ 295,000.00	\$ 305,000.00	\$ 320,000.00	\$ 330,000.00
Interest		267,050.00	255,650.00	243,850.00	231,650.00	218,850.00
(1)		\$ 552,050.00	\$ 550,650.00	\$ 548,850.00	\$ 551,650.00	\$ 548,850.00
Administrative Expenses						
Administrative Costs		\$ 33,111.18	\$ 33,773.40	\$ 34,448.87	\$ 35,137.85	\$ 35,840.61
Maintenance and Operation Costs		22,444.00	22,444.00	22,444.00	22,444.00	22,444.00
(2)		\$ 55,555.18	\$ 56,217.40	\$ 56,892.87	\$ 57,581.85	\$ 58,284.61
Total Annual Installment		(3) = (1) + (2)	\$ 607,605.18	\$ 606,867.40	\$ 605,742.87	\$ 609,231.85
			\$ 607,134.61			

Improvement Area #1C						
Annual Installment Due	1/31/2025	1/31/2026	1/31/2027	1/31/2028	1/31/2029	
Principal	\$ 22,658.66	\$ 24,000.05	\$ 25,420.86	\$ 26,925.77	\$ 28,519.78	
Interest	67,437.35	66,095.96	64,675.16	63,170.24	61,576.24	
(1)	\$ 90,096.01	\$ 90,096.01	\$ 90,096.01	\$ 90,096.01	\$ 90,096.01	
Administrative Expenses						
Administrative Costs	\$ 4,691.25	\$ 4,785.08	\$ 4,880.78	\$ 4,978.40	\$ 5,077.97	
Maintenance and Operation Costs	2,356.00	2,356.00	2,356.00	2,356.00	2,356.00	
(2)	\$ 7,047.25	\$ 7,141.08	\$ 7,236.78	\$ 7,334.40	\$ 7,433.97	
Total Annual Installment	(3) = (1) + (2)	\$ 97,143.26	\$ 97,237.09	\$ 97,332.79	\$ 97,430.41	\$ 97,529.98

Improvement Area #2						
Annual Installment Due	1/31/2025	1/31/2026	1/31/2027	1/31/2028	1/31/2029	
Principal	\$ 130,000.00	\$ 135,000.00	\$ 140,000.00	\$ 145,000.00	\$ 150,000.00	
Interest	242,562.50	237,687.50	232,625.00	227,375.00	221,937.50	
(1)	\$ 372,562.50	\$ 372,687.50	\$ 372,625.00	\$ 372,375.00	\$ 371,937.50	
Additional Interest	(2)	\$ 28,500.00	\$ 27,850.00	\$ 27,175.00	\$ 26,475.00	\$ 25,750.00
Administrative Expenses						
Administrative Costs	\$ 26,227.78	\$ 26,752.34	\$ 27,287.39	\$ 27,833.14	\$ 28,389.80	
Maintenance and Operation Costs	12,772.00	12,772.00	12,772.00	12,772.00	12,772.00	
(3)	\$ 38,999.78	\$ 39,524.34	\$ 40,059.39	\$ 40,605.14	\$ 41,161.80	
Total Annual Installment	(4) = (1) + (2) + (3)	\$ 440,062.28	\$ 440,061.84	\$ 439,859.39	\$ 439,455.14	\$ 438,849.30

Improvement Area #3							
Annual Installment Due		1/31/2025	1/31/2026	1/31/2027	1/31/2028	1/31/2029	
Principal		\$ 125,000.00	\$ 130,000.00	\$ 135,000.00	\$ 140,000.00	\$ 145,000.00	
Interest		206,200.00	202,918.76	199,506.26	195,287.50	190,912.50	
	(1)	\$ 331,200.00	\$ 332,918.76	\$ 334,506.26	\$ 335,287.50	\$ 335,912.50	
Additional Interest		(2) \$ 27,875.00	\$ 27,250.00	\$ 26,600.00	\$ 25,925.00	\$ 25,225.00	
Administrative Expenses							
Administrative Costs		\$ 34,804.68	\$ 35,500.77	\$ 36,210.79	\$ 36,935.01	\$ 37,673.71	
Maintenance and Operation Costs		11,470.00	11,470.00	11,470.00	11,470.00	11,470.00	
	(3)	\$ 46,274.68	\$ 46,970.77	\$ 47,680.79	\$ 48,405.01	\$ 49,143.71	
Total Annual Installment		(4) = (1) + (2) + (3)	\$ 405,349.68	\$ 407,139.53	\$ 408,787.05	\$ 409,617.51	\$ 410,281.21

Improvement Area #4-A					
Annual Installment Due	1/31/2025	1/31/2026	1/31/2027	1/31/2028	1/31/2029
Principal	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	\$ 45,000.00	\$ 45,000.00
Interest	142,218.76	140,218.76	138,218.76	136,218.76	133,800.00
(1)	\$ 182,218.76	\$ 180,218.76	\$ 178,218.76	\$ 181,218.76	\$ 178,800.00
Additional Interest	(2) \$ 12,525.00	\$ 12,325.00	\$ 12,125.00	\$ 11,925.00	\$ 11,700.00
<i>Administrative Expenses</i>					
Administrative Costs	\$ 8,715.71	\$ 8,890.02	\$ 9,067.82	\$ 9,249.18	\$ 9,434.16
Maintenance and Operation Costs	2,666.00	2,666.00	2,666.00	2,666.00	2,666.00
(3)	\$ 11,381.71	\$ 11,556.02	\$ 11,733.82	\$ 11,915.18	\$ 12,100.16
Total Annual Installment	(4) = (1) + (2) + (3)	\$ 206,125.47	\$ 204,099.78	\$ 202,077.58	\$ 205,058.94
		\$ 202,600.16			

Improvement Area #4-B					
Annual Installment Due	1/31/2025	1/31/2026	1/31/2027	1/31/2028	1/31/2029
Principal	\$ 165,000.00	\$ 170,000.00	\$ 180,000.00	\$ 190,000.00	\$ 200,000.00
Interest	609,137.50	600,887.50	592,387.50	583,387.50	573,175.00
(1)	\$ 774,137.50	\$ 770,887.50	\$ 772,387.50	\$ 773,387.50	\$ 773,175.00
Additional Interest	(2) \$ 53,650.00	\$ 52,825.00	\$ 51,975.00	\$ 51,075.00	\$ 50,125.00
<i>Administrative Expenses</i>					
Administrative Costs	\$ 40,408.90	\$ 41,217.08	\$ 42,041.42	\$ 42,882.25	\$ 43,739.90
Maintenance and Operation Costs	15,376.00	15,376.00	15,376.00	15,376.00	15,376.00
(3)	\$ 55,784.90	\$ 56,593.08	\$ 57,417.42	\$ 58,258.25	\$ 59,115.90
Total Annual Installment	(4) = (1) + (2) + (3)	\$ 883,572.40	\$ 880,305.58	\$ 881,779.92	\$ 882,720.75
		\$ 882,415.90			

ASSESSMENT ROLL

The list of current Lots within the District, the corresponding total Assessments, and current Annual Installment are shown on the Phase 1 Assessment Roll, Improvement Area #1C Assessment Roll, Improvement Area #2 Assessment Roll, Improvement Area #3 Assessment Roll, Improvement Area #4-A Assessment Roll, and Improvement Area #4-B Assessment Roll attached hereto as **Exhibit A-1, Exhibit A-2, Exhibit A-3, Exhibit A-4, Exhibit A-5, Exhibit A-6**, respectively. The Lots shown on the Assessment Rolls will receive the bills for the 2024 Annual Installments which will be delinquent if not paid by January 31, 2025.

EXHIBIT A-1 – PHASE 1 ASSESSMENT ROLL

Property ID	Lot Type	Notes	Phase 1 ^[a]	
			Outstanding Assessment ^[b]	Annual Installment Due 1/31/2025
86960	Non-Benefitted Property		\$ -	\$ -
86961	6		\$ 32,977.92	\$ 2,405.47
86962	6		\$ 32,977.92	\$ 2,405.47
86963	6		\$ 32,977.92	\$ 2,405.47
86964	6		\$ 32,977.92	\$ 2,405.47
86965	6		\$ 32,977.92	\$ 2,405.47
86966	6		\$ 32,977.92	\$ 2,405.47
86967	6		\$ 32,977.92	\$ 2,405.47
86968	6		\$ 32,977.92	\$ 2,405.47
86969	Non-Benefitted Property		\$ -	\$ -
86971	2		\$ 34,214.60	\$ 2,493.35
86972	2		\$ 34,214.60	\$ 2,493.35
86973	2		\$ 34,214.60	\$ 2,493.35
86974	2		\$ 34,214.60	\$ 2,493.35
86975	2		\$ 34,214.60	\$ 2,493.35
86976	2		\$ 34,214.60	\$ 2,493.35
86977	2		\$ 34,214.60	\$ 2,493.35
86978	2		\$ 34,214.60	\$ 2,493.35
86979	2		\$ 34,214.60	\$ 2,493.35
86980	2		\$ 34,214.60	\$ 2,493.35
86981	2		\$ 34,214.60	\$ 2,493.35
86982	2		\$ 34,214.60	\$ 2,493.35
86983	2		\$ 34,214.60	\$ 2,493.35
86984	2		\$ 34,214.60	\$ 2,493.35
86970	2		\$ 34,214.60	\$ 2,493.35
101862	Non-Benefitted Property		\$ -	\$ -
86985	3		\$ 26,382.34	\$ 1,936.77
86986	3		\$ 26,382.34	\$ 1,936.77
86987	3		\$ 26,382.34	\$ 1,936.77
86988	3		\$ 26,382.34	\$ 1,936.77
86989	4		\$ 23,909.00	\$ 1,761.01
86990	4		\$ 23,909.00	\$ 1,761.01
86991	4		\$ 23,909.00	\$ 1,761.01
86992	4		\$ 23,909.00	\$ 1,761.01
86993	4		\$ 23,909.00	\$ 1,761.01
86994	4		\$ 23,909.00	\$ 1,761.01
86995	4		\$ 23,909.00	\$ 1,761.01
86996	4		\$ 23,909.00	\$ 1,761.01
86997	4		\$ 23,909.00	\$ 1,761.01
86998	4		\$ 23,909.00	\$ 1,761.01

			Phase 1 ^[a]	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2025
86999	4	[d]	\$ 23,909.00	\$ 1,761.01
87000	4		\$ 23,909.00	\$ 1,761.01
87001	4		\$ 23,909.00	\$ 1,761.01
87002	4		\$ 23,909.00	\$ 1,761.01
87003	4		\$ 23,909.00	\$ 1,761.01
87004	4		\$ 23,909.00	\$ 1,761.01
87005	4		\$ 23,909.00	\$ 1,761.01
87006	4		\$ 23,909.00	\$ 1,761.01
87007	4		\$ 23,909.00	\$ 1,761.01
87008	4		\$ 23,909.00	\$ 1,761.01
87009	4		\$ 23,909.00	\$ 1,761.01
87010	4		\$ 23,909.00	\$ 1,761.01
87011	4		\$ -	\$ -
87012	4		\$ 23,909.00	\$ 1,761.01
87013	4		\$ 23,909.00	\$ 1,761.01
87014	4		\$ 23,909.00	\$ 1,761.01
87015	4		\$ 23,909.00	\$ 1,761.01
89849	4		\$ 23,909.00	\$ 1,761.01
89850	4		\$ 23,909.00	\$ 1,761.01
87017	2		\$ 34,214.60	\$ 2,493.35
87016	2		\$ 34,214.60	\$ 2,493.35
87018	2		\$ 34,214.60	\$ 2,493.35
87019	2		\$ 34,214.60	\$ 2,493.35
87020	2		\$ 34,214.60	\$ 2,493.35
87021	2		\$ 34,214.60	\$ 2,493.35
87022	2		\$ 34,214.60	\$ 2,493.35
87023	2		\$ 34,214.60	\$ 2,493.35
87024	2		\$ 34,214.60	\$ 2,493.35
87025	2		\$ 34,214.60	\$ 2,493.35
87026	2		\$ 34,214.60	\$ 2,493.35
87027	2		\$ 34,214.60	\$ 2,493.35
87028	2		\$ 34,214.60	\$ 2,493.35
87029	2		\$ 34,214.60	\$ 2,493.35
87030	4		\$ 23,909.00	\$ 1,761.01
87031	4		\$ 23,909.00	\$ 1,761.01
87032	4		\$ 23,909.00	\$ 1,761.01
89851	4		\$ 23,909.00	\$ 1,761.01
89852	4		\$ 23,909.00	\$ 1,761.01
89853	4		\$ 23,909.00	\$ 1,761.01
89854	4		\$ 23,909.00	\$ 1,761.01

			Phase 1 ^[a]	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2025
89855	4	[d]	\$ 23,909.00	\$ 1,761.01
89856	4		\$ 23,909.00	\$ 1,761.01
89857	Partial Prepayment - 89857		\$ 16,030.76	\$ 1,201.17
89858	4		\$ 23,909.00	\$ 1,761.01
89859	4		\$ 23,909.00	\$ 1,761.01
89860	4		\$ 23,909.00	\$ 1,761.01
89861	4		\$ 23,909.00	\$ 1,761.01
89862	4		\$ -	\$ -
89863	4		\$ 23,909.00	\$ 1,761.01
89864	4		\$ 23,909.00	\$ 1,761.01
89865	4		\$ 23,909.00	\$ 1,761.01
89866	4		\$ 23,909.00	\$ 1,761.01
89867	4		\$ 23,909.00	\$ 1,761.01
89868	4		\$ 23,909.00	\$ 1,761.01
89869	4		\$ 23,909.00	\$ 1,761.01
89870	4		\$ 23,909.00	\$ 1,761.01
87033	4		\$ 23,909.00	\$ 1,761.01
87034	4		\$ 23,909.00	\$ 1,761.01
87035	4		\$ 23,909.00	\$ 1,761.01
87036	4		\$ 23,909.00	\$ 1,761.01
87037	4		\$ 23,909.00	\$ 1,761.01
87038	4		\$ 23,909.00	\$ 1,761.01
87039	4		\$ 23,909.00	\$ 1,761.01
87040	4		\$ 23,909.00	\$ 1,761.01
87041	4		\$ 23,909.00	\$ 1,761.01
87042	4		\$ 23,909.00	\$ 1,761.01
87043	4		\$ 23,909.00	\$ 1,761.01
87044	4		\$ 23,909.00	\$ 1,761.01
89871	4		\$ 23,909.00	\$ 1,761.01
89872	4		\$ 23,909.00	\$ 1,761.01
89873	4		\$ 23,909.00	\$ 1,761.01
89874	4		\$ 23,909.00	\$ 1,761.01
89875	4		\$ 23,909.00	\$ 1,761.01
89876	4		\$ 23,909.00	\$ 1,761.01
89877	4		\$ 23,909.00	\$ 1,761.01
89878	4		\$ 23,909.00	\$ 1,761.01
89879	4		\$ 23,909.00	\$ 1,761.01
89880	4		\$ 23,909.00	\$ 1,761.01
89881	4		\$ 23,909.00	\$ 1,761.01
89882	4		\$ 23,909.00	\$ 1,761.01

			Phase 1 ^[a]	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2025
89883	4		\$ 23,909.00	\$ 1,761.01
89884	4		\$ 23,909.00	\$ 1,761.01
89885	4		\$ 23,909.00	\$ 1,761.01
89886	4		\$ 23,909.00	\$ 1,761.01
89887	4		\$ 23,909.00	\$ 1,761.01
89888	4		\$ 23,909.00	\$ 1,761.01
89889	4		\$ 23,909.00	\$ 1,761.01
89890	4		\$ 23,909.00	\$ 1,761.01
87045	4		\$ 23,909.00	\$ 1,761.01
87046	3		\$ 26,382.34	\$ 1,936.77
87047	3		\$ 26,382.34	\$ 1,936.77
87048	3		\$ 26,382.34	\$ 1,936.77
87049	3		\$ 26,382.34	\$ 1,936.77
87050	3		\$ 26,382.34	\$ 1,936.77
87051	3		\$ 26,382.34	\$ 1,936.77
87052	3		\$ 26,382.34	\$ 1,936.77
87053	3		\$ 26,382.34	\$ 1,936.77
87054	3		\$ 26,382.34	\$ 1,936.77
87055	3		\$ 26,382.34	\$ 1,936.77
87056	3		\$ 26,382.34	\$ 1,936.77
87057	3		\$ 26,382.34	\$ 1,936.77
87058	3		\$ 26,382.34	\$ 1,936.77
87059	3		\$ 26,382.34	\$ 1,936.77
87060	Non-Benefitted Property		\$ -	\$ -
89891	4		\$ 23,909.00	\$ 1,761.01
89892	4		\$ 23,909.00	\$ 1,761.01
89893	4		\$ 23,909.00	\$ 1,761.01
89894	4		\$ 23,909.00	\$ 1,761.01
89895	4		\$ 23,909.00	\$ 1,761.01
89896	4		\$ 23,909.00	\$ 1,761.01
89897	4		\$ 23,909.00	\$ 1,761.01
89898	4		\$ 23,909.00	\$ 1,761.01
89899	4		\$ 23,909.00	\$ 1,761.01
89900	4		\$ 23,909.00	\$ 1,761.01
89901	4		\$ 23,909.00	\$ 1,761.01
87061	4		\$ 23,909.00	\$ 1,761.01
87062	4		\$ 23,909.00	\$ 1,761.01
87063	4		\$ 23,909.00	\$ 1,761.01
87064	4		\$ 23,909.00	\$ 1,761.01
87065	4		\$ 23,909.00	\$ 1,761.01

			Phase 1 ^[a]	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2025
87066	4		\$ 23,909.00	\$ 1,761.01
87067	3		\$ 26,382.34	\$ 1,936.77
87068	3		\$ 26,382.34	\$ 1,936.77
87069	3		\$ 26,382.34	\$ 1,936.77
87070	3		\$ 26,382.34	\$ 1,936.77
87071	3		\$ 26,382.34	\$ 1,936.77
87072	3		\$ 26,382.34	\$ 1,936.77
87073	5		\$ 18,962.31	\$ 1,409.49
87074	5		\$ 18,962.31	\$ 1,409.49
87075	5		\$ 18,962.31	\$ 1,409.49
87076	5		\$ 18,962.31	\$ 1,409.49
87077	5		\$ 18,962.31	\$ 1,409.49
87078	5		\$ 18,962.31	\$ 1,409.49
87079	5		\$ 18,962.31	\$ 1,409.49
87080	5		\$ 18,962.31	\$ 1,409.49
87081	5		\$ 18,962.31	\$ 1,409.49
87082	5		\$ 18,962.31	\$ 1,409.49
87083	5		\$ 18,962.31	\$ 1,409.49
87084	5		\$ 18,962.31	\$ 1,409.49
87085	5		\$ 18,962.31	\$ 1,409.49
87086	5		\$ 18,962.31	\$ 1,409.49
87087	5		\$ 18,962.31	\$ 1,409.49
87088	5		\$ 18,962.31	\$ 1,409.49
87089	5		\$ 18,962.31	\$ 1,409.49
87090	5		\$ 18,962.31	\$ 1,409.49
87091	5		\$ 18,962.31	\$ 1,409.49
87092	5		\$ 18,962.31	\$ 1,409.49
87093	5		\$ 18,962.31	\$ 1,409.49
87094	5		\$ 18,962.31	\$ 1,409.49
87095	5		\$ 18,962.31	\$ 1,409.49
87096	5		\$ 18,962.31	\$ 1,409.49
89902	5		\$ 18,962.31	\$ 1,409.49
89903	5		\$ 18,962.31	\$ 1,409.49
89904	5		\$ 18,962.31	\$ 1,409.49
89905	5		\$ 18,962.31	\$ 1,409.49
89906	5		\$ 18,962.31	\$ 1,409.49
89907	5		\$ 18,962.31	\$ 1,409.49
89908	5		\$ 18,962.31	\$ 1,409.49
89909	5		\$ 18,962.31	\$ 1,409.49
89910	5		\$ 18,962.31	\$ 1,409.49

			Phase 1 ^[a]	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2025
89911	5		\$ 18,962.31	\$ 1,409.49
89912	5		\$ 18,962.31	\$ 1,409.49
89913	5		\$ 18,962.31	\$ 1,409.49
89914	5		\$ 18,962.31	\$ 1,409.49
89915	5		\$ 18,962.31	\$ 1,409.49
87097	3		\$ 26,382.34	\$ 1,936.77
87098	3		\$ 26,382.34	\$ 1,936.77
87099	3		\$ 26,382.34	\$ 1,936.77
87100	3		\$ 26,382.34	\$ 1,936.77
87101	3		\$ 26,382.34	\$ 1,936.77
87102	3		\$ 26,382.34	\$ 1,936.77
87103	Non-Benefitted Property		\$ -	\$ -
87104			\$ 23,909.00	\$ 1,761.01
87105	5		\$ 18,962.31	\$ 1,409.49
87106	5		\$ 18,962.31	\$ 1,409.49
87107	5		\$ 18,962.31	\$ 1,409.49
87108	4		\$ 23,909.00	\$ 1,761.01
87109	4		\$ 23,909.00	\$ 1,761.01
87110	4		\$ 23,909.00	\$ 1,761.01
87111	5		\$ 18,962.31	\$ 1,409.49
87112	5		\$ 18,962.31	\$ 1,409.49
87113	5		\$ 18,962.31	\$ 1,409.49
87114	5		\$ 18,962.31	\$ 1,409.49
87115	5		\$ 18,962.31	\$ 1,409.49
87116	5		\$ 18,962.31	\$ 1,409.49
87117	5		\$ 18,962.31	\$ 1,409.49
87118	5		\$ 18,962.31	\$ 1,409.49
87119	5		\$ 18,962.31	\$ 1,409.49
87120	5		\$ 18,962.31	\$ 1,409.49
87121	5		\$ 18,962.31	\$ 1,409.49
87122	5		\$ 18,962.31	\$ 1,409.49
87123	5		\$ 18,962.31	\$ 1,409.49
87124	5		\$ 18,962.31	\$ 1,409.49
87125	5		\$ 18,962.31	\$ 1,409.49
87126	5		\$ 18,962.31	\$ 1,409.49
87127	5		\$ 18,962.31	\$ 1,409.49
87128	5		\$ 18,962.31	\$ 1,409.49
87129	5		\$ 18,962.31	\$ 1,409.49
87130	5		\$ 18,962.31	\$ 1,409.49
87131	5		\$ 18,962.31	\$ 1,409.49

			Phase 1 ^[a]	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2025
87132	5		\$ 18,962.31	\$ 1,409.49
87133	5		\$ 18,962.31	\$ 1,409.49
87134	5		\$ 18,962.31	\$ 1,409.49
87135	5		\$ 18,962.31	\$ 1,409.49
87136	5		\$ 18,962.31	\$ 1,409.49
89916	5		\$ 18,962.31	\$ 1,409.49
87138	Non-Benefitted Property		\$ -	\$ -
89917	5		\$ 18,962.31	\$ 1,409.49
89918	5		\$ 18,962.31	\$ 1,409.49
89919	5		\$ 18,962.31	\$ 1,409.49
89920	5		\$ 18,962.31	\$ 1,409.49
89921	5		\$ 18,962.31	\$ 1,409.49
89922	5		\$ 18,962.31	\$ 1,409.49
89923	5		\$ 18,962.31	\$ 1,409.49
89924	5		\$ 18,962.31	\$ 1,409.49
89925	5		\$ 18,962.31	\$ 1,409.49
89926	5		\$ 18,962.31	\$ 1,409.49
89927	5		\$ 18,962.31	\$ 1,409.49
89928	5		\$ 18,962.31	\$ 1,409.49
89929	5		\$ 18,962.31	\$ 1,409.49
89930	5		\$ 18,962.31	\$ 1,409.49
89931	5		\$ 18,962.31	\$ 1,409.49
87137	Non-Benefitted Property		\$ -	\$ -
87139	Non-Benefitted Property		\$ -	\$ -
89932	5		\$ 18,962.31	\$ 1,409.49
89933	5		\$ 18,962.31	\$ 1,409.49
89934	5		\$ 18,962.31	\$ 1,409.49
89935	5		\$ 18,962.31	\$ 1,409.49
89936	5		\$ 18,962.31	\$ 1,409.49
89937	5		\$ 18,962.31	\$ 1,409.49
89938	5		\$ 18,962.31	\$ 1,409.49
89939	5		\$ 18,962.31	\$ 1,409.49
89940	5		\$ 18,962.31	\$ 1,409.49
89941	5		\$ 18,962.31	\$ 1,409.49
89942	5		\$ 18,962.31	\$ 1,409.49
89943	5		\$ 18,962.31	\$ 1,409.49
89944	5		\$ 18,962.31	\$ 1,409.49
89945	5		\$ 18,962.31	\$ 1,409.49
89946	5		\$ 18,962.31	\$ 1,409.49
89947	5		\$ 18,962.31	\$ 1,409.49

			Phase 1 ^[a]	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2025
89948	5		\$ 18,962.31	\$ 1,409.49
89949	5		\$ 18,962.31	\$ 1,409.49
89950	5		\$ 18,962.31	\$ 1,409.49
89951	5		\$ 18,962.31	\$ 1,409.49
89952	5		\$ 18,962.31	\$ 1,409.49
89953	5		\$ 18,962.31	\$ 1,409.49
89954	5		\$ 18,962.31	\$ 1,409.49
89955	5		\$ 18,962.31	\$ 1,409.49
89956	5		\$ 18,962.31	\$ 1,409.49
89957	5		\$ 18,962.31	\$ 1,409.49
89958	5		\$ 18,962.31	\$ 1,409.49
89959	5		\$ 18,962.31	\$ 1,409.49
89960	5		\$ 18,962.31	\$ 1,409.49
89961	5		\$ 18,962.31	\$ 1,409.49
89962	5		\$ 18,962.31	\$ 1,409.49
89963	5		\$ 18,962.31	\$ 1,409.49
89964	5		\$ 18,962.31	\$ 1,409.49
89965	5		\$ 18,962.31	\$ 1,409.49
89966	5		\$ 18,962.31	\$ 1,409.49
89967	5		\$ 18,962.31	\$ 1,409.49
89968	5		\$ 18,962.31	\$ 1,409.49
89969	5		\$ 18,962.31	\$ 1,409.49
89970	5		\$ 18,962.31	\$ 1,409.49
89971	5		\$ 18,962.31	\$ 1,409.49
89972	5		\$ 18,962.31	\$ 1,409.49
89973	5		\$ 18,962.31	\$ 1,409.49
89974	5		\$ 18,962.31	\$ 1,409.49
89975	5		\$ 18,962.31	\$ 1,409.49
89976	5		\$ 18,962.31	\$ 1,409.49
89977	5		\$ 18,962.31	\$ 1,409.49
89978	5		\$ 18,962.31	\$ 1,409.49
89979	5		\$ 18,962.31	\$ 1,409.49
89980	5		\$ 18,962.31	\$ 1,409.49
89981	5		\$ 18,962.31	\$ 1,409.49
89982	5		\$ 18,962.31	\$ 1,409.49
89983	5		\$ 18,962.31	\$ 1,409.49
89984	5		\$ 18,962.31	\$ 1,409.49
87140	Non-Benefitted Property		\$ -	\$ -
89985	5		\$ 18,962.31	\$ 1,409.49
89986	5		\$ 18,962.31	\$ 1,409.49

			Phase 1 ^[a]	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2025
89987	5		\$ 18,962.31	\$ 1,409.49
89988	5		\$ 18,962.31	\$ 1,409.49
89989	5		\$ 18,962.31	\$ 1,409.49
89990	5		\$ 18,962.31	\$ 1,409.49
89991	5		\$ 18,962.31	\$ 1,409.49
89992	5		\$ 18,962.31	\$ 1,409.49
89993	5		\$ 18,962.31	\$ 1,409.49
89994	5		\$ 18,962.31	\$ 1,409.49
89995	5		\$ 18,962.31	\$ 1,409.49
89996	5		\$ 18,962.31	\$ 1,409.49
89997	5		\$ 18,962.31	\$ 1,409.49
89998	5		\$ 18,962.31	\$ 1,409.49
89999	5		\$ 18,962.31	\$ 1,409.49
90000	5		\$ 18,962.31	\$ 1,409.49
90001	5		\$ 18,962.31	\$ 1,409.49
90002	5		\$ 18,962.31	\$ 1,409.49
90003	5		\$ 18,962.31	\$ 1,409.49
90004	5		\$ 18,962.31	\$ 1,409.49
90005	5		\$ 18,962.31	\$ 1,409.49
90006	5		\$ 18,962.31	\$ 1,409.49
90007	5		\$ 18,962.31	\$ 1,409.49
90008	5		\$ 18,962.31	\$ 1,409.49
90009	5		\$ 18,962.31	\$ 1,409.49
90010	5		\$ 18,962.31	\$ 1,409.49
90011	5		\$ 18,962.31	\$ 1,409.49
90012	5		\$ 18,962.31	\$ 1,409.49
90013	5		\$ 18,962.31	\$ 1,409.49
90014	5		\$ 18,962.31	\$ 1,409.49
90015	5		\$ 18,962.31	\$ 1,409.49
90016	5		\$ 18,962.31	\$ 1,409.49
90017	5		\$ 18,962.31	\$ 1,409.49
90018	5		\$ 18,962.31	\$ 1,409.49
90019	5		\$ 18,962.31	\$ 1,409.49
90020	5		\$ 18,962.31	\$ 1,409.49
90021	5		\$ 18,962.31	\$ 1,409.49
90022	5		\$ 18,962.31	\$ 1,409.49
90023	5		\$ 18,962.31	\$ 1,409.49
90024	4		\$ 23,909.00	\$ 1,761.01
90025	4		\$ 23,909.00	\$ 1,761.01
90026	4		\$ 23,909.00	\$ 1,761.01

			Phase 1 ^[a]	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2025
90027	4		\$ 23,909.00	\$ 1,761.01
90028	4		\$ 23,909.00	\$ 1,761.01
90029	4		\$ 23,909.00	\$ 1,761.01
90030	4		\$ 23,909.00	\$ 1,761.01
90031	4		\$ 23,909.00	\$ 1,761.01
90032	4		\$ 23,909.00	\$ 1,761.01
90033	4		\$ 23,909.00	\$ 1,761.01
90034	4		\$ 23,909.00	\$ 1,761.01
90035	4		\$ 23,909.00	\$ 1,761.01
90036	4		\$ 23,909.00	\$ 1,761.01
90037	4		\$ 23,909.00	\$ 1,761.01
90038	Non-Benefitted Property		\$ -	\$ -
89847	4		\$ 23,909.00	\$ 1,761.01
89848	4		\$ 23,909.00	\$ 1,761.01
Total^[c]			\$ 8,227,122.97	\$ 607,076.12

Notes:

[a] Totals may not match the total Outstanding Assessment or Annual Installment due to (1) rounding, (2) Prepayments, or (3) partial Prepayments received that have not redeemed Phase 1 Refunding and Improvement Bonds.

[b] Outstanding Assessment prior to 1/31/2025 Annual Installment.

[c] Totals may not sum due to rounding.

[d] Property ID has prepaid Assessment in full.

[e] Property ID has partially prepaid Assessment.

EXHIBIT A-2 – IMPROVEMENT AREA #1C ASSESSMENT ROLL

			Improvement Area #1C ^[a]	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2025
95434	4		\$ 29,977.49	\$ 2,556.40
95435	4		\$ 29,977.49	\$ 2,556.40
95436	4		\$ 29,977.49	\$ 2,556.40
95437	4		\$ 29,977.49	\$ 2,556.40
95438	4		\$ 29,977.49	\$ 2,556.40
95439	4		\$ 29,977.49	\$ 2,556.40
95440	4		\$ 29,977.49	\$ 2,556.40
95441	4		\$ 29,977.49	\$ 2,556.40
95442	4		\$ 29,977.49	\$ 2,556.40
95443	4		\$ 29,977.49	\$ 2,556.40
95444	4		\$ 29,977.49	\$ 2,556.40
95445	4		\$ 29,977.49	\$ 2,556.40
95446	4		\$ 29,977.49	\$ 2,556.40
95447	4		\$ 29,977.49	\$ 2,556.40
95448	4		\$ 29,977.49	\$ 2,556.40
95449	4		\$ 29,977.49	\$ 2,556.40
95450	4	[d]	\$ -	\$ -
95451	4	[d]	\$ -	\$ -
95452	4		\$ 29,977.49	\$ 2,556.40
95453	4		\$ 29,977.49	\$ 2,556.40
95454	4		\$ 29,977.49	\$ 2,556.40
95455	4		\$ 29,977.49	\$ 2,556.40
95456	4		\$ 29,977.49	\$ 2,556.40
95457	4		\$ 29,977.49	\$ 2,556.40
95458	4		\$ 29,977.49	\$ 2,556.40
95459	4		\$ 29,977.49	\$ 2,556.40
95460	4		\$ 29,977.49	\$ 2,556.40
95461	4		\$ 29,977.49	\$ 2,556.40
95462	4		\$ 29,977.49	\$ 2,556.40
95463	4		\$ 29,977.49	\$ 2,556.40
95464	4		\$ 29,977.49	\$ 2,556.40
95465	4		\$ 29,977.49	\$ 2,556.40
95466	4		\$ 29,977.49	\$ 2,556.40
95467	4		\$ 29,977.49	\$ 2,556.40
95468	4		\$ 29,977.49	\$ 2,556.40
95469	4		\$ 29,977.49	\$ 2,556.40
95470	4		\$ 29,977.49	\$ 2,556.40
95471	4	[d]	\$ -	\$ -
95472	4		\$ 29,977.49	\$ 2,556.40
95473	4		\$ 29,977.49	\$ 2,556.40

			Improvement Area #1C ^[a]	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2025
95474	4		\$ 29,977.49	\$ 2,556.40
Total^[c]			\$ 1,139,144.62	\$ 97,143.20

Notes:

[a] Totals may not match the total Outstanding Assessment or Annual Installment due to rounding.

[b] Outstanding Assessment prior to 1/31/2025 Annual Installment.

[c] Totals may not sum due to rounding.

[d] Property ID has prepaid Assessment in full.

[e] Property ID has partially prepaid Assessment.

EXHIBIT A-3 – IMPROVEMENT AREA #2 ASSESSMENT ROLL

Property ID	Lot Type	Notes	Improvement Area #2 ^[a]	
			Outstanding Assessment ^[b]	Installment Due 1/31/25
101420	5	[d]	\$ 24,101.52	\$ 1,871.65
101421	5		\$ 24,101.52	\$ 1,871.65
101422	5		\$ 24,101.52	\$ 1,871.65
101423	5		\$ -	\$ -
101424	5		\$ 24,101.52	\$ 1,871.65
101425	5		\$ 24,101.52	\$ 1,871.65
101426	5		\$ 24,101.52	\$ 1,871.65
101427	5		\$ 24,101.52	\$ 1,871.65
101428	5		\$ 24,101.52	\$ 1,871.65
101429	5		\$ 24,101.52	\$ 1,871.65
101430	5		\$ 24,101.52	\$ 1,871.65
101431	5		\$ 24,101.52	\$ 1,871.65
101432	5		\$ 24,101.52	\$ 1,871.65
101433	5		\$ 24,101.52	\$ 1,871.65
101434	5		\$ 24,101.52	\$ 1,871.65
101435	5		\$ 24,101.52	\$ 1,871.65
101436	5		\$ 24,101.52	\$ 1,871.65
101437	5		\$ 24,101.52	\$ 1,871.65
101438	5		\$ 24,101.52	\$ 1,871.65
101439	5		\$ 24,101.52	\$ 1,871.65
101440	5		\$ 24,101.52	\$ 1,871.65
101441	5		\$ 24,101.52	\$ 1,871.65
101442	5		\$ 24,101.52	\$ 1,871.65
101443	5		\$ 24,101.52	\$ 1,871.65
101444	5		\$ 24,101.52	\$ 1,871.65
101445	5		\$ 24,101.52	\$ 1,871.65
101446	5		\$ 24,101.52	\$ 1,871.65
101447	5		\$ 24,101.52	\$ 1,871.65
101448	5		\$ 24,101.52	\$ 1,871.65
101449	5		\$ 24,101.52	\$ 1,871.65
101450	5		\$ 24,101.52	\$ 1,871.65
101451	5		\$ 24,101.52	\$ 1,871.65
101452	5		\$ 24,101.52	\$ 1,871.65
101453	5		\$ 24,101.52	\$ 1,871.65
101454	5		\$ 24,101.52	\$ 1,871.65
101455	5		\$ 24,101.52	\$ 1,871.65
101456	5		\$ 24,101.52	\$ 1,871.65
101457	5		\$ 24,101.52	\$ 1,871.65
101458	5		\$ 24,101.52	\$ 1,871.65
101459	5		\$ 24,101.52	\$ 1,871.65

			Improvement Area #2 ^[a]	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Installment Due 1/31/25
101460	5	[d]	\$ 24,101.52	\$ 1,871.65
101461	5		\$ 24,101.52	\$ 1,871.65
101462	5		\$ 24,101.52	\$ 1,871.65
101463	5		\$ 24,101.52	\$ 1,871.65
101464	5		\$ 24,101.52	\$ 1,871.65
101465	5		\$ 24,101.52	\$ 1,871.65
101466	5		\$ 24,101.52	\$ 1,871.65
101467	5		\$ -	\$ -
101468	5		\$ 24,101.52	\$ 1,871.65
101469	5		\$ 24,101.52	\$ 1,871.65
101470	5		\$ 24,101.52	\$ 1,871.65
101471	5		\$ 24,101.52	\$ 1,871.65
101472	5		\$ 24,101.52	\$ 1,871.65
101473	5		\$ 24,101.52	\$ 1,871.65
101474	5		\$ 24,101.52	\$ 1,871.65
101475	5		\$ 24,101.52	\$ 1,871.65
101476	5		\$ 24,101.52	\$ 1,871.65
101477	5		\$ 24,101.52	\$ 1,871.65
101478	5		\$ 24,101.52	\$ 1,871.65
101479	5		\$ 24,101.52	\$ 1,871.65
101480	5		\$ 24,101.52	\$ 1,871.65
101481	5	[d]	\$ 24,101.52	\$ 1,871.65
101482	5		\$ 24,101.52	\$ 1,871.65
101483	5		\$ 24,101.52	\$ 1,871.65
101484	5		\$ 24,101.52	\$ 1,871.65
101485	5		\$ 24,101.52	\$ 1,871.65
101486	5		\$ 24,101.52	\$ 1,871.65
101487	5		\$ 24,101.52	\$ 1,871.65
101488	5		\$ 24,101.52	\$ 1,871.65
101489	5		\$ 24,101.52	\$ 1,871.65
101490	5		\$ 24,101.52	\$ 1,871.65
101491	5		\$ 24,101.52	\$ 1,871.65
101492	5		\$ 24,101.52	\$ 1,871.65
101493	5		\$ 24,101.52	\$ 1,871.65
101494	5		\$ -	\$ -
101495	5		\$ 24,101.52	\$ 1,871.65
101496	5		\$ 24,101.52	\$ 1,871.65
101497	5		\$ 24,101.52	\$ 1,871.65
101498	5		\$ 24,101.52	\$ 1,871.65
101499	5		\$ 24,101.52	\$ 1,871.65

			Improvement Area #2 ^[a]	
Property ID	Lot Type	Notes	Outstanding	Installment
			Assessment ^[b]	Due 1/31/25
101500	5		\$ 24,101.52	\$ 1,871.65
101501	5		\$ 24,101.52	\$ 1,871.65
101502	5		\$ 24,101.52	\$ 1,871.65
101503	5		\$ 24,101.52	\$ 1,871.65
101504	5		\$ 24,101.52	\$ 1,871.65
101505	5		\$ 24,101.52	\$ 1,871.65
101506	5		\$ 24,101.52	\$ 1,871.65
101507	5		\$ 24,101.52	\$ 1,871.65
101508	5		\$ 24,101.52	\$ 1,871.65
101509	5		\$ 24,101.52	\$ 1,871.65
101510	5		\$ 24,101.52	\$ 1,871.65
101511	5		\$ 24,101.52	\$ 1,871.65
101512	5		\$ 24,101.52	\$ 1,871.65
101513	5		\$ 24,101.52	\$ 1,871.65
101514	5		\$ 24,101.52	\$ 1,871.65
101515	5		\$ 24,101.52	\$ 1,871.65
101516	5		\$ 24,101.52	\$ 1,871.65
101517	5		\$ 24,101.52	\$ 1,871.65
101518	5		\$ 24,101.52	\$ 1,871.65
101519	5		\$ 24,101.52	\$ 1,871.65
101520	3		\$ 33,532.55	\$ 2,579.78
101521	3		\$ 33,532.55	\$ 2,579.78
101522	3		\$ 33,532.55	\$ 2,579.78
101523	3		\$ 33,532.55	\$ 2,579.78
101524	3		\$ 33,532.55	\$ 2,579.78
101525	3		\$ 33,532.55	\$ 2,579.78
101526	3		\$ 33,532.55	\$ 2,579.78
101527	3		\$ 33,532.55	\$ 2,579.78
101528	2		\$ 43,487.53	\$ 3,327.25
101529	2		\$ 43,487.53	\$ 3,327.25
101530	2		\$ 43,487.53	\$ 3,327.25
101531	2		\$ 43,487.53	\$ 3,327.25
101532	2		\$ 43,487.53	\$ 3,327.25
101533	2		\$ 43,487.53	\$ 3,327.25
101534	2		\$ 43,487.53	\$ 3,327.25
101535	2		\$ 43,487.53	\$ 3,327.25
101536	2	[d]	\$ -	\$ -
101537	2		\$ 43,487.53	\$ 3,327.25
101538	2		\$ 43,487.53	\$ 3,327.25
101539	2		\$ 43,487.53	\$ 3,327.25

			Improvement Area #2 ^[a]	
Property ID	Lot Type	Notes	Outstanding	Installment
			Assessment ^[b]	Due 1/31/25
101540	10		\$ 27,433.03	\$ 2,121.80
101541	10		\$ 27,433.03	\$ 2,121.80
101542	10		\$ 27,433.03	\$ 2,121.80
101543	10		\$ 27,433.03	\$ 2,121.80
101544	10		\$ 27,433.03	\$ 2,121.80
101545	10		\$ 27,433.03	\$ 2,121.80
101546	10		\$ 27,433.03	\$ 2,121.80
101547	10		\$ 27,433.03	\$ 2,121.80
101548	10		\$ 27,433.03	\$ 2,121.80
101549	10		\$ 27,433.03	\$ 2,121.80
101550	10		\$ 27,433.03	\$ 2,121.80
101551	10		\$ 27,433.03	\$ 2,121.80
101552	10	[d]	\$ -	\$ -
101553	10		\$ 27,433.03	\$ 2,121.80
101554	10		\$ 27,433.03	\$ 2,121.80
101555	10		\$ 27,433.03	\$ 2,121.80
101556	10		\$ 27,433.03	\$ 2,121.80
101557	10		\$ 27,433.03	\$ 2,121.80
101558	10		\$ 27,433.03	\$ 2,121.80
101559	10		\$ 27,433.03	\$ 2,121.80
101560	10		\$ 27,433.03	\$ 2,121.80
101561	10		\$ 27,433.03	\$ 2,121.80
101562	10		\$ 27,433.03	\$ 2,121.80
101563	10		\$ 27,433.03	\$ 2,121.80
101564	10		\$ 27,433.03	\$ 2,121.80
101565	10		\$ 27,433.03	\$ 2,121.80
101566	10		\$ 27,433.03	\$ 2,121.80
101567	10		\$ 27,433.03	\$ 2,121.80
101568	10		\$ 27,433.03	\$ 2,121.80
101569	10		\$ 27,433.03	\$ 2,121.80
101570	10		\$ 27,433.03	\$ 2,121.80
101571	10		\$ 27,433.03	\$ 2,121.80
101572	10		\$ 27,433.03	\$ 2,121.80
101573	10		\$ 27,433.03	\$ 2,121.80
101574	10		\$ 27,433.03	\$ 2,121.80
101575	10		\$ 27,433.03	\$ 2,121.80
101576	10		\$ 27,433.03	\$ 2,121.80
101577	10		\$ 27,433.03	\$ 2,121.80
101578	10		\$ 27,433.03	\$ 2,121.80
101579	10		\$ 27,433.03	\$ 2,121.80

			Improvement Area #2 ^[a]	
Property ID	Lot Type	Notes	Outstanding	Installment
			Assessment ^[b]	Due 1/31/25
101580	10		\$ 27,433.03	\$ 2,121.80
101581	10		\$ 27,433.03	\$ 2,121.80
101582	10		\$ 27,433.03	\$ 2,121.80
101583	10		\$ 27,433.03	\$ 2,121.80
101584	10		\$ 27,433.03	\$ 2,121.80
101585	10		\$ 27,433.03	\$ 2,121.80
101586	10		\$ 27,433.03	\$ 2,121.80
101587	10		\$ 27,433.03	\$ 2,121.80
101588	10		\$ 27,433.03	\$ 2,121.80
101589	10		\$ 27,433.03	\$ 2,121.80
101590	10		\$ 27,433.03	\$ 2,121.80
101591	10		\$ 27,433.03	\$ 2,121.80
101592	10		\$ 27,433.03	\$ 2,121.80
101593	10		\$ 27,433.03	\$ 2,121.80
101594	10	[d]	\$ -	\$ -
101595	10		\$ 27,433.03	\$ 2,121.80
101596	10	[d]	\$ -	\$ -
101597	10		\$ 27,433.03	\$ 2,121.80
101598	10		\$ 27,433.03	\$ 2,121.80
101599	10		\$ 27,433.03	\$ 2,121.80
101600	10		\$ 27,433.03	\$ 2,121.80
101601	10		\$ 27,433.03	\$ 2,121.80
101602	10		\$ 27,433.03	\$ 2,121.80
101603	10		\$ 27,433.03	\$ 2,121.80
101604	10		\$ 27,433.03	\$ 2,121.80
101605	10		\$ 27,433.03	\$ 2,121.80
101606	10		\$ 27,433.03	\$ 2,121.80
101607	10		\$ 27,433.03	\$ 2,121.80
101608	10		\$ 27,433.03	\$ 2,121.80
101609	10		\$ 27,433.03	\$ 2,121.80
101610	10		\$ 27,433.03	\$ 2,121.80
101611	10		\$ 27,433.03	\$ 2,121.80
101612	10		\$ 27,433.03	\$ 2,121.80
101613	10		\$ 27,433.03	\$ 2,121.80
101614	10		\$ 27,433.03	\$ 2,121.80
101615	10		\$ 27,433.03	\$ 2,121.80
101616	10		\$ 27,433.03	\$ 2,121.80
101617	10		\$ 27,433.03	\$ 2,121.80
101618	10		\$ 27,433.03	\$ 2,121.80
101619	10		\$ 27,433.03	\$ 2,121.80

			Improvement Area #2 ^[a]	
Property ID	Lot Type	Notes	Outstanding Assessment ^[b]	Installment Due 1/31/25
101620	10		\$ 27,433.03	\$ 2,121.80
101621	10		\$ 27,433.03	\$ 2,121.80
101622	10		\$ 27,433.03	\$ 2,121.80
101623	10		\$ 27,433.03	\$ 2,121.80
101624	10		\$ 27,433.03	\$ 2,121.80
101625	10		\$ 27,433.03	\$ 2,121.80
101626	10		\$ 27,433.03	\$ 2,121.80
101627	10		\$ 27,433.03	\$ 2,121.80
101628	10		\$ 27,433.03	\$ 2,121.80
101629	10		\$ 27,433.03	\$ 2,121.80
101630	10		\$ 27,433.03	\$ 2,121.80
101631	10		\$ 27,433.03	\$ 2,121.80
101632	10		\$ 27,433.03	\$ 2,121.80
101633	Non-Benefitted Property		\$ -	\$ -
101634	Non-Benefitted Property		\$ -	\$ -
Total^[c]			\$ 5,553,443.37	\$ 429,750.04

Notes:

[a] Totals may not match the total Outstanding Assessment or Annual Installment due to (1) rounding or (2) Prepayments received that have not redeemed Improvement Area #2 Bonds.

[b] Outstanding Assessment prior to 1/31/2025 Annual Installment.

[c] Totals may not sum due to rounding.

[d] Property ID has prepaid Assessment in full.

EXHIBIT A-4 – IMPROVEMENT AREA #3 ASSESSMENT ROLL

Property ID	Lot Type	Improvement Area #3 ^[a]	
		Outstanding Assessment ^[b]	Annual Installment Due 1/31/2025
112278	1	\$ 28,492.06	\$ 2,074.99
112346	1	\$ 28,492.06	\$ 2,074.99
112260	1	\$ 28,492.06	\$ 2,074.99
112183	2	\$ 31,317.05	\$ 2,274.58
112213	2	\$ 31,317.05	\$ 2,274.58
112328	1	\$ 28,492.06	\$ 2,074.99
112321	1	\$ 28,492.06	\$ 2,074.99
112283	1	\$ 28,492.06	\$ 2,074.99
112300	1	\$ 28,492.06	\$ 2,074.99
112207	2	\$ 31,317.05	\$ 2,274.58
112233	2	\$ 31,317.05	\$ 2,274.58
112331	1	\$ 28,492.06	\$ 2,074.99
112232	2	\$ 31,317.05	\$ 2,274.58
112309	1	\$ 28,492.06	\$ 2,074.99
112228	2	\$ 31,317.05	\$ 2,274.58
112212	2	\$ 31,317.05	\$ 2,274.58
112242	2	\$ 31,317.05	\$ 2,274.58
112262	1	\$ 28,492.06	\$ 2,074.99
112293	1	\$ 28,492.06	\$ 2,074.99
112224	2	\$ 31,317.05	\$ 2,274.58
112188	2	\$ 31,317.05	\$ 2,274.58
112298	1	\$ 28,492.06	\$ 2,074.99
112179	2	\$ 31,317.05	\$ 2,274.58
112180	2	\$ 31,317.05	\$ 2,274.58
112185	2	\$ 31,317.05	\$ 2,274.58
112203	2	\$ 31,317.05	\$ 2,274.58
112208	2	\$ 31,317.05	\$ 2,274.58
112209	2	\$ 31,317.05	\$ 2,274.58
112215	2	\$ 31,317.05	\$ 2,274.58
112219	2	\$ 31,317.05	\$ 2,274.58
112220	2	\$ 31,317.05	\$ 2,274.58
112221	2	\$ 31,317.05	\$ 2,274.58
112222	2	\$ 31,317.05	\$ 2,274.58
112227	2	\$ 31,317.05	\$ 2,274.58
112229	2	\$ 31,317.05	\$ 2,274.58
112239	2	\$ 31,317.05	\$ 2,274.58
112243	2	\$ 31,317.05	\$ 2,274.58
112250	2	\$ 31,317.05	\$ 2,274.58
112184	2	\$ 31,317.05	\$ 2,274.58
112225	2	\$ 31,317.05	\$ 2,274.58

		Improvement Area #3 ^[a]	
Property ID	Lot Type	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2025
112194	2	\$ 31,317.05	\$ 2,274.58
112172	3	\$ 38,097.03	\$ 2,753.60
112195	2	\$ 31,317.05	\$ 2,274.58
112166	3	\$ 38,097.03	\$ 2,753.60
112285	1	\$ 28,492.06	\$ 2,074.99
112211	2	\$ 31,317.05	\$ 2,274.58
112322	1	\$ 28,492.06	\$ 2,074.99
112174	3	\$ 38,097.03	\$ 2,753.60
112353	1	\$ 28,492.06	\$ 2,074.99
112350	1	\$ 28,492.06	\$ 2,074.99
112338	1	\$ 28,492.06	\$ 2,074.99
112245	2	\$ 31,317.05	\$ 2,274.58
112168	3	\$ 38,097.03	\$ 2,753.60
112332	1	\$ 28,492.06	\$ 2,074.99
112314	1	\$ 28,492.06	\$ 2,074.99
112324	1	\$ 28,492.06	\$ 2,074.99
112336	1	\$ 28,492.06	\$ 2,074.99
112286	1	\$ 28,492.06	\$ 2,074.99
112284	1	\$ 28,492.06	\$ 2,074.99
112326	1	\$ 28,492.06	\$ 2,074.99
112167	3	\$ 38,097.03	\$ 2,753.60
112329	1	\$ 28,492.06	\$ 2,074.99
112178	2	\$ 31,317.05	\$ 2,274.58
112315	1	\$ 28,492.06	\$ 2,074.99
112320	1	\$ 28,492.06	\$ 2,074.99
112348	1	\$ 28,492.06	\$ 2,074.99
112236	2	\$ 31,317.05	\$ 2,274.58
112187	2	\$ 31,317.05	\$ 2,274.58
112339	1	\$ 28,492.06	\$ 2,074.99
112199	2	\$ 31,317.05	\$ 2,274.58
112295	1	\$ 28,492.06	\$ 2,074.99
112305	1	\$ 28,492.06	\$ 2,074.99
112287	1	\$ 28,492.06	\$ 2,074.99
112275	1	\$ 28,492.06	\$ 2,074.99
112218	2	\$ 31,317.05	\$ 2,274.58
112223	2	\$ 31,317.05	\$ 2,274.58
112263	1	\$ 28,492.06	\$ 2,074.99
112337	1	\$ 28,492.06	\$ 2,074.99
112281	1	\$ 28,492.06	\$ 2,074.99
112302	1	\$ 28,492.06	\$ 2,074.99

		Improvement Area #3 ^[a]	
Property ID	Lot Type	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2025
112257	1	\$ 28,492.06	\$ 2,074.99
112303	1	\$ 28,492.06	\$ 2,074.99
112251	2	\$ 31,317.05	\$ 2,274.58
112341	1	\$ 28,492.06	\$ 2,074.99
112327	1	\$ 28,492.06	\$ 2,074.99
112169	3	\$ 38,097.03	\$ 2,753.60
112189	2	\$ 31,317.05	\$ 2,274.58
112182	2	\$ 31,317.05	\$ 2,274.58
112310	1	\$ 28,492.06	\$ 2,074.99
112344	1	\$ 28,492.06	\$ 2,074.99
112170	3	\$ 38,097.03	\$ 2,753.60
112343	1	\$ 28,492.06	\$ 2,074.99
112269	1	\$ 28,492.06	\$ 2,074.99
112231	2	\$ 31,317.05	\$ 2,274.58
112235	2	\$ 31,317.05	\$ 2,274.58
112201	2	\$ 31,317.05	\$ 2,274.58
112234	2	\$ 31,317.05	\$ 2,274.58
112266	1	\$ 28,492.06	\$ 2,074.99
112177	2	\$ 31,317.05	\$ 2,274.58
112290	1	\$ 28,492.06	\$ 2,074.99
112173	3	\$ 38,097.03	\$ 2,753.60
112265	1	\$ 28,492.06	\$ 2,074.99
112246	2	\$ 31,317.05	\$ 2,274.58
112175	2	\$ 31,317.05	\$ 2,274.58
112277	1	\$ 28,492.06	\$ 2,074.99
112200	2	\$ 31,317.05	\$ 2,274.58
112316	1	\$ 28,492.06	\$ 2,074.99
112288	1	\$ 28,492.06	\$ 2,074.99
112216	2	\$ 31,317.05	\$ 2,274.58
112261	1	\$ 28,492.06	\$ 2,074.99
112354	1	\$ 28,492.06	\$ 2,074.99
112318	1	\$ 28,492.06	\$ 2,074.99
112256	1	\$ 28,492.06	\$ 2,074.99
112325	1	\$ 28,492.06	\$ 2,074.99
112176	2	\$ 31,317.05	\$ 2,274.58
112333	1	\$ 28,492.06	\$ 2,074.99
112191	2	\$ 31,317.05	\$ 2,274.58
111823	Non-Benefitted Property	\$ -	\$ -
112272	1	\$ 28,492.06	\$ 2,074.99
112308	1	\$ 28,492.06	\$ 2,074.99

		Improvement Area #3 ^[a]	
Property ID	Lot Type	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2025
112193	2	\$ 31,317.05	\$ 2,274.58
112307	1	\$ 28,492.06	\$ 2,074.99
112192	2	\$ 31,317.05	\$ 2,274.58
112267	1	\$ 28,492.06	\$ 2,074.99
112296	1	\$ 28,492.06	\$ 2,074.99
112230	2	\$ 31,317.05	\$ 2,274.58
112292	1	\$ 28,492.06	\$ 2,074.99
112311	1	\$ 28,492.06	\$ 2,074.99
112186	2	\$ 31,317.05	\$ 2,274.58
112319	1	\$ 28,492.06	\$ 2,074.99
112306	1	\$ 28,492.06	\$ 2,074.99
112268	1	\$ 28,492.06	\$ 2,074.99
112289	1	\$ 28,492.06	\$ 2,074.99
112205	2	\$ 31,317.05	\$ 2,274.58
112335	1	\$ 28,492.06	\$ 2,074.99
112330	1	\$ 28,492.06	\$ 2,074.99
112347	1	\$ 28,492.06	\$ 2,074.99
112351	1	\$ 28,492.06	\$ 2,074.99
112198	2	\$ 31,317.05	\$ 2,274.58
112282	1	\$ 28,492.06	\$ 2,074.99
112270	1	\$ 28,492.06	\$ 2,074.99
112342	1	\$ 28,492.06	\$ 2,074.99
112274	1	\$ 28,492.06	\$ 2,074.99
112241	2	\$ 31,317.05	\$ 2,274.58
112291	1	\$ 28,492.06	\$ 2,074.99
112248	2	\$ 31,317.05	\$ 2,274.58
112313	1	\$ 28,492.06	\$ 2,074.99
112240	2	\$ 31,317.05	\$ 2,274.58
112171	3	\$ 38,097.03	\$ 2,753.60
112214	2	\$ 31,317.05	\$ 2,274.58
112294	1	\$ 28,492.06	\$ 2,074.99
112237	2	\$ 31,317.05	\$ 2,274.58
112238	2	\$ 31,317.05	\$ 2,274.58
112312	1	\$ 28,492.06	\$ 2,074.99
112196	2	\$ 31,317.05	\$ 2,274.58
112181	2	\$ 31,317.05	\$ 2,274.58
112297	1	\$ 28,492.06	\$ 2,074.99
112247	2	\$ 31,317.05	\$ 2,274.58
112217	2	\$ 31,317.05	\$ 2,274.58
112279	1	\$ 28,492.06	\$ 2,074.99

		Improvement Area #3 ^[a]	
Property ID	Lot Type	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2025
112252	Non-Benefitted Property	\$ -	\$ -
112253	Non-Benefitted Property	\$ -	\$ -
112254	Non-Benefitted Property	\$ -	\$ -
112301	Non-Benefitted Property	\$ -	\$ -
112355	Non-Benefitted Property	\$ -	\$ -
112317	1	\$ 28,492.06	\$ 2,074.99
112190	2	\$ 31,317.05	\$ 2,274.58
112299	1	\$ 28,492.06	\$ 2,074.99
112206	2	\$ 31,317.05	\$ 2,274.58
112345	1	\$ 28,492.06	\$ 2,074.99
112226	2	\$ 31,317.05	\$ 2,274.58
112258	1	\$ 28,492.06	\$ 2,074.99
112204	2	\$ 31,317.05	\$ 2,274.58
112271	1	\$ 28,492.06	\$ 2,074.99
112352	1	\$ 28,492.06	\$ 2,074.99
112264	1	\$ 28,492.06	\$ 2,074.99
112304	1	\$ 28,492.06	\$ 2,074.99
112276	1	\$ 28,492.06	\$ 2,074.99
112334	1	\$ 28,492.06	\$ 2,074.99
112255	1	\$ 28,492.06	\$ 2,074.99
112197	2	\$ 31,317.05	\$ 2,274.58
112280	1	\$ 28,492.06	\$ 2,074.99
112249	2	\$ 31,317.05	\$ 2,274.58
112340	1	\$ 28,492.06	\$ 2,074.99
112273	1	\$ 28,492.06	\$ 2,074.99
112323	1	\$ 28,492.06	\$ 2,074.99
112210	2	\$ 31,317.05	\$ 2,274.58
112259	1	\$ 28,492.06	\$ 2,074.99
112244	2	\$ 31,317.05	\$ 2,274.58
112202	2	\$ 31,317.05	\$ 2,274.58
112349	1	\$ 28,492.06	\$ 2,074.99
Total^[c]		\$ 5,575,000.06	\$ 405,349.07

Notes:

[a] Totals may not match the total Outstanding Assessment or Annual Installment due to rounding.

[b] Outstanding Assessment prior to 1/31/2025 Annual Installment.

[c] Totals may not sum due to rounding.

EXHIBIT A-5 – IMPROVEMENT AREA #4-A ASSESSMENT ROLL

Property ID	Lot Type	Improvement Area #4-A ^[a]	
		Outstanding Assessment ^[b]	Annual Installment Due 1/31/2025
118754	2	\$ 60,172.12	\$ 4,949.26
118755	2	\$ 60,172.12	\$ 4,949.26
118756	2	\$ 60,172.12	\$ 4,949.26
118757	2	\$ 60,172.12	\$ 4,949.26
118758	2	\$ 60,172.12	\$ 4,949.26
118759	2	\$ 60,172.12	\$ 4,949.26
118760	2	\$ 60,172.12	\$ 4,949.26
118761	2	\$ 60,172.12	\$ 4,949.26
118762	2	\$ 60,172.12	\$ 4,949.26
118763	2	\$ 60,172.12	\$ 4,949.26
118764	2	\$ 60,172.12	\$ 4,949.26
118765	2	\$ 60,172.12	\$ 4,949.26
118766	2	\$ 60,172.12	\$ 4,949.26
118767	2	\$ 60,172.12	\$ 4,949.26
118768	2	\$ 60,172.12	\$ 4,949.26
118769	2	\$ 60,172.12	\$ 4,949.26
118770	1	\$ 53,833.57	\$ 4,434.44
118771	1	\$ 53,833.57	\$ 4,434.44
118772	1	\$ 53,833.57	\$ 4,434.44
118773	1	\$ 53,833.57	\$ 4,434.44
118774	1	\$ 53,833.57	\$ 4,434.44
118775	1	\$ 53,833.57	\$ 4,434.44
118776	1	\$ 53,833.57	\$ 4,434.44
118777	Non-Benefitted Property	\$ -	\$ -
118778	1	\$ 53,833.57	\$ 4,434.44
118779	2	\$ 60,172.12	\$ 4,949.26
118781	2	\$ 60,172.12	\$ 4,949.26
118783	2	\$ 60,172.12	\$ 4,949.26
118785	2	\$ 60,172.12	\$ 4,949.26
118786	2	\$ 60,172.12	\$ 4,949.26
118787	2	\$ 60,172.12	\$ 4,949.26
118788	2	\$ 60,172.12	\$ 4,949.26
118789	2	\$ 60,172.12	\$ 4,949.26
118790	2	\$ 60,172.12	\$ 4,949.26
118791	2	\$ 60,172.12	\$ 4,949.26
118780	2	\$ 60,172.12	\$ 4,949.26
118782	2	\$ 60,172.12	\$ 4,949.26
118784	2	\$ 60,172.12	\$ 4,949.26
118792	1	\$ 53,833.57	\$ 4,434.44
118793	1	\$ 53,833.57	\$ 4,434.44

		Improvement Area #4-A ^[a]	
Property ID	Lot Type	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2025
118794	1	\$ 53,833.57	\$ 4,434.44
118795	1	\$ 53,833.57	\$ 4,434.44
118796	1	\$ 53,833.57	\$ 4,434.44
118797	2	\$ 60,172.12	\$ 4,949.26
Total^[c]		\$ 2,505,000.01	\$ 206,125.52

Notes:

[a] Totals may not match the total Outstanding Assessment or Annual Installment due to rounding.

[b] Outstanding Assessment prior to 1/31/2025 Annual Installment.

[c] Totals may not sum due to rounding.

EXHIBIT A-6 – IMPROVEMENT AREA #4-B ASSESSMENT ROLL

Property ID ^[a] Lot Type		Improvement Area #4-B ^[b]	
		Outstanding Assessment	Annual Installment Due 1/31/2025
79963	Improvement Area #4-B Initial Parcel	\$ 10,730,000.00	\$ 883,572.40
Total		\$ 10,730,000.00	\$ 883,572.40

Notes:

[a] The Improvement Area #4-B Initial Parcel is wholly contained within Property ID 79963.

[b] Outstanding Assessment prior to 1/31/2025 Annual Installment.

EXHIBIT B-1 – PHASE 1 REFUNDING AND IMPROVEMENT BONDS DEBT SERVICE SCHEDULE

FINAL

City of McLendon-Chisholm

Special Assessment Revenue Refunding and Improvement Bonds, Series 2020
(Sonoma PID Phase 1)

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
09/30/2020	-	-	-	-
09/30/2021	230,000.00	4.000%	329,442.36	559,442.36
09/30/2022	255,000.00	4.000%	298,850.00	553,850.00
09/30/2023	265,000.00	4.000%	288,650.00	553,650.00
09/30/2024	275,000.00	4.000%	278,050.00	553,050.00
09/30/2025	285,000.00	4.000%	267,050.00	552,050.00
09/30/2026	295,000.00	4.000%	255,650.00	550,650.00
09/30/2027	305,000.00	4.000%	243,850.00	548,850.00
09/30/2028	320,000.00	4.000%	231,650.00	551,650.00
09/30/2029	330,000.00	4.000%	218,850.00	548,850.00
09/30/2030	340,000.00	4.000%	205,650.00	545,650.00
09/30/2031	355,000.00	2.500%	192,050.00	547,050.00
09/30/2032	360,000.00	2.500%	183,175.00	543,175.00
09/30/2033	370,000.00	2.500%	174,175.00	544,175.00
09/30/2034	375,000.00	2.500%	164,925.00	539,925.00
09/30/2035	385,000.00	2.500%	155,550.00	540,550.00
09/30/2036	395,000.00	3.500%	145,925.00	540,925.00
09/30/2037	405,000.00	3.500%	132,100.00	537,100.00
09/30/2038	420,000.00	3.500%	117,925.00	537,925.00
09/30/2039	430,000.00	3.500%	103,225.00	533,225.00
09/30/2040	445,000.00	3.500%	88,175.00	533,175.00
09/30/2041	460,000.00	3.000%	72,600.00	532,600.00
09/30/2042	470,000.00	3.000%	58,800.00	528,800.00
09/30/2043	485,000.00	3.000%	44,700.00	529,700.00
09/30/2044	495,000.00	3.000%	30,150.00	525,150.00
09/30/2045	510,000.00	3.000%	15,300.00	525,300.00
Total	\$9,260,000.00	-	\$4,296,467.36	\$13,556,467.36

Yield Statistics

Bond Year Dollars	\$135,218.06
Average Life	14.602 Years
Average Coupon	3.1774361%
Net Interest Cost (NIC)	3.0338233%
True Interest Cost (TIC)	3.0043750%
Bond Yield for Arbitrage Purposes	2.5310947%
All Inclusive Cost (AIC)	3.7031130%

IRS Form 8038

Net Interest Cost	2.7342892%
Weighted Average Maturity	14.372 Years

Bid to underwrite | Issue Summary | 10/ 8/2020 | 6:57 PM

Hilltop Securities Inc.
Public Finance

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EXHIBIT B-2 – IMPROVEMENT AREA #1C ANNUAL INSTALLMENTS

				Administrative Expenses		
Annual Installment				Administrative	Maintenance and	
Due 1/31	Principal	Interest		Costs	Operation Costs	Total ^[a]
2025	\$ 22,658.66	\$ 67,437.35	\$ 4,691.25	\$ 2,356.00	\$ 97,143.26	
2026	\$ 24,000.05	\$ 66,095.96	\$ 4,785.08	\$ 2,356.00	\$ 97,237.09	
2027	\$ 25,420.86	\$ 64,675.16	\$ 4,880.78	\$ 2,356.00	\$ 97,332.79	
2028	\$ 26,925.77	\$ 63,170.24	\$ 4,978.40	\$ 2,356.00	\$ 97,430.41	
2029	\$ 28,519.78	\$ 61,576.24	\$ 5,077.97	\$ 2,356.00	\$ 97,529.98	
2030	\$ 30,208.15	\$ 59,887.87	\$ 5,179.53	\$ 2,356.00	\$ 97,631.54	
2031	\$ 31,996.47	\$ 58,099.54	\$ 5,283.12	\$ 2,356.00	\$ 97,735.13	
2032	\$ 33,890.66	\$ 56,205.35	\$ 5,388.78	\$ 2,356.00	\$ 97,840.79	
2033	\$ 35,896.99	\$ 54,199.02	\$ 5,496.56	\$ 2,356.00	\$ 97,948.57	
2034	\$ 38,022.09	\$ 52,073.92	\$ 5,606.49	\$ 2,356.00	\$ 98,058.50	
2035	\$ 40,273.00	\$ 49,823.01	\$ 5,718.62	\$ 2,356.00	\$ 98,170.63	
2036	\$ 42,657.16	\$ 47,438.85	\$ 5,832.99	\$ 2,356.00	\$ 98,285.00	
2037	\$ 45,182.46	\$ 44,913.55	\$ 5,949.65	\$ 2,356.00	\$ 98,401.66	
2038	\$ 47,857.27	\$ 42,238.75	\$ 6,068.64	\$ 2,356.00	\$ 98,520.65	
2039	\$ 50,690.42	\$ 39,405.60	\$ 6,190.01	\$ 2,356.00	\$ 98,642.02	
2040	\$ 53,691.29	\$ 36,404.72	\$ 6,313.81	\$ 2,356.00	\$ 98,765.82	
2041	\$ 56,869.81	\$ 33,226.20	\$ 6,440.09	\$ 2,356.00	\$ 98,892.10	
2042	\$ 60,236.51	\$ 29,859.51	\$ 6,568.89	\$ 2,356.00	\$ 99,020.90	
2043	\$ 63,802.51	\$ 26,293.51	\$ 6,700.27	\$ 2,356.00	\$ 99,152.28	
2044	\$ 67,579.62	\$ 22,516.40	\$ 6,834.28	\$ 2,356.00	\$ 99,286.29	
2045	\$ 71,580.33	\$ 18,515.69	\$ 6,970.97	\$ 2,356.00	\$ 99,422.98	
2046	\$ 75,817.88	\$ 14,278.13	\$ 7,110.39	\$ 2,356.00	\$ 99,562.40	
2047	\$ 80,306.30	\$ 9,789.71	\$ 7,252.60	\$ 2,356.00	\$ 99,704.61	
2048	\$ 85,060.44	\$ 5,035.58	\$ 7,397.65	\$ 2,356.00	\$ 99,849.66	
Total ^[b]	\$ 1,139,144.46	\$ 1,023,159.86	\$ 142,716.82	\$ 56,544.00	\$ 2,361,565.14	

Note:

[a] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Interest is calculated at an interest rate of 8.92% for years 1-5, and 5.92% for years 25-30.

[b] Totals may not sum due to rounding.

EXHIBIT B-3 – IMPROVEMENT AREA #2 DEBT SERVICE SCHEDULE

Assessment Due 1/31	Fiscal Year End 9/30	Principal	Interest	Total P+I	DSRF	Additional Interest	Admin Levy	M&O Levy	Net Total P+I
2021	2021	\$ 110,000	\$ 259,013	\$ 369,013	\$ -	\$ 30,850	\$ 38,083	\$ -	\$ 437,946
2022	2022	115,000	255,163	370,163	-	30,300	38,332	-	438,795
2023	2023	120,000	251,138	371,138	-	29,725	38,583	-	439,446
2024	2024	125,000	246,938	371,938	-	29,125	38,837	-	439,900
2025	2025	130,000	242,563	372,563	-	28,500	39,093	-	440,156
2026	2026	135,000	237,688	372,688	-	27,850	39,352	-	439,890
2027	2027	140,000	232,625	372,625	-	27,175	39,614	-	439,414
2028	2028	145,000	227,375	372,375	-	26,475	39,878	-	438,728
2029	2029	150,000	221,938	371,938	-	25,750	40,144	-	437,832
2030	2030	160,000	216,313	376,313	-	25,000	40,414	-	441,727
2031	2031	165,000	209,513	374,513	-	24,200	40,686	-	439,399
2032	2032	175,000	202,500	377,500	-	23,375	40,961	-	441,836
2033	2033	180,000	195,063	375,063	-	22,500	41,238	-	438,801
2034	2034	190,000	187,413	377,413	-	21,600	41,519	-	440,532
2035	2035	200,000	179,338	379,338	-	20,650	41,802	-	441,790
2036	2036	210,000	170,838	380,838	-	19,650	42,088	-	442,576
2037	2037	215,000	161,913	376,913	-	18,600	42,376	-	437,889
2038	2038	225,000	152,775	377,775	-	17,525	42,668	-	437,968
2039	2039	230,000	143,213	373,213	-	16,400	42,963	-	432,576
2040	2040	245,000	133,438	378,438	-	15,250	43,260	-	436,948
2041	2041	255,000	122,719	377,719	-	14,025	43,561	-	435,305
2042	2042	270,000	111,563	381,563	-	12,750	43,864	-	438,177
2043	2043	280,000	99,750	379,750	-	11,400	44,171	-	435,321
2044	2044	295,000	87,500	382,500	-	10,000	44,481	-	436,981
2045	2045	310,000	74,594	384,594	-	8,525	44,793	-	437,912
2046	2046	325,000	61,031	386,031	-	6,975	45,109	-	438,115
2047	2047	340,000	46,813	386,813	-	5,350	45,428	-	437,591
2048	2048	355,000	31,938	386,938	-	3,650	45,751	-	436,339
2049	2049	375,000	16,406	391,406	(391,406)	1,875	46,076	-	47,951
		6,170,000	4,779,062	10,949,062	(391,406)	555,050	1,215,125	-	12,327,831

EXHIBIT B-4 – IMPROVEMENT AREA #3 DEBT SERVICE SCHEDULE

DEBT SERVICE REQUIREMENTS

The following table sets forth the debt service requirements for the Bonds:

Fiscal Year Ending (September 30)	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2021	-	\$115,612.36	\$115,612.36
2022	\$115,000.00	215,650.00	330,650.00
2023	120,000.00	212,631.26	332,631.26
2024	125,000.00	209,481.26	334,481.26
2025	125,000.00	206,200.00	331,200.00
2026	130,000.00	202,918.76	332,918.76
2027	135,000.00	199,506.26	334,506.26
2028	140,000.00	195,287.50	335,287.50
2029	145,000.00	190,912.50	335,912.50
2030	150,000.00	186,381.26	336,381.26
2031	150,000.00	181,693.76	331,693.76
2032	155,000.00	177,006.26	332,006.26
2033	165,000.00	171,387.50	336,387.50
2034	170,000.00	165,406.26	335,406.26
2035	175,000.00	159,243.76	334,243.76
2036	180,000.00	152,900.00	332,900.00
2037	190,000.00	146,375.00	336,375.00
2038	195,000.00	139,487.50	334,487.50
2039	205,000.00	132,418.76	337,418.76
2040	210,000.00	124,987.50	334,987.50
2041	220,000.00	117,375.00	337,375.00
2042	225,000.00	109,400.00	334,400.00
2043	235,000.00	100,400.00	335,400.00
2044	245,000.00	91,000.00	336,000.00
2045	255,000.00	81,200.00	336,200.00
2046	270,000.00	71,000.00	341,000.00
2047	280,000.00	60,200.00	340,200.00
2048	290,000.00	49,000.00	339,000.00
2049	305,000.00	37,400.00	342,400.00
2050	315,000.00	25,200.00	340,200.00
2051	315,000.00	12,600.00	327,600.00
Total	<u>\$5,935,000.00</u>	<u>\$4,240,262.46</u>	<u>\$10,175,262.46</u>

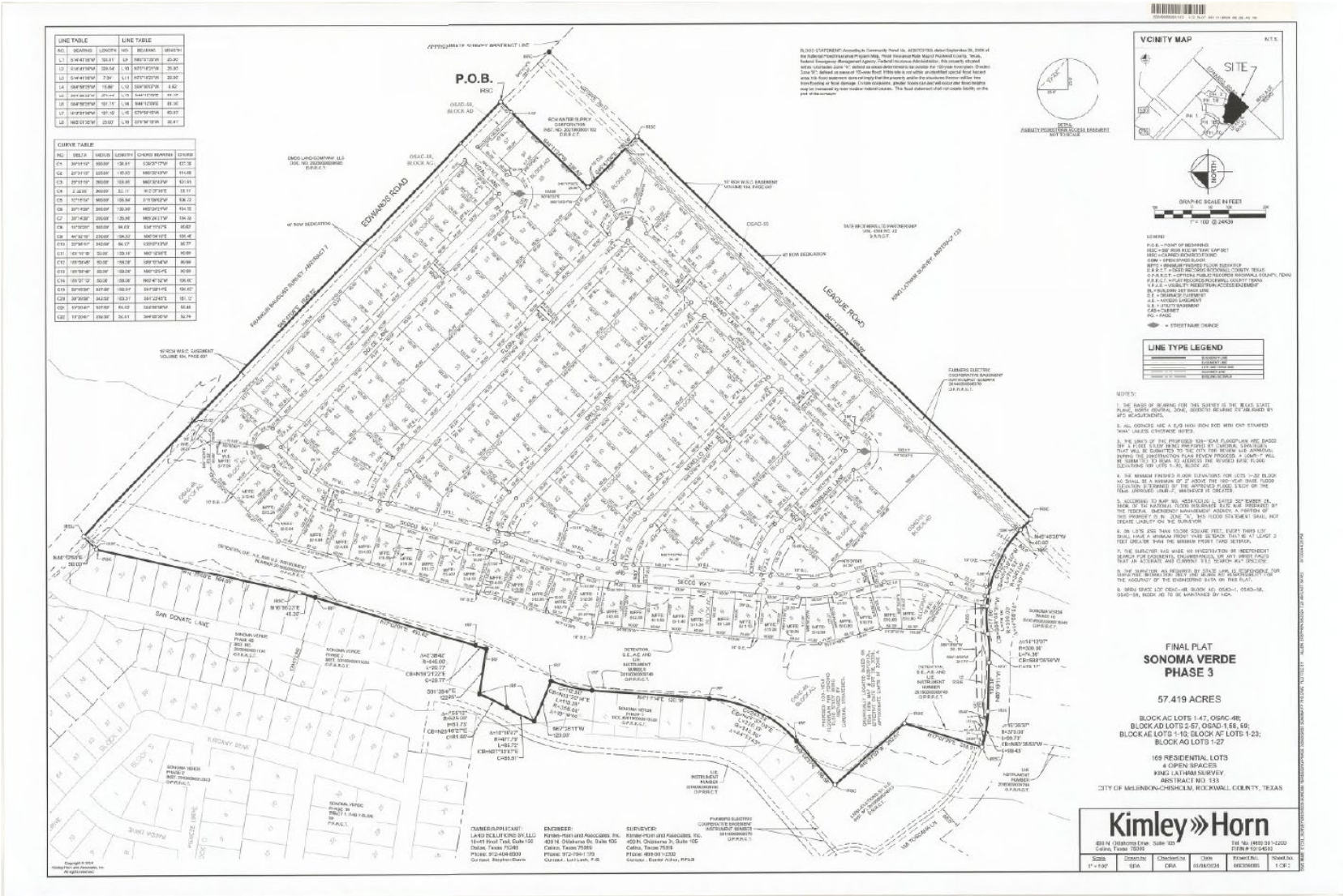
EXHIBIT B-5 – IMPROVEMENT AREA #4 DEBT SERVICE SCHEDULE

DEBT SERVICE REQUIREMENTS

The following table sets forth the debt service requirements for the Bonds:

Fiscal Year Ending (September 30)	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2022	-	\$188,533.21	\$188,533.21
2023	\$ 35,000.00	762,606.26	797,606.26
2024	190,000.00	760,856.26	950,856.26
2025	205,000.00	751,356.26	956,356.26
2026	210,000.00	741,106.26	951,106.26
2027	220,000.00	730,606.26	950,606.26
2028	235,000.00	719,606.26	954,606.26
2029	245,000.00	706,975.00	951,975.00
2030	260,000.00	693,806.26	953,806.26
2031	275,000.00	679,831.26	954,831.26
2032	290,000.00	665,050.02	955,050.02
2033	310,000.00	649,462.50	959,462.50
2034	325,000.00	631,637.50	956,637.50
2035	345,000.00	612,950.00	957,950.00
2036	365,000.00	593,112.50	958,112.50
2037	390,000.00	572,125.00	962,125.00
2038	410,000.00	549,700.00	959,700.00
2039	430,000.00	526,125.00	956,125.00
2040	460,000.00	501,400.00	961,400.00
2041	490,000.00	474,950.00	964,950.00
2042	520,000.00	446,775.00	966,775.00
2043	550,000.00	416,875.00	966,875.00
2044	580,000.00	385,250.00	965,250.00
2045	615,000.00	351,900.00	966,900.00
2046	655,000.00	316,537.50	971,537.50
2047	695,000.00	278,875.00	973,875.00
2048	735,000.00	238,912.50	973,912.50
2049	785,000.00	196,650.00	981,650.00
2050	825,000.00	151,512.50	976,512.50
2051	880,000.00	104,075.00	984,075.00
2052	<u>930,000.00</u>	<u>53,475.00</u>	<u>983,475.00</u>
Total	<u>\$13,460,000.00</u>	<u>\$15,452,633.31</u>	<u>\$28,912,633.31</u>

EXHIBIT C-1 – SONOMA VERDE PHASE 3 FINAL PLAT



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EXHIBIT C-2 – SONOMA VERDE PHASE 5 FINAL PLAT

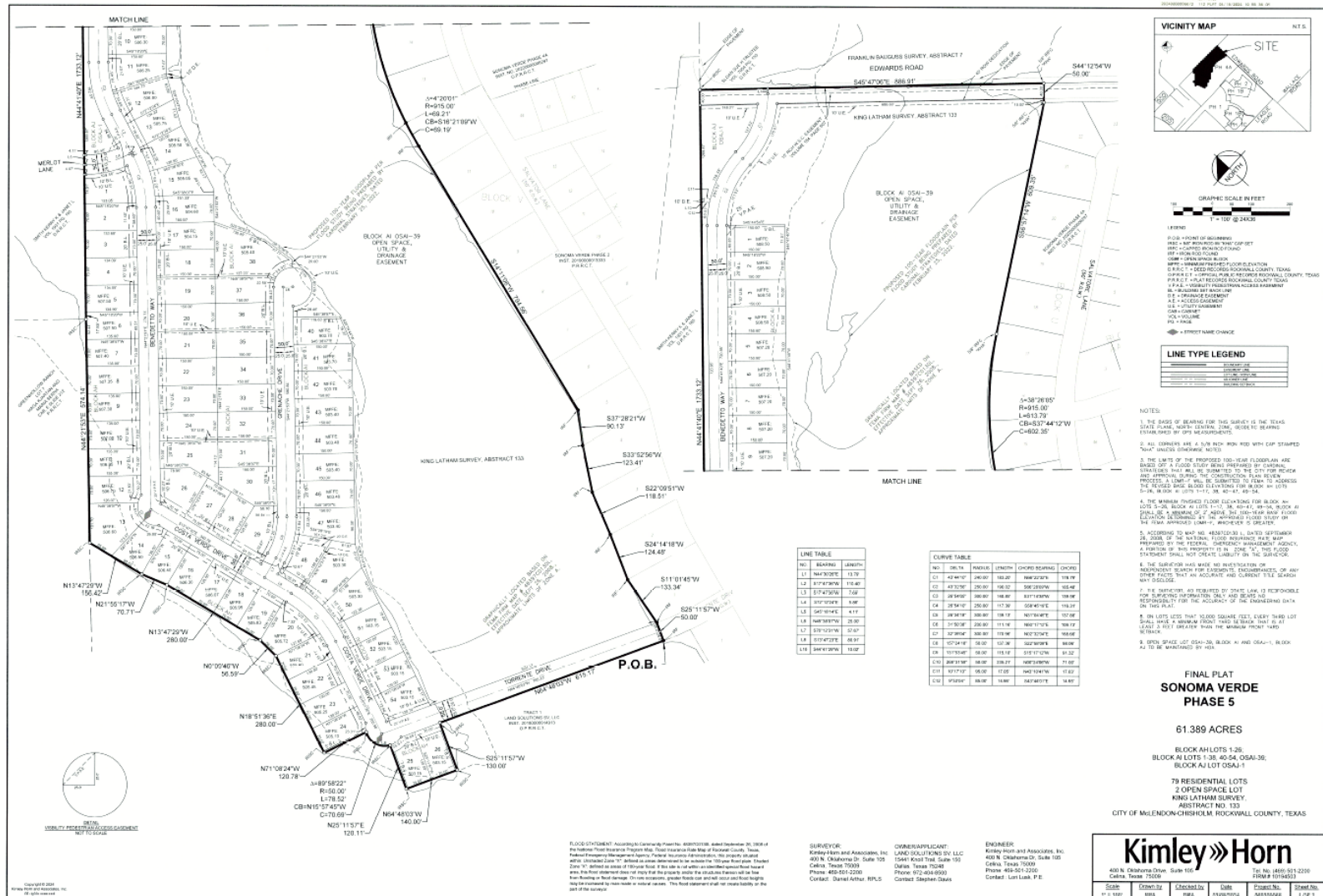


EXHIBIT D – LOT TYPE CLASSIFICATION MAP

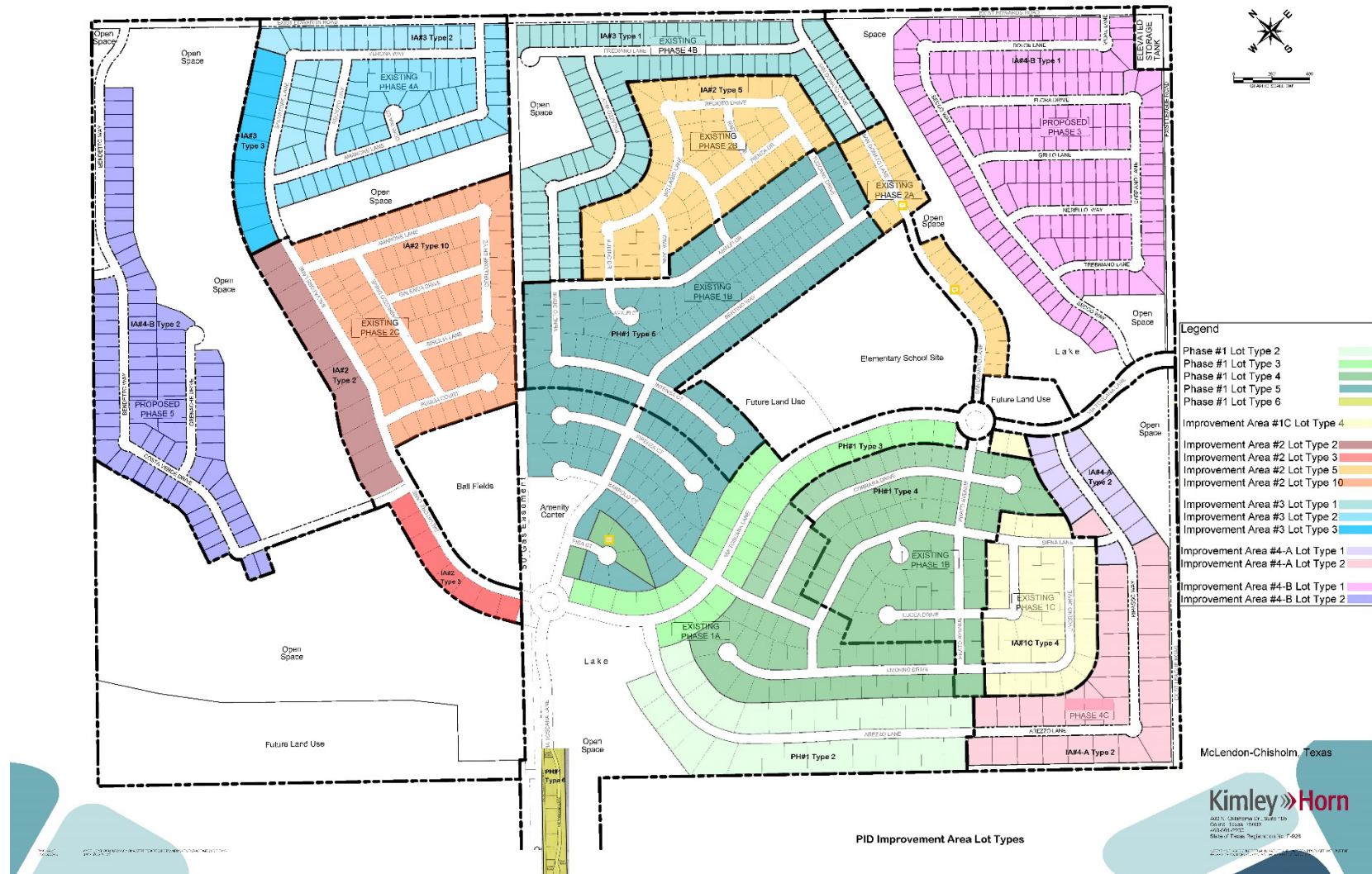


EXHIBIT E – BUYER DISCLOSURES

Buyer Disclosures for the following Lot Types are found in this Exhibit:

- Phase 1
 - Lot Type 2
 - Lot Type 3
 - Lot Type 4
 - Lot Type 5
 - Lot Type 6
 - Lot Type 4 – Partial Prepayment – Property ID 89857
- Improvement Area #1C
 - Lot Type 4
- Improvement Area #2
 - Lot Type 2
 - Lot Type 3
 - Lot Type 5
 - Lot Type 10
- Improvement Area #3
 - Lot Type 1
 - Lot Type 2
 - Lot Type 3
- Improvement Area #4-A
 - Lot Type 1
 - Lot Type 2
- Improvement Area #4-B
 - Improvement Area #4-B Initial Parcel
 - Lot Type 1
 - Lot Type 2

SONOMA PUBLIC IMPROVEMENT DISTRICT – PHASE ONE
LOT TYPE 2 – BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MCLENDON-CHISHOLM, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

PHASE ONE - LOT TYPE 2 PRINCIPAL ASSESSMENT: \$34,214.60

As the purchaser of the real property described above, you are obligated to pay assessments to City of McLendon-Chisholm, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Sonoma Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of McLendon-Chisholm. The exact amount of each annual installment will be approved each year by the McLendon-Chisholm City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of McLendon-Chisholm.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§
§
§

COUNTY OF _____

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County.

ANNUAL INSTALLMENTS - PHASE ONE - LOT TYPE 2

Administrative Expenses					
Annual Installment Due 1/31	Principal	Interest	Administrative Costs	Maintenance and Operation Costs	Total ^[a]
2025	\$ 1,184.11	\$ 1,109.53	\$ 137.70	\$ 62.00	\$ 2,493.35
2026	\$ 1,225.66	\$ 1,062.17	\$ 140.46	\$ 62.00	\$ 2,490.28
2027	\$ 1,267.21	\$ 1,013.14	\$ 143.26	\$ 62.00	\$ 2,485.61
2028	\$ 1,329.53	\$ 962.45	\$ 146.13	\$ 62.00	\$ 2,500.11
2029	\$ 1,371.08	\$ 909.27	\$ 149.05	\$ 62.00	\$ 2,491.40
2030	\$ 1,412.62	\$ 854.43	\$ 152.03	\$ 62.00	\$ 2,481.09
2031	\$ 1,474.95	\$ 797.93	\$ 155.07	\$ 62.00	\$ 2,489.95
2032	\$ 1,495.72	\$ 761.05	\$ 158.18	\$ 62.00	\$ 2,476.95
2033	\$ 1,537.27	\$ 723.66	\$ 161.34	\$ 62.00	\$ 2,484.27
2034	\$ 1,558.04	\$ 685.23	\$ 164.57	\$ 62.00	\$ 2,469.83
2035	\$ 1,599.59	\$ 646.28	\$ 167.86	\$ 62.00	\$ 2,475.72
2036	\$ 1,641.14	\$ 606.29	\$ 171.21	\$ 62.00	\$ 2,480.64
2037	\$ 1,682.69	\$ 548.85	\$ 174.64	\$ 62.00	\$ 2,468.17
2038	\$ 1,745.01	\$ 489.95	\$ 178.13	\$ 62.00	\$ 2,475.09
2039	\$ 1,786.55	\$ 428.88	\$ 181.69	\$ 62.00	\$ 2,459.13
2040	\$ 1,848.88	\$ 366.35	\$ 185.33	\$ 62.00	\$ 2,462.55
2041	\$ 1,911.20	\$ 301.64	\$ 189.03	\$ 62.00	\$ 2,463.87
2042	\$ 1,952.75	\$ 244.30	\$ 192.82	\$ 62.00	\$ 2,451.86
2043	\$ 2,015.07	\$ 185.72	\$ 196.67	\$ 62.00	\$ 2,459.46
2044	\$ 2,056.62	\$ 125.27	\$ 200.60	\$ 62.00	\$ 2,444.49
2045	\$ 2,118.94	\$ 63.57	\$ 204.62	\$ 62.00	\$ 2,449.12
Total^[b]	\$ 34,214.60	\$ 12,885.94	\$ 3,550.40	\$ 1,302.00	\$ 51,952.93

Note:

[a] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Administrative Expenses, Interest earnings, or other available offsets could increase or decrease the amounts shown. Interest is calculated at an average coupon of 3.18%.

[b] Totals may not sum due to rounding.

SONOMA PUBLIC IMPROVEMENT DISTRICT – PHASE ONE
LOT TYPE 3 – BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MCLENDON-CHISHOLM, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

PHASE ONE - LOT TYPE 3 PRINCIPAL ASSESSMENT: \$26,382.34

As the purchaser of the real property described above, you are obligated to pay assessments to City of McLendon-Chisholm, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Sonoma Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of McLendon-Chisholm. The exact amount of each annual installment will be approved each year by the McLendon-Chisholm City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of McLendon-Chisholm.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF _____

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF _____

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County.

ANNUAL INSTALLMENTS - PHASE ONE - LOT TYPE 3

Administrative Expenses						
Annual Installment Due 1/31	Principal	Interest	Administrative Costs	Maintenance and Operation Costs	Total ^[a]	
2025	\$ 913.05	\$ 855.54	\$ 106.18	\$ 62.00	\$	1,936.77
2026	\$ 945.09	\$ 819.02	\$ 108.30	\$ 62.00	\$	1,934.41
2027	\$ 977.12	\$ 781.22	\$ 110.47	\$ 62.00	\$	1,930.81
2028	\$ 1,025.18	\$ 742.13	\$ 112.68	\$ 62.00	\$	1,941.99
2029	\$ 1,057.22	\$ 701.13	\$ 114.93	\$ 62.00	\$	1,935.27
2030	\$ 1,089.25	\$ 658.84	\$ 117.23	\$ 62.00	\$	1,927.32
2031	\$ 1,137.31	\$ 615.27	\$ 119.58	\$ 62.00	\$	1,934.15
2032	\$ 1,153.33	\$ 586.83	\$ 121.97	\$ 62.00	\$	1,924.13
2033	\$ 1,185.36	\$ 558.00	\$ 124.41	\$ 62.00	\$	1,929.77
2034	\$ 1,201.38	\$ 528.37	\$ 126.89	\$ 62.00	\$	1,918.64
2035	\$ 1,233.42	\$ 498.33	\$ 129.43	\$ 62.00	\$	1,923.18
2036	\$ 1,265.46	\$ 467.50	\$ 132.02	\$ 62.00	\$	1,926.97
2037	\$ 1,297.49	\$ 423.21	\$ 134.66	\$ 62.00	\$	1,917.36
2038	\$ 1,345.55	\$ 377.79	\$ 137.35	\$ 62.00	\$	1,922.70
2039	\$ 1,377.58	\$ 330.70	\$ 140.10	\$ 62.00	\$	1,910.39
2040	\$ 1,425.64	\$ 282.48	\$ 142.90	\$ 62.00	\$	1,913.03
2041	\$ 1,473.69	\$ 232.59	\$ 145.76	\$ 62.00	\$	1,914.04
2042	\$ 1,505.73	\$ 188.38	\$ 148.68	\$ 62.00	\$	1,904.78
2043	\$ 1,553.79	\$ 143.20	\$ 151.65	\$ 62.00	\$	1,910.64
2044	\$ 1,585.82	\$ 96.59	\$ 154.68	\$ 62.00	\$	1,899.10
2045	\$ 1,633.88	\$ 49.02	\$ 157.78	\$ 62.00	\$	1,902.67
Total^[b]	\$ 26,382.34	\$ 9,936.15	\$ 2,737.66	\$ 1,302.00	\$	40,358.14

Note:

[a] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Administrative Expenses, Interest earnings, or other available offsets could increase or decrease the amounts shown. Interest is calculated at an average coupon of 3.18%.

[b] Totals may not sum due to rounding.

SONOMA PUBLIC IMPROVEMENT DISTRICT – PHASE ONE
LOT TYPE 4 – BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MCLENDON-CHISHOLM, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

PHASE ONE - LOT TYPE 4 PRINCIPAL ASSESSMENT: \$23,909.00

As the purchaser of the real property described above, you are obligated to pay assessments to City of McLendon-Chisholm, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Sonoma Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of McLendon-Chisholm. The exact amount of each annual installment will be approved each year by the McLendon-Chisholm City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of McLendon-Chisholm.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF _____

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF _____

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County.

ANNUAL INSTALLMENTS - PHASE ONE - LOT TYPE 4

Annual Installment Due 1/31	Principal	Interest	Administrative Costs	Maintenance and Operation Costs	Total ^[a]
2025	\$ 827.45	\$ 775.34	\$ 96.23	\$ 62.00	\$ 1,761.01
2026	\$ 856.48	\$ 742.24	\$ 98.15	\$ 62.00	\$ 1,758.87
2027	\$ 885.52	\$ 707.98	\$ 100.11	\$ 62.00	\$ 1,755.61
2028	\$ 929.07	\$ 672.56	\$ 102.11	\$ 62.00	\$ 1,765.74
2029	\$ 958.10	\$ 635.40	\$ 104.16	\$ 62.00	\$ 1,759.65
2030	\$ 987.14	\$ 597.07	\$ 106.24	\$ 62.00	\$ 1,752.45
2031	\$ 1,030.69	\$ 557.59	\$ 108.37	\$ 62.00	\$ 1,758.64
2032	\$ 1,045.20	\$ 531.82	\$ 110.53	\$ 62.00	\$ 1,749.55
2033	\$ 1,074.24	\$ 505.69	\$ 112.74	\$ 62.00	\$ 1,754.67
2034	\$ 1,088.75	\$ 478.83	\$ 115.00	\$ 62.00	\$ 1,744.58
2035	\$ 1,117.79	\$ 451.61	\$ 117.30	\$ 62.00	\$ 1,748.70
2036	\$ 1,146.82	\$ 423.67	\$ 119.64	\$ 62.00	\$ 1,752.13
2037	\$ 1,175.85	\$ 383.53	\$ 122.04	\$ 62.00	\$ 1,743.42
2038	\$ 1,219.40	\$ 342.38	\$ 124.48	\$ 62.00	\$ 1,748.26
2039	\$ 1,248.44	\$ 299.70	\$ 126.97	\$ 62.00	\$ 1,737.10
2040	\$ 1,291.99	\$ 256.00	\$ 129.51	\$ 62.00	\$ 1,739.49
2041	\$ 1,335.54	\$ 210.78	\$ 132.10	\$ 62.00	\$ 1,740.41
2042	\$ 1,364.57	\$ 170.72	\$ 134.74	\$ 62.00	\$ 1,732.02
2043	\$ 1,408.12	\$ 129.78	\$ 137.43	\$ 62.00	\$ 1,737.33
2044	\$ 1,437.15	\$ 87.54	\$ 140.18	\$ 62.00	\$ 1,726.87
2045	\$ 1,480.70	\$ 44.42	\$ 142.99	\$ 62.00	\$ 1,730.11
Total^[b]	\$ 23,909.00	\$ 9,004.63	\$ 2,481.00	\$ 1,302.00	\$ 36,696.63

Note:

[a] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Administrative Expenses, Interest earnings, or other available offsets could increase or decrease the amounts shown. Interest is calculated at an average coupon of 3.18%.

[b] Totals may not sum due to rounding.

SONOMA PUBLIC IMPROVEMENT DISTRICT – PHASE ONE
LOT TYPE 5 – BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MCLENDON-CHISHOLM, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

PHASE ONE - LOT TYPE 5 PRINCIPAL ASSESSMENT: \$18,962.31

As the purchaser of the real property described above, you are obligated to pay assessments to City of McLendon-Chisholm, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Sonoma Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of McLendon-Chisholm. The exact amount of each annual installment will be approved each year by the McLendon-Chisholm City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of McLendon-Chisholm.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF _____

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF _____

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County.

ANNUAL INSTALLMENTS - PHASE ONE - LOT TYPE 5

Administrative Expenses						
Annual Installment Due 1/31	Principal	Interest	Administrative Costs	Maintenance and Operation Costs	Total ^[a]	
2025	\$ 656.25	\$ 614.92	\$ 76.32	\$ 62.00	\$ 1,409.49	
2026	\$ 679.28	\$ 588.67	\$ 77.84	\$ 62.00	\$ 1,407.80	
2027	\$ 702.31	\$ 561.50	\$ 79.40	\$ 62.00	\$ 1,405.21	
2028	\$ 736.85	\$ 533.41	\$ 80.99	\$ 62.00	\$ 1,413.24	
2029	\$ 759.87	\$ 503.93	\$ 82.61	\$ 62.00	\$ 1,408.42	
2030	\$ 782.90	\$ 473.54	\$ 84.26	\$ 62.00	\$ 1,402.70	
2031	\$ 817.44	\$ 442.22	\$ 85.94	\$ 62.00	\$ 1,407.61	
2032	\$ 828.95	\$ 421.79	\$ 87.66	\$ 62.00	\$ 1,400.40	
2033	\$ 851.98	\$ 401.06	\$ 89.42	\$ 62.00	\$ 1,404.46	
2034	\$ 863.49	\$ 379.76	\$ 91.21	\$ 62.00	\$ 1,396.46	
2035	\$ 886.52	\$ 358.18	\$ 93.03	\$ 62.00	\$ 1,399.73	
2036	\$ 909.55	\$ 336.01	\$ 94.89	\$ 62.00	\$ 1,402.45	
2037	\$ 932.57	\$ 304.18	\$ 96.79	\$ 62.00	\$ 1,395.54	
2038	\$ 967.11	\$ 271.54	\$ 98.72	\$ 62.00	\$ 1,399.38	
2039	\$ 990.14	\$ 237.69	\$ 100.70	\$ 62.00	\$ 1,390.53	
2040	\$ 1,024.68	\$ 203.04	\$ 102.71	\$ 62.00	\$ 1,392.43	
2041	\$ 1,059.22	\$ 167.17	\$ 104.77	\$ 62.00	\$ 1,393.16	
2042	\$ 1,082.24	\$ 135.40	\$ 106.86	\$ 62.00	\$ 1,386.50	
2043	\$ 1,116.78	\$ 102.93	\$ 109.00	\$ 62.00	\$ 1,390.71	
2044	\$ 1,139.81	\$ 69.42	\$ 111.18	\$ 62.00	\$ 1,382.41	
2045	\$ 1,174.35	\$ 35.23	\$ 113.40	\$ 62.00	\$ 1,384.98	
Total^[b]	\$ 18,962.31	\$ 7,141.61	\$ 1,967.69	\$ 1,302.00	\$ 29,373.60	

Note:

[a] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Administrative Expenses, Interest earnings, or other available offsets could increase or decrease the amounts shown. Interest is calculated at an average coupon of 3.18%.

[b] Totals may not sum due to rounding.

SONOMA PUBLIC IMPROVEMENT DISTRICT – PHASE ONE LOT TYPE 6 - BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MCLENDON-CHISHOLM, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

PHASE ONE - LOT TYPE 6 PRINCIPAL ASSESSMENT: \$32,977.92

As the purchaser of the real property described above, you are obligated to pay assessments to City of McLendon-Chisholm, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Sonoma Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of McLendon-Chisholm. The exact amount of each annual installment will be approved each year by the McLendon-Chisholm City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of McLendon-Chisholm.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF _____

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF _____

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County.

ANNUAL INSTALLMENTS - PHASE ONE - LOT TYPE 6

			Administrative Expenses			
Annual Installment			Administrative	Maintenance and		
Due 1/31	Principal	Interest	Costs	Operation Costs	Total ^[a]	
2025	\$ 1,141.31	\$ 1,069.43	\$ 132.72	\$ 62.00	\$ 2,405.47	
2026	\$ 1,181.36	\$ 1,023.78	\$ 135.38	\$ 62.00	\$ 2,402.51	
2027	\$ 1,221.40	\$ 976.52	\$ 138.09	\$ 62.00	\$ 2,398.01	
2028	\$ 1,281.47	\$ 927.67	\$ 140.85	\$ 62.00	\$ 2,411.99	
2029	\$ 1,321.52	\$ 876.41	\$ 143.66	\$ 62.00	\$ 2,403.59	
2030	\$ 1,361.57	\$ 823.55	\$ 146.54	\$ 62.00	\$ 2,393.65	
2031	\$ 1,421.63	\$ 769.08	\$ 149.47	\$ 62.00	\$ 2,402.19	
2032	\$ 1,441.66	\$ 733.54	\$ 152.46	\$ 62.00	\$ 2,389.66	
2033	\$ 1,481.70	\$ 697.50	\$ 155.51	\$ 62.00	\$ 2,396.71	
2034	\$ 1,501.73	\$ 660.46	\$ 158.62	\$ 62.00	\$ 2,382.80	
2035	\$ 1,541.77	\$ 622.92	\$ 161.79	\$ 62.00	\$ 2,388.48	
2036	\$ 1,581.82	\$ 584.37	\$ 165.03	\$ 62.00	\$ 2,393.22	
2037	\$ 1,621.87	\$ 529.01	\$ 168.33	\$ 62.00	\$ 2,381.20	
2038	\$ 1,681.93	\$ 472.24	\$ 171.69	\$ 62.00	\$ 2,387.87	
2039	\$ 1,721.98	\$ 413.38	\$ 175.13	\$ 62.00	\$ 2,372.48	
2040	\$ 1,782.05	\$ 353.11	\$ 178.63	\$ 62.00	\$ 2,375.78	
2041	\$ 1,842.12	\$ 290.73	\$ 182.20	\$ 62.00	\$ 2,377.05	
2042	\$ 1,882.16	\$ 235.47	\$ 185.85	\$ 62.00	\$ 2,365.48	
2043	\$ 1,942.23	\$ 179.01	\$ 189.56	\$ 62.00	\$ 2,372.80	
2044	\$ 1,982.28	\$ 120.74	\$ 193.35	\$ 62.00	\$ 2,358.37	
2045	\$ 2,042.35	\$ 61.27	\$ 197.22	\$ 62.00	\$ 2,362.84	
Total ^[b]	\$ 32,977.92	\$ 12,420.18	\$ 3,422.07	\$ 1,302.00	\$ 50,122.18	

Note:

[a] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Administrative Expenses, Interest earnings, or other available offsets could increase or decrease the amounts shown. Interest is calculated at an average coupon of 3.18%.

[b] Totals may not sum due to rounding.

SONOMA PUBLIC IMPROVEMENT DISTRICT – PHASE ONE
LOT TYPE 4– PARTIAL PREPAYMENT – PROPERTY ID 89857 – BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MCLENDON-CHISHOLM, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

PHASE ONE - LOT TYPE 4 – PARTIAL PREPAYMENT – PROPERTY ID 89857
PRINCIPAL ASSESSMENT: \$16,030.76

As the purchaser of the real property described above, you are obligated to pay assessments to City of McLendon-Chisholm, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Sonoma Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of McLendon-Chisholm. The exact amount of each annual installment will be approved each year by the McLendon-Chisholm City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of McLendon-Chisholm.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF _____

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF _____

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County.

**ANNUAL INSTALLMENTS - PHASE ONE - LOT TYPE 4 – PARTIAL PREPAYMENT –
PROPERTY ID 89857**

Administrative Expenses					
Annual Installment Due 1/31	Principal	Interest	Administrative Costs	Maintenance and Operation Costs	Total ^[a]
2025	\$ 554.80	\$ 519.86	\$ 64.52	\$ 62.00	\$ 1,201.17
2026	\$ 574.27	\$ 497.66	\$ 65.81	\$ 62.00	\$ 1,199.74
2027	\$ 593.73	\$ 474.69	\$ 67.12	\$ 62.00	\$ 1,197.55
2028	\$ 622.93	\$ 450.94	\$ 68.47	\$ 62.00	\$ 1,204.34
2029	\$ 642.40	\$ 426.03	\$ 69.84	\$ 62.00	\$ 1,200.26
2030	\$ 661.86	\$ 400.33	\$ 71.23	\$ 62.00	\$ 1,195.43
2031	\$ 691.06	\$ 373.86	\$ 72.66	\$ 62.00	\$ 1,199.58
2032	\$ 700.80	\$ 356.58	\$ 74.11	\$ 62.00	\$ 1,193.49
2033	\$ 720.26	\$ 339.06	\$ 75.59	\$ 62.00	\$ 1,196.92
2034	\$ 730.00	\$ 321.05	\$ 77.10	\$ 62.00	\$ 1,190.16
2035	\$ 749.46	\$ 302.80	\$ 78.65	\$ 62.00	\$ 1,192.91
2036	\$ 768.93	\$ 284.07	\$ 80.22	\$ 62.00	\$ 1,195.22
2037	\$ 788.40	\$ 257.15	\$ 81.82	\$ 62.00	\$ 1,189.38
2038	\$ 817.60	\$ 229.56	\$ 83.46	\$ 62.00	\$ 1,192.62
2039	\$ 837.06	\$ 200.94	\$ 85.13	\$ 62.00	\$ 1,185.14
2040	\$ 866.26	\$ 171.65	\$ 86.83	\$ 62.00	\$ 1,186.74
2041	\$ 895.46	\$ 141.33	\$ 88.57	\$ 62.00	\$ 1,187.36
2042	\$ 914.93	\$ 114.46	\$ 90.34	\$ 62.00	\$ 1,181.74
2043	\$ 944.13	\$ 87.02	\$ 92.15	\$ 62.00	\$ 1,185.29
2044	\$ 963.60	\$ 58.69	\$ 93.99	\$ 62.00	\$ 1,178.28
2045	\$ 992.80	\$ 29.78	\$ 95.87	\$ 62.00	\$ 1,180.45
Total^[b]	\$ 16,030.76	\$ 6,037.52	\$ 1,663.49	\$ 1,302.00	\$ 25,033.77

Note:

[a] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Administrative Expenses, Interest earnings, or other available offsets could increase or decrease the amounts shown. Interest is calculated at an average coupon of 3.18%.

[b] Totals may not sum due to rounding.

SONOMA PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #1C
LOT TYPE 4 – BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MCLENDON-CHISHOLM, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

IMPROVEMENT AREA #1C - LOT TYPE 4 PRINCIPAL ASSESSMENT: \$29,977.49

As the purchaser of the real property described above, you are obligated to pay assessments to City of McLendon-Chisholm, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Sonoma Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of McLendon-Chisholm. The exact amount of each annual installment will be approved each year by the McLendon-Chisholm City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of McLendon-Chisholm.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF _____

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF _____

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1C - LOT TYPE 4

Administrative Expenses						
Annual Installment Due 1/31	Principal	Interest	Administrative Costs	Maintenance and Operation Costs	Total ^[a]	
2025	\$ 596.28	\$ 1,774.67	\$ 123.45	\$ 62.00	\$ 2,556.40	
2026	\$ 631.58	\$ 1,739.37	\$ 125.92	\$ 62.00	\$ 2,558.87	
2027	\$ 668.97	\$ 1,701.98	\$ 128.44	\$ 62.00	\$ 2,561.39	
2028	\$ 708.57	\$ 1,662.37	\$ 131.01	\$ 62.00	\$ 2,563.96	
2029	\$ 750.52	\$ 1,620.43	\$ 133.63	\$ 62.00	\$ 2,566.58	
2030	\$ 794.95	\$ 1,576.00	\$ 136.30	\$ 62.00	\$ 2,569.25	
2031	\$ 842.01	\$ 1,528.94	\$ 139.03	\$ 62.00	\$ 2,571.98	
2032	\$ 891.86	\$ 1,479.09	\$ 141.81	\$ 62.00	\$ 2,574.76	
2033	\$ 944.66	\$ 1,426.29	\$ 144.65	\$ 62.00	\$ 2,577.59	
2034	\$ 1,000.58	\$ 1,370.37	\$ 147.54	\$ 62.00	\$ 2,580.49	
2035	\$ 1,059.82	\$ 1,311.13	\$ 150.49	\$ 62.00	\$ 2,583.44	
2036	\$ 1,122.56	\$ 1,248.39	\$ 153.50	\$ 62.00	\$ 2,586.45	
2037	\$ 1,189.01	\$ 1,181.94	\$ 156.57	\$ 62.00	\$ 2,589.52	
2038	\$ 1,259.40	\$ 1,111.55	\$ 159.70	\$ 62.00	\$ 2,592.65	
2039	\$ 1,333.96	\$ 1,036.99	\$ 162.90	\$ 62.00	\$ 2,595.84	
2040	\$ 1,412.93	\$ 958.02	\$ 166.15	\$ 62.00	\$ 2,599.10	
2041	\$ 1,496.57	\$ 874.37	\$ 169.48	\$ 62.00	\$ 2,602.42	
2042	\$ 1,585.17	\$ 785.78	\$ 172.87	\$ 62.00	\$ 2,605.81	
2043	\$ 1,679.01	\$ 691.93	\$ 176.32	\$ 62.00	\$ 2,609.27	
2044	\$ 1,778.41	\$ 592.54	\$ 179.85	\$ 62.00	\$ 2,612.80	
2045	\$ 1,883.69	\$ 487.25	\$ 183.45	\$ 62.00	\$ 2,616.39	
2046	\$ 1,995.21	\$ 375.74	\$ 187.12	\$ 62.00	\$ 2,620.06	
2047	\$ 2,113.32	\$ 257.62	\$ 190.86	\$ 62.00	\$ 2,623.81	
2048	\$ 2,238.43	\$ 132.52	\$ 194.68	\$ 62.00	\$ 2,627.62	
Total^[b]	\$ 29,977.49	\$ 26,925.26	\$ 3,755.71	\$ 1,488.00	\$ 62,146.45	

Note:

[a] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Interest is calculated at an interest rate of 8.92% for years 1-5, and 5.92% for years 25-30.

[b] Totals may not sum due to rounding.

SONOMA PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #2
LOT TYPE 2 – BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MCLENDON-CHISHOLM, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

IMPROVEMENT AREA #2 - LOT TYPE 2 PRINCIPAL ASSESSMENT: \$43,487.53

As the purchaser of the real property described above, you are obligated to pay assessments to City of McLendon-Chisholm, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Sonoma Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of McLendon-Chisholm. The exact amount of each annual installment will be approved each year by the McLendon-Chisholm City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of McLendon-Chisholm.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF _____

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF _____

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #2 - LOT TYPE 2

Administrative Expenses						
Annual Installment			Additional	Administrative	Maintenance and	
Due 1/31	Principal	Interest	Interest	Costs	Operation Costs	Total ^[a]
2025	\$ 991.82	\$ 1,850.60	\$ 217.44	\$ 205.38	\$ 62.00	\$ 3,327.25
2026	\$ 1,029.97	\$ 1,813.41	\$ 212.48	\$ 209.49	\$ 62.00	\$ 3,327.35
2027	\$ 1,068.11	\$ 1,774.79	\$ 207.33	\$ 213.68	\$ 62.00	\$ 3,325.91
2028	\$ 1,106.26	\$ 1,734.73	\$ 201.99	\$ 217.95	\$ 62.00	\$ 3,322.94
2029	\$ 1,144.41	\$ 1,693.25	\$ 196.46	\$ 222.31	\$ 62.00	\$ 3,318.43
2030	\$ 1,220.70	\$ 1,650.33	\$ 190.73	\$ 226.76	\$ 62.00	\$ 3,350.53
2031	\$ 1,258.85	\$ 1,598.45	\$ 184.63	\$ 231.29	\$ 62.00	\$ 3,335.23
2032	\$ 1,335.14	\$ 1,544.95	\$ 178.34	\$ 235.92	\$ 62.00	\$ 3,356.35
2033	\$ 1,373.29	\$ 1,488.21	\$ 171.66	\$ 240.64	\$ 62.00	\$ 3,335.80
2034	\$ 1,449.58	\$ 1,429.84	\$ 164.79	\$ 245.45	\$ 62.00	\$ 3,351.67
2035	\$ 1,525.88	\$ 1,368.24	\$ 157.55	\$ 250.36	\$ 62.00	\$ 3,364.02
2036	\$ 1,602.17	\$ 1,303.39	\$ 149.92	\$ 255.37	\$ 62.00	\$ 3,372.84
2037	\$ 1,640.32	\$ 1,235.29	\$ 141.91	\$ 260.48	\$ 62.00	\$ 3,339.99
2038	\$ 1,716.61	\$ 1,165.58	\$ 133.71	\$ 265.68	\$ 62.00	\$ 3,343.58
2039	\$ 1,754.76	\$ 1,092.62	\$ 125.12	\$ 271.00	\$ 62.00	\$ 3,305.50
2040	\$ 1,869.20	\$ 1,018.05	\$ 116.35	\$ 276.42	\$ 62.00	\$ 3,342.01
2041	\$ 1,945.49	\$ 936.27	\$ 107.00	\$ 281.95	\$ 62.00	\$ 3,332.71
2042	\$ 2,059.94	\$ 851.15	\$ 97.27	\$ 287.59	\$ 62.00	\$ 3,357.95
2043	\$ 2,136.23	\$ 761.03	\$ 86.98	\$ 293.34	\$ 62.00	\$ 3,339.57
2044	\$ 2,250.67	\$ 667.57	\$ 76.29	\$ 299.20	\$ 62.00	\$ 3,355.74
2045	\$ 2,365.11	\$ 569.10	\$ 65.04	\$ 305.19	\$ 62.00	\$ 3,366.44
2046	\$ 2,479.55	\$ 465.63	\$ 53.22	\$ 311.29	\$ 62.00	\$ 3,371.69
2047	\$ 2,593.99	\$ 357.15	\$ 40.82	\$ 317.52	\$ 62.00	\$ 3,371.48
2048	\$ 2,708.43	\$ 243.66	\$ 27.85	\$ 323.87	\$ 62.00	\$ 3,365.81
2049	\$ 2,861.02	\$ 125.17	\$ 14.31	\$ 330.35	\$ 62.00	\$ 3,392.84
Total^[b]	\$ 43,487.53	\$ 28,738.49	\$ 3,319.17	\$ 6,578.47	\$ 1,550.00	\$ 83,673.65

Note:

[a] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Administrative Expenses, Additional Interest, Interest earnings, or other available offsets could increase or decrease the amounts shown.

[b] Totals may not sum due to rounding.

SONOMA PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #2
LOT TYPE 3 – BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MCLENDON-CHISHOLM, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

IMPROVEMENT AREA #2 - LOT TYPE 3 PRINCIPAL ASSESSMENT: \$33,532.55

As the purchaser of the real property described above, you are obligated to pay assessments to City of McLendon-Chisholm, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Sonoma Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of McLendon-Chisholm. The exact amount of each annual installment will be approved each year by the McLendon-Chisholm City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of McLendon-Chisholm.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF _____

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF _____

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #2 - LOT TYPE 3

Administrative Expenses						
Annual Installment			Additional	Administrative	Maintenance and	Total ^[a]
Due 1/31	Principal	Interest	Interest	Costs	Operation Costs	
2025	\$ 764.78	\$ 1,426.97	\$ 167.66	\$ 158.37	\$ 62.00	\$ 2,579.78
2026	\$ 794.19	\$ 1,398.29	\$ 163.84	\$ 161.53	\$ 62.00	\$ 2,579.86
2027	\$ 823.61	\$ 1,368.51	\$ 159.87	\$ 164.77	\$ 62.00	\$ 2,578.75
2028	\$ 853.02	\$ 1,337.63	\$ 155.75	\$ 168.06	\$ 62.00	\$ 2,576.46
2029	\$ 882.44	\$ 1,305.64	\$ 151.48	\$ 171.42	\$ 62.00	\$ 2,572.98
2030	\$ 941.26	\$ 1,272.55	\$ 147.07	\$ 174.85	\$ 62.00	\$ 2,597.73
2031	\$ 970.68	\$ 1,232.54	\$ 142.37	\$ 178.35	\$ 62.00	\$ 2,585.93
2032	\$ 1,029.51	\$ 1,191.29	\$ 137.51	\$ 181.91	\$ 62.00	\$ 2,602.22
2033	\$ 1,058.92	\$ 1,147.53	\$ 132.37	\$ 185.55	\$ 62.00	\$ 2,586.37
2034	\$ 1,117.75	\$ 1,102.53	\$ 127.07	\$ 189.26	\$ 62.00	\$ 2,598.62
2035	\$ 1,176.58	\$ 1,055.03	\$ 121.48	\$ 193.05	\$ 62.00	\$ 2,608.14
2036	\$ 1,235.41	\$ 1,005.02	\$ 115.60	\$ 196.91	\$ 62.00	\$ 2,614.94
2037	\$ 1,264.82	\$ 952.52	\$ 109.42	\$ 200.85	\$ 62.00	\$ 2,589.61
2038	\$ 1,323.65	\$ 898.76	\$ 103.10	\$ 204.87	\$ 62.00	\$ 2,592.38
2039	\$ 1,353.07	\$ 842.51	\$ 96.48	\$ 208.96	\$ 62.00	\$ 2,563.02
2040	\$ 1,441.31	\$ 785.00	\$ 89.71	\$ 213.14	\$ 62.00	\$ 2,591.17
2041	\$ 1,500.14	\$ 721.94	\$ 82.51	\$ 217.40	\$ 62.00	\$ 2,584.00
2042	\$ 1,588.38	\$ 656.31	\$ 75.01	\$ 221.75	\$ 62.00	\$ 2,603.46
2043	\$ 1,647.21	\$ 586.82	\$ 67.07	\$ 226.19	\$ 62.00	\$ 2,589.29
2044	\$ 1,735.46	\$ 514.75	\$ 58.83	\$ 230.71	\$ 62.00	\$ 2,601.75
2045	\$ 1,823.70	\$ 438.83	\$ 50.15	\$ 235.33	\$ 62.00	\$ 2,610.01
2046	\$ 1,911.94	\$ 359.04	\$ 41.03	\$ 240.03	\$ 62.00	\$ 2,614.05
2047	\$ 2,000.19	\$ 275.39	\$ 31.47	\$ 244.83	\$ 62.00	\$ 2,613.89
2048	\$ 2,088.43	\$ 187.89	\$ 21.47	\$ 249.73	\$ 62.00	\$ 2,609.52
2049	\$ 2,206.09	\$ 96.52	\$ 11.03	\$ 254.72	\$ 62.00	\$ 2,630.36
Total^[b]	\$ 33,532.55	\$ 22,159.80	\$ 2,559.36	\$ 5,072.56	\$ 1,550.00	\$ 64,874.26

Note:

[a] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Administrative Expenses, Additional Interest, Interest earnings, or other available offsets could increase or decrease the amounts shown.

[b] Totals may not sum due to rounding.

SONOMA PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #2
LOT TYPE 5 – BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MCLENDON-CHISHOLM, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

IMPROVEMENT AREA #2 - LOT TYPE 5 PRINCIPAL ASSESSMENT: \$24,101.52

As the purchaser of the real property described above, you are obligated to pay assessments to City of McLendon-Chisholm, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Sonoma Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of McLendon-Chisholm. The exact amount of each annual installment will be approved each year by the McLendon-Chisholm City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of McLendon-Chisholm.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF _____

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF _____

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #2 - LOT TYPE 5

				Administrative Expenses			
Annual Installment			Additional	Administrative	Maintenance and		Total ^[a]
Due 1/31	Principal	Interest	Interest	Costs	Operation Costs		
2025	\$ 549.68	\$ 1,025.64	\$ 120.51	\$ 113.83	\$ 62.00	\$	1,871.65
2026	\$ 570.83	\$ 1,005.02	\$ 117.76	\$ 116.10	\$ 62.00	\$	1,871.71
2027	\$ 591.97	\$ 983.62	\$ 114.91	\$ 118.43	\$ 62.00	\$	1,870.91
2028	\$ 613.11	\$ 961.42	\$ 111.95	\$ 120.79	\$ 62.00	\$	1,869.27
2029	\$ 634.25	\$ 938.43	\$ 108.88	\$ 123.21	\$ 62.00	\$	1,866.77
2030	\$ 676.53	\$ 914.64	\$ 105.71	\$ 125.67	\$ 62.00	\$	1,884.56
2031	\$ 697.68	\$ 885.89	\$ 102.33	\$ 128.19	\$ 62.00	\$	1,876.08
2032	\$ 739.96	\$ 856.24	\$ 98.84	\$ 130.75	\$ 62.00	\$	1,887.79
2033	\$ 761.10	\$ 824.79	\$ 95.14	\$ 133.37	\$ 62.00	\$	1,876.39
2034	\$ 803.38	\$ 792.44	\$ 91.33	\$ 136.03	\$ 62.00	\$	1,885.19
2035	\$ 845.67	\$ 758.30	\$ 87.32	\$ 138.75	\$ 62.00	\$	1,892.04
2036	\$ 887.95	\$ 722.36	\$ 83.09	\$ 141.53	\$ 62.00	\$	1,896.93
2037	\$ 909.09	\$ 684.62	\$ 78.65	\$ 144.36	\$ 62.00	\$	1,878.72
2038	\$ 951.38	\$ 645.98	\$ 74.10	\$ 147.25	\$ 62.00	\$	1,880.71
2039	\$ 972.52	\$ 605.55	\$ 69.34	\$ 150.19	\$ 62.00	\$	1,859.60
2040	\$ 1,035.94	\$ 564.22	\$ 64.48	\$ 153.20	\$ 62.00	\$	1,879.84
2041	\$ 1,078.23	\$ 518.90	\$ 59.30	\$ 156.26	\$ 62.00	\$	1,874.68
2042	\$ 1,141.65	\$ 471.72	\$ 53.91	\$ 159.38	\$ 62.00	\$	1,888.67
2043	\$ 1,183.93	\$ 421.78	\$ 48.20	\$ 162.57	\$ 62.00	\$	1,878.49
2044	\$ 1,247.36	\$ 369.98	\$ 42.28	\$ 165.82	\$ 62.00	\$	1,887.45
2045	\$ 1,310.78	\$ 315.41	\$ 36.05	\$ 169.14	\$ 62.00	\$	1,893.38
2046	\$ 1,374.21	\$ 258.06	\$ 29.49	\$ 172.52	\$ 62.00	\$	1,896.29
2047	\$ 1,437.63	\$ 197.94	\$ 22.62	\$ 175.97	\$ 62.00	\$	1,896.17
2048	\$ 1,501.06	\$ 135.04	\$ 15.43	\$ 179.49	\$ 62.00	\$	1,893.03
2049	\$ 1,585.63	\$ 69.37	\$ 7.93	\$ 183.08	\$ 62.00	\$	1,908.01
Total^[b]	\$ 24,101.52	\$ 15,927.35	\$ 1,839.54	\$ 3,645.90	\$ 1,550.00		\$ 47,064.32

Note:

[a] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Administrative Expenses, Additional Interest, Interest earnings, or other available offsets could increase or decrease the amounts shown.

[b] Totals may not sum due to rounding.

SONOMA PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #2
LOT TYPE 10 – BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MCLENDON-CHISHOLM, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

IMPROVEMENT AREA #2 - LOT TYPE 10 PRINCIPAL ASSESSMENT: \$27,433.03

As the purchaser of the real property described above, you are obligated to pay assessments to City of McLendon-Chisholm, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Sonoma Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of McLendon-Chisholm. The exact amount of each annual installment will be approved each year by the McLendon-Chisholm City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of McLendon-Chisholm.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF _____

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF _____

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #2 - LOT TYPE 10

Administrative Expenses						
Annual Installment	Principal	Interest	Additional	Administrative	Maintenance and	Total ^[a]
Due 1/31			Interest	Costs	Operation Costs	
2025	\$ 625.67	\$ 1,167.41	\$ 137.17	\$ 129.56	\$ 62.00	\$ 2,121.80
2026	\$ 649.73	\$ 1,143.95	\$ 134.04	\$ 132.15	\$ 62.00	\$ 2,121.86
2027	\$ 673.79	\$ 1,119.58	\$ 130.79	\$ 134.79	\$ 62.00	\$ 2,120.96
2028	\$ 697.86	\$ 1,094.31	\$ 127.42	\$ 137.49	\$ 62.00	\$ 2,119.08
2029	\$ 721.92	\$ 1,068.14	\$ 123.93	\$ 140.24	\$ 62.00	\$ 2,116.24
2030	\$ 770.05	\$ 1,041.07	\$ 120.32	\$ 143.05	\$ 62.00	\$ 2,136.49
2031	\$ 794.11	\$ 1,008.34	\$ 116.47	\$ 145.91	\$ 62.00	\$ 2,126.83
2032	\$ 842.24	\$ 974.59	\$ 112.50	\$ 148.82	\$ 62.00	\$ 2,140.16
2033	\$ 866.31	\$ 938.80	\$ 108.29	\$ 151.80	\$ 62.00	\$ 2,127.19
2034	\$ 914.43	\$ 901.98	\$ 103.96	\$ 154.84	\$ 62.00	\$ 2,137.21
2035	\$ 962.56	\$ 863.12	\$ 99.38	\$ 157.93	\$ 62.00	\$ 2,145.00
2036	\$ 1,010.69	\$ 822.21	\$ 94.57	\$ 161.09	\$ 62.00	\$ 2,150.56
2037	\$ 1,034.75	\$ 779.25	\$ 89.52	\$ 164.31	\$ 62.00	\$ 2,129.84
2038	\$ 1,082.88	\$ 735.28	\$ 84.34	\$ 167.60	\$ 62.00	\$ 2,132.10
2039	\$ 1,106.95	\$ 689.25	\$ 78.93	\$ 170.95	\$ 62.00	\$ 2,108.08
2040	\$ 1,179.14	\$ 642.21	\$ 73.40	\$ 174.37	\$ 62.00	\$ 2,131.12
2041	\$ 1,227.27	\$ 590.62	\$ 67.50	\$ 177.86	\$ 62.00	\$ 2,125.25
2042	\$ 1,299.46	\$ 536.93	\$ 61.36	\$ 181.42	\$ 62.00	\$ 2,141.17
2043	\$ 1,347.59	\$ 480.08	\$ 54.87	\$ 185.04	\$ 62.00	\$ 2,129.58
2044	\$ 1,419.78	\$ 421.12	\$ 48.13	\$ 188.75	\$ 62.00	\$ 2,139.77
2045	\$ 1,491.97	\$ 359.01	\$ 41.03	\$ 192.52	\$ 62.00	\$ 2,146.53
2046	\$ 1,564.16	\$ 293.73	\$ 33.57	\$ 196.37	\$ 62.00	\$ 2,149.84
2047	\$ 1,636.36	\$ 225.30	\$ 25.75	\$ 200.30	\$ 62.00	\$ 2,149.70
2048	\$ 1,708.55	\$ 153.71	\$ 17.57	\$ 204.30	\$ 62.00	\$ 2,146.13
2049	\$ 1,804.80	\$ 78.96	\$ 9.02	\$ 208.39	\$ 62.00	\$ 2,163.18
Total^[b]	\$ 27,433.03	\$ 18,128.96	\$ 2,093.81	\$ 4,149.87	\$ 1,550.00	\$ 53,355.66

Note:

[a] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Administrative Expenses, Additional Interest, Interest earnings, or other available offsets could increase or decrease the amounts shown.

[b] Totals may not sum due to rounding.

SONOMA PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #3
LOT TYPE 1 – BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MCLENDON-CHISHOLM, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

IMPROVEMENT AREA #3 - LOT TYPE 1 PRINCIPAL ASSESSMENT: \$28,492.06

As the purchaser of the real property described above, you are obligated to pay assessments to City of McLendon-Chisholm, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Sonoma Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of McLendon-Chisholm. The exact amount of each annual installment will be approved each year by the McLendon-Chisholm City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of McLendon-Chisholm.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§
§
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COUNTY OF _____

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #3 - LOT TYPE 1

Administrative Expenses							
Annual Installment Due 1/31	Principal	Interest	Additional Interest	Administrative Costs	Maintenance and Operation Costs	Total ^[a]	
2025	\$ 638.84	\$ 1,053.82	\$ 142.46	\$ 177.88	\$ 62.00	\$ 2,074.99	
2026	\$ 664.39	\$ 1,037.05	\$ 139.27	\$ 181.43	\$ 62.00	\$ 2,084.14	
2027	\$ 689.94	\$ 1,019.61	\$ 135.94	\$ 185.06	\$ 62.00	\$ 2,092.56	
2028	\$ 715.50	\$ 998.05	\$ 132.49	\$ 188.76	\$ 62.00	\$ 2,096.81	
2029	\$ 741.05	\$ 975.69	\$ 128.92	\$ 192.54	\$ 62.00	\$ 2,100.20	
2030	\$ 766.60	\$ 952.54	\$ 125.21	\$ 196.39	\$ 62.00	\$ 2,102.74	
2031	\$ 766.60	\$ 928.58	\$ 121.38	\$ 200.32	\$ 62.00	\$ 2,078.88	
2032	\$ 792.16	\$ 904.62	\$ 117.55	\$ 204.32	\$ 62.00	\$ 2,080.65	
2033	\$ 843.26	\$ 875.91	\$ 113.58	\$ 208.41	\$ 62.00	\$ 2,103.16	
2034	\$ 868.82	\$ 845.34	\$ 109.37	\$ 212.58	\$ 62.00	\$ 2,098.10	
2035	\$ 894.37	\$ 813.84	\$ 105.02	\$ 216.83	\$ 62.00	\$ 2,092.07	
2036	\$ 919.92	\$ 781.42	\$ 100.55	\$ 221.17	\$ 62.00	\$ 2,085.07	
2037	\$ 971.03	\$ 748.08	\$ 95.95	\$ 225.59	\$ 62.00	\$ 2,102.65	
2038	\$ 996.58	\$ 712.88	\$ 91.10	\$ 230.10	\$ 62.00	\$ 2,092.66	
2039	\$ 1,047.69	\$ 676.75	\$ 86.12	\$ 234.70	\$ 62.00	\$ 2,107.26	
2040	\$ 1,073.24	\$ 638.77	\$ 80.88	\$ 239.40	\$ 62.00	\$ 2,094.29	
2041	\$ 1,124.35	\$ 599.87	\$ 75.51	\$ 244.19	\$ 62.00	\$ 2,105.91	
2042	\$ 1,149.90	\$ 559.11	\$ 69.89	\$ 249.07	\$ 62.00	\$ 2,089.97	
2043	\$ 1,201.01	\$ 513.11	\$ 64.14	\$ 254.05	\$ 62.00	\$ 2,094.31	
2044	\$ 1,252.12	\$ 465.07	\$ 58.13	\$ 259.13	\$ 62.00	\$ 2,096.45	
2045	\$ 1,303.22	\$ 414.99	\$ 51.87	\$ 264.31	\$ 62.00	\$ 2,096.40	
2046	\$ 1,379.88	\$ 362.86	\$ 45.36	\$ 269.60	\$ 62.00	\$ 2,119.70	
2047	\$ 1,430.99	\$ 307.66	\$ 38.46	\$ 274.99	\$ 62.00	\$ 2,114.10	
2048	\$ 1,482.10	\$ 250.42	\$ 31.30	\$ 280.49	\$ 62.00	\$ 2,106.32	
2049	\$ 1,558.76	\$ 191.14	\$ 23.89	\$ 286.10	\$ 62.00	\$ 2,121.89	
2050	\$ 1,609.87	\$ 128.79	\$ 16.10	\$ 291.82	\$ 62.00	\$ 2,108.58	
2051	\$ 1,609.87	\$ 64.39	\$ 8.05	\$ 297.66	\$ 62.00	\$ 2,041.97	
Total^[b]	\$ 28,492.06	\$ 17,820.38	\$ 2,308.50	\$ 6,286.89	\$ 1,674.00	\$ 56,581.83	

Note:

[a] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Administrative Expenses, reserve fund requirements, interest earning, or other available offsets could increase or decrease the amounts shown. Interest calculated at a 2.625%, 3.125%, 3.625%, and 4.000% rate for term bonds due in 2026, 2031, 2041, and 2051 respectively.

[b] Totals may not sum due to rounding.

SONOMA PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #3
LOT TYPE 2 – BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MCLENDON-CHISHOLM, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

IMPROVEMENT AREA #3 - LOT TYPE 2 PRINCIPAL ASSESSMENT: \$31,317.05

As the purchaser of the real property described above, you are obligated to pay assessments to City of McLendon-Chisholm, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Sonoma Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of McLendon-Chisholm. The exact amount of each annual installment will be approved each year by the McLendon-Chisholm City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of McLendon-Chisholm.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

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§
§

COUNTY OF _____

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF _____

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #3 - LOT TYPE 2

Administrative Expenses						
Annual Installment Due 1/31	Principal	Interest	Additional Interest	Administrative Costs	Maintenance and Operation Costs	Total ^[a]
2025	\$ 702.18	\$ 1,158.31	\$ 156.59	\$ 195.51	\$ 62.00	\$ 2,274.58
2026	\$ 730.26	\$ 1,139.88	\$ 153.07	\$ 199.42	\$ 62.00	\$ 2,284.64
2027	\$ 758.35	\$ 1,120.71	\$ 149.42	\$ 203.41	\$ 62.00	\$ 2,293.89
2028	\$ 786.44	\$ 1,097.01	\$ 145.63	\$ 207.48	\$ 62.00	\$ 2,298.56
2029	\$ 814.52	\$ 1,072.43	\$ 141.70	\$ 211.63	\$ 62.00	\$ 2,302.29
2030	\$ 842.61	\$ 1,046.98	\$ 137.63	\$ 215.86	\$ 62.00	\$ 2,305.08
2031	\$ 842.61	\$ 1,020.65	\$ 133.41	\$ 220.18	\$ 62.00	\$ 2,278.85
2032	\$ 870.70	\$ 994.32	\$ 129.20	\$ 224.58	\$ 62.00	\$ 2,280.80
2033	\$ 926.87	\$ 962.75	\$ 124.85	\$ 229.07	\$ 62.00	\$ 2,305.55
2034	\$ 954.96	\$ 929.15	\$ 120.21	\$ 233.65	\$ 62.00	\$ 2,299.98
2035	\$ 983.05	\$ 894.54	\$ 115.44	\$ 238.33	\$ 62.00	\$ 2,293.35
2036	\$ 1,011.13	\$ 858.90	\$ 110.52	\$ 243.09	\$ 62.00	\$ 2,285.65
2037	\$ 1,067.31	\$ 822.25	\$ 105.47	\$ 247.96	\$ 62.00	\$ 2,304.98
2038	\$ 1,095.39	\$ 783.56	\$ 100.13	\$ 252.92	\$ 62.00	\$ 2,294.00
2039	\$ 1,151.57	\$ 743.85	\$ 94.65	\$ 257.97	\$ 62.00	\$ 2,310.05
2040	\$ 1,179.66	\$ 702.11	\$ 88.90	\$ 263.13	\$ 62.00	\$ 2,295.79
2041	\$ 1,235.83	\$ 659.34	\$ 83.00	\$ 268.40	\$ 62.00	\$ 2,308.57
2042	\$ 1,263.92	\$ 614.54	\$ 76.82	\$ 273.76	\$ 62.00	\$ 2,291.04
2043	\$ 1,320.09	\$ 563.99	\$ 70.50	\$ 279.24	\$ 62.00	\$ 2,295.82
2044	\$ 1,376.27	\$ 511.18	\$ 63.90	\$ 284.82	\$ 62.00	\$ 2,298.17
2045	\$ 1,432.44	\$ 456.13	\$ 57.02	\$ 290.52	\$ 62.00	\$ 2,298.11
2046	\$ 1,516.70	\$ 398.84	\$ 49.85	\$ 296.33	\$ 62.00	\$ 2,323.72
2047	\$ 1,572.87	\$ 338.17	\$ 42.27	\$ 302.26	\$ 62.00	\$ 2,317.57
2048	\$ 1,629.05	\$ 275.25	\$ 34.41	\$ 308.30	\$ 62.00	\$ 2,309.01
2049	\$ 1,713.31	\$ 210.09	\$ 26.26	\$ 314.47	\$ 62.00	\$ 2,326.13
2050	\$ 1,769.48	\$ 141.56	\$ 17.69	\$ 320.76	\$ 62.00	\$ 2,311.50
2051	\$ 1,769.48	\$ 70.78	\$ 8.85	\$ 327.17	\$ 62.00	\$ 2,238.28
Total^[b]	\$ 31,317.05	\$ 19,587.27	\$ 2,537.38	\$ 6,910.24	\$ 1,674.00	\$ 62,025.95

Note:

[a] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Administrative Expenses, reserve fund requirements, interest earning, or other available offsets could increase or decrease the amounts shown. Interest calculated at a 2.625%, 3.125%, 3.625%, and 4.000% rate for term bonds due in 2026, 2031, 2041, and 2051 respectively.

[b] Totals may not sum due to rounding.

SONOMA PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #3
LOT TYPE 3 – BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MCLENDON-CHISHOLM, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

IMPROVEMENT AREA #3 - LOT TYPE 3 PRINCIPAL ASSESSMENT: \$38,097.03

As the purchaser of the real property described above, you are obligated to pay assessments to City of McLendon-Chisholm, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Sonoma Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of McLendon-Chisholm. The exact amount of each annual installment will be approved each year by the McLendon-Chisholm City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of McLendon-Chisholm.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§
§
§

COUNTY OF _____

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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§

COUNTY OF _____

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The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #3 - LOT TYPE 3

Administrative Expenses						
Annual Installment Due 1/31	Principal	Interest	Additional Interest	Administrative Costs	Maintenance and Operation Costs	Total ^[a]
2025	\$ 854.19	\$ 1,409.08	\$ 190.49	\$ 237.84	\$ 62.00	\$ 2,753.60
2026	\$ 888.36	\$ 1,386.66	\$ 186.21	\$ 242.60	\$ 62.00	\$ 2,765.83
2027	\$ 922.53	\$ 1,363.34	\$ 181.77	\$ 247.45	\$ 62.00	\$ 2,777.09
2028	\$ 956.70	\$ 1,334.51	\$ 177.16	\$ 252.40	\$ 62.00	\$ 2,782.76
2029	\$ 990.86	\$ 1,304.61	\$ 172.38	\$ 257.45	\$ 62.00	\$ 2,787.30
2030	\$ 1,025.03	\$ 1,273.65	\$ 167.42	\$ 262.59	\$ 62.00	\$ 2,790.69
2031	\$ 1,025.03	\$ 1,241.61	\$ 162.30	\$ 267.85	\$ 62.00	\$ 2,758.79
2032	\$ 1,059.20	\$ 1,209.58	\$ 157.17	\$ 273.20	\$ 62.00	\$ 2,761.16
2033	\$ 1,127.54	\$ 1,171.18	\$ 151.88	\$ 278.67	\$ 62.00	\$ 2,791.26
2034	\$ 1,161.70	\$ 1,130.31	\$ 146.24	\$ 284.24	\$ 62.00	\$ 2,784.49
2035	\$ 1,195.87	\$ 1,088.20	\$ 140.43	\$ 289.92	\$ 62.00	\$ 2,776.43
2036	\$ 1,230.04	\$ 1,044.85	\$ 134.45	\$ 295.72	\$ 62.00	\$ 2,767.06
2037	\$ 1,298.37	\$ 1,000.26	\$ 128.30	\$ 301.64	\$ 62.00	\$ 2,790.57
2038	\$ 1,332.54	\$ 953.19	\$ 121.81	\$ 307.67	\$ 62.00	\$ 2,777.21
2039	\$ 1,400.88	\$ 904.89	\$ 115.15	\$ 313.82	\$ 62.00	\$ 2,796.74
2040	\$ 1,435.05	\$ 854.11	\$ 108.14	\$ 320.10	\$ 62.00	\$ 2,779.39
2041	\$ 1,503.38	\$ 802.09	\$ 100.97	\$ 326.50	\$ 62.00	\$ 2,794.94
2042	\$ 1,537.55	\$ 747.59	\$ 93.45	\$ 333.03	\$ 62.00	\$ 2,773.62
2043	\$ 1,605.88	\$ 686.09	\$ 85.76	\$ 339.69	\$ 62.00	\$ 2,779.43
2044	\$ 1,674.22	\$ 621.85	\$ 77.73	\$ 346.49	\$ 62.00	\$ 2,782.29
2045	\$ 1,742.55	\$ 554.88	\$ 69.36	\$ 353.42	\$ 62.00	\$ 2,782.22
2046	\$ 1,845.06	\$ 485.18	\$ 60.65	\$ 360.49	\$ 62.00	\$ 2,813.37
2047	\$ 1,913.39	\$ 411.38	\$ 51.42	\$ 367.69	\$ 62.00	\$ 2,805.89
2048	\$ 1,981.73	\$ 334.84	\$ 41.86	\$ 375.05	\$ 62.00	\$ 2,795.48
2049	\$ 2,084.23	\$ 255.57	\$ 31.95	\$ 382.55	\$ 62.00	\$ 2,816.30
2050	\$ 2,152.57	\$ 172.21	\$ 21.53	\$ 390.20	\$ 62.00	\$ 2,798.50
2051	\$ 2,152.57	\$ 86.10	\$ 10.76	\$ 398.00	\$ 62.00	\$ 2,709.44
Total^[b]	\$ 38,097.03	\$ 23,827.81	\$ 3,086.71	\$ 8,406.27	\$ 1,674.00	\$ 75,091.83

Note:

[a] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Administrative Expenses, reserve fund requirements, interest earning, or other available offsets could increase or decrease the amounts shown. Interest calculated at a 2.625%, 3.125%, 3.625%, and 4.000% rate for term bonds due in 2026, 2031, 2041, and 2051 respectively.

[b] Totals may not sum due to rounding.

SONOMA PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #4-A
LOT TYPE 1 – BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MCLENDON-CHISHOLM, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

IMPROVEMENT AREA #4-A - LOT TYPE 1 PRINCIPAL ASSESSMENT: \$53,833.57

As the purchaser of the real property described above, you are obligated to pay assessments to City of McLendon-Chisholm, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Sonoma Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of McLendon-Chisholm. The exact amount of each annual installment will be approved each year by the McLendon-Chisholm City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of McLendon-Chisholm.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF _____

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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§

COUNTY OF _____

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #4-A - LOT TYPE 1

Administrative Expenses						
Annual Installment Due 1/31	Principal	Interest ^[a]	Additional Interest	Administrative Costs	Maintenance and Operation Costs	Total Annual Installment ^[b]
2025	\$ 859.62	\$ 3,056.34	\$ 269.17	\$ 187.30	\$ 62.00	\$ 4,434.44
2026	\$ 859.62	\$ 3,013.36	\$ 264.87	\$ 191.05	\$ 62.00	\$ 4,390.90
2027	\$ 859.62	\$ 2,970.38	\$ 260.57	\$ 194.87	\$ 62.00	\$ 4,347.44
2028	\$ 967.07	\$ 2,927.40	\$ 256.27	\$ 198.77	\$ 62.00	\$ 4,411.51
2029	\$ 967.07	\$ 2,875.42	\$ 251.44	\$ 202.74	\$ 62.00	\$ 4,358.67
2030	\$ 1,074.52	\$ 2,823.44	\$ 246.60	\$ 206.80	\$ 62.00	\$ 4,413.37
2031	\$ 1,074.52	\$ 2,765.69	\$ 241.23	\$ 210.94	\$ 62.00	\$ 4,354.37
2032	\$ 1,181.97	\$ 2,707.93	\$ 235.86	\$ 215.15	\$ 62.00	\$ 4,402.92
2033	\$ 1,289.43	\$ 2,644.40	\$ 229.95	\$ 219.46	\$ 62.00	\$ 4,445.23
2034	\$ 1,289.43	\$ 2,570.26	\$ 223.50	\$ 223.85	\$ 62.00	\$ 4,369.03
2035	\$ 1,396.88	\$ 2,496.12	\$ 217.05	\$ 228.32	\$ 62.00	\$ 4,400.37
2036	\$ 1,504.33	\$ 2,415.79	\$ 210.07	\$ 232.89	\$ 62.00	\$ 4,425.09
2037	\$ 1,611.78	\$ 2,329.30	\$ 202.55	\$ 237.55	\$ 62.00	\$ 4,443.17
2038	\$ 1,719.24	\$ 2,236.62	\$ 194.49	\$ 242.30	\$ 62.00	\$ 4,454.64
2039	\$ 1,719.24	\$ 2,137.76	\$ 185.89	\$ 247.14	\$ 62.00	\$ 4,352.03
2040	\$ 1,826.69	\$ 2,038.91	\$ 177.30	\$ 252.09	\$ 62.00	\$ 4,356.98
2041	\$ 2,041.59	\$ 1,933.87	\$ 168.16	\$ 257.13	\$ 62.00	\$ 4,462.76
2042	\$ 2,149.04	\$ 1,816.48	\$ 157.95	\$ 262.27	\$ 62.00	\$ 4,447.75
2043	\$ 2,256.50	\$ 1,692.91	\$ 147.21	\$ 267.52	\$ 62.00	\$ 4,426.13
2044	\$ 2,363.95	\$ 1,563.16	\$ 135.93	\$ 272.87	\$ 62.00	\$ 4,397.90
2045	\$ 2,471.40	\$ 1,427.23	\$ 124.11	\$ 278.32	\$ 62.00	\$ 4,363.07
2046	\$ 2,686.31	\$ 1,285.13	\$ 111.75	\$ 283.89	\$ 62.00	\$ 4,429.08
2047	\$ 2,793.76	\$ 1,130.67	\$ 98.32	\$ 289.57	\$ 62.00	\$ 4,374.31
2048	\$ 3,008.66	\$ 970.03	\$ 84.35	\$ 295.36	\$ 62.00	\$ 4,420.40
2049	\$ 3,223.57	\$ 797.03	\$ 69.31	\$ 301.27	\$ 62.00	\$ 4,453.17
2050	\$ 3,331.02	\$ 611.67	\$ 53.19	\$ 307.29	\$ 62.00	\$ 4,365.17
2051	\$ 3,545.92	\$ 420.14	\$ 36.53	\$ 313.44	\$ 62.00	\$ 4,378.03
2052	\$ 3,760.83	\$ 216.25	\$ 18.80	\$ 319.71	\$ 62.00	\$ 4,377.59
Total^[c]	\$ 53,833.57	\$ 55,873.69	\$ 4,872.42	\$ 6,939.85	\$ 1,736.00	\$ 123,255.54

Notes:

[a] Interest is calculated at 5.000%, 5.375%, and 5.750% for term bonds due 9/15/2027, 9/15/2032, and 9/15/2052 maturities, respectively.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Administrative Expenses, reserve fund requirements, interest earning, or other available offsets could increase or decrease the amounts shown.

[c] Totals may not sum due to rounding.

SONOMA PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #4-A
LOT TYPE 2 – BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MCLENDON-CHISHOLM, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

IMPROVEMENT AREA #4-A - LOT TYPE 2 PRINCIPAL ASSESSMENT: \$60,172.12

As the purchaser of the real property described above, you are obligated to pay assessments to City of McLendon-Chisholm, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Sonoma Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of McLendon-Chisholm. The exact amount of each annual installment will be approved each year by the McLendon-Chisholm City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of McLendon-Chisholm.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§
§
§

COUNTY OF _____

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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§
§

COUNTY OF _____

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #4-A - LOT TYPE 2

Administrative Expenses						
Annual Installment Due 1/31	Principal	Interest ^[a]	Additional Interest	Administrative Costs	Maintenance and Operation Costs	Total Annual Installment ^[b]
2025	\$ 960.83	\$ 3,416.21	\$ 300.86	\$ 209.36	\$ 62.00	\$ 4,949.26
2026	\$ 960.83	\$ 3,368.17	\$ 296.06	\$ 213.55	\$ 62.00	\$ 4,900.60
2027	\$ 960.83	\$ 3,320.13	\$ 291.25	\$ 217.82	\$ 62.00	\$ 4,852.03
2028	\$ 1,080.94	\$ 3,272.08	\$ 286.45	\$ 222.17	\$ 62.00	\$ 4,923.64
2029	\$ 1,080.94	\$ 3,213.98	\$ 281.04	\$ 226.62	\$ 62.00	\$ 4,864.58
2030	\$ 1,201.04	\$ 3,155.88	\$ 275.64	\$ 231.15	\$ 62.00	\$ 4,925.71
2031	\$ 1,201.04	\$ 3,091.33	\$ 269.63	\$ 235.77	\$ 62.00	\$ 4,859.77
2032	\$ 1,321.14	\$ 3,026.77	\$ 263.63	\$ 240.49	\$ 62.00	\$ 4,914.03
2033	\$ 1,441.25	\$ 2,955.76	\$ 257.02	\$ 245.30	\$ 62.00	\$ 4,961.33
2034	\$ 1,441.25	\$ 2,872.89	\$ 249.82	\$ 250.20	\$ 62.00	\$ 4,876.16
2035	\$ 1,561.35	\$ 2,790.02	\$ 242.61	\$ 255.21	\$ 62.00	\$ 4,911.19
2036	\$ 1,681.46	\$ 2,700.24	\$ 234.80	\$ 260.31	\$ 62.00	\$ 4,938.81
2037	\$ 1,801.56	\$ 2,603.56	\$ 226.40	\$ 265.52	\$ 62.00	\$ 4,959.03
2038	\$ 1,921.66	\$ 2,499.97	\$ 217.39	\$ 270.83	\$ 62.00	\$ 4,971.85
2039	\$ 1,921.66	\$ 2,389.47	\$ 207.78	\$ 276.24	\$ 62.00	\$ 4,857.16
2040	\$ 2,041.77	\$ 2,278.97	\$ 198.17	\$ 281.77	\$ 62.00	\$ 4,862.68
2041	\$ 2,281.98	\$ 2,161.57	\$ 187.96	\$ 287.40	\$ 62.00	\$ 4,980.92
2042	\$ 2,402.08	\$ 2,030.36	\$ 176.55	\$ 293.15	\$ 62.00	\$ 4,964.14
2043	\$ 2,522.18	\$ 1,892.24	\$ 164.54	\$ 299.02	\$ 62.00	\$ 4,939.98
2044	\$ 2,642.29	\$ 1,747.21	\$ 151.93	\$ 305.00	\$ 62.00	\$ 4,908.43
2045	\$ 2,762.39	\$ 1,595.28	\$ 138.72	\$ 311.10	\$ 62.00	\$ 4,869.49
2046	\$ 3,002.60	\$ 1,436.44	\$ 124.91	\$ 317.32	\$ 62.00	\$ 4,943.27
2047	\$ 3,122.70	\$ 1,263.79	\$ 109.90	\$ 323.66	\$ 62.00	\$ 4,882.06
2048	\$ 3,362.91	\$ 1,084.24	\$ 94.28	\$ 330.14	\$ 62.00	\$ 4,933.57
2049	\$ 3,603.12	\$ 890.87	\$ 77.47	\$ 336.74	\$ 62.00	\$ 4,970.20
2050	\$ 3,723.22	\$ 683.69	\$ 59.45	\$ 343.47	\$ 62.00	\$ 4,871.84
2051	\$ 3,963.43	\$ 469.61	\$ 40.84	\$ 350.34	\$ 62.00	\$ 4,886.22
2052	\$ 4,203.64	\$ 241.71	\$ 21.02	\$ 357.35	\$ 62.00	\$ 4,885.72
Total^[c]	\$ 60,172.12	\$ 62,452.45	\$ 5,446.12	\$ 7,756.98	\$ 1,736.00	\$ 137,563.66

Notes:

[a] Interest is calculated at 5.000%, 5.375%, and 5.750% for term bonds due 9/15/2027, 9/15/2032, and 9/15/2052 maturities, respectively.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Administrative Expenses, reserve fund requirements, interest earning, or other available offsets could increase or decrease the amounts shown.

[c] Totals may not sum due to rounding.

SONOMA PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #4-B
INITIAL PARCEL – BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MCLENDON-CHISHOLM, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

**IMPROVEMENT AREA #4-B INITIAL PARCEL PRINCIPAL ASSESSMENT:
\$10,730,000.00**

As the purchaser of the real property described above, you are obligated to pay assessments to City of McLendon-Chisholm, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Sonoma Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of McLendon-Chisholm. The exact amount of each annual installment will be approved each year by the McLendon-Chisholm City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of McLendon-Chisholm.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF _____

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF _____

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #4-B INITIAL PARCEL

Administrative Expenses								
Annual Installment Due 1/31	Principal	Interest ^[a]	Additional Interest	Administrative Costs	Maintenance and Operation Costs	Reserve Fund	Total Annual Installment ^[b]	
2025	\$ 165,000.00	\$ 609,137.50	\$ 53,650.00	\$ 40,408.90	\$ 15,376.00	\$ -	\$	883,572.40
2026	\$ 170,000.00	\$ 600,887.50	\$ 52,825.00	\$ 41,217.08	\$ 15,376.00	\$ -	\$	880,305.58
2027	\$ 180,000.00	\$ 592,387.50	\$ 51,975.00	\$ 42,041.42	\$ 15,376.00	\$ -	\$	881,779.92
2028	\$ 190,000.00	\$ 583,387.50	\$ 51,075.00	\$ 42,882.25	\$ 15,376.00	\$ -	\$	882,720.75
2029	\$ 200,000.00	\$ 573,175.00	\$ 50,125.00	\$ 43,739.90	\$ 15,376.00	\$ -	\$	882,415.90
2030	\$ 210,000.00	\$ 562,425.00	\$ 49,125.00	\$ 44,614.70	\$ 15,376.00	\$ -	\$	881,540.70
2031	\$ 225,000.00	\$ 551,137.50	\$ 48,075.00	\$ 45,506.99	\$ 15,376.00	\$ -	\$	885,095.49
2032	\$ 235,000.00	\$ 539,043.76	\$ 46,950.00	\$ 46,417.13	\$ 15,376.00	\$ -	\$	882,786.89
2033	\$ 250,000.00	\$ 526,412.50	\$ 45,775.00	\$ 47,345.47	\$ 15,376.00	\$ -	\$	884,908.97
2034	\$ 265,000.00	\$ 512,037.50	\$ 44,525.00	\$ 48,292.38	\$ 15,376.00	\$ -	\$	885,230.88
2035	\$ 280,000.00	\$ 496,800.00	\$ 43,200.00	\$ 49,258.23	\$ 15,376.00	\$ -	\$	884,634.23
2036	\$ 295,000.00	\$ 480,700.00	\$ 41,800.00	\$ 50,243.39	\$ 15,376.00	\$ -	\$	883,119.39
2037	\$ 315,000.00	\$ 463,737.50	\$ 40,325.00	\$ 51,248.26	\$ 15,376.00	\$ -	\$	885,686.76
2038	\$ 330,000.00	\$ 445,625.00	\$ 38,750.00	\$ 52,273.23	\$ 15,376.00	\$ -	\$	882,024.23
2039	\$ 350,000.00	\$ 426,650.00	\$ 37,100.00	\$ 53,318.69	\$ 15,376.00	\$ -	\$	882,444.69
2040	\$ 375,000.00	\$ 406,525.00	\$ 35,350.00	\$ 54,385.06	\$ 15,376.00	\$ -	\$	886,636.06
2041	\$ 395,000.00	\$ 384,962.50	\$ 33,475.00	\$ 55,472.76	\$ 15,376.00	\$ -	\$	884,286.26
2042	\$ 420,000.00	\$ 362,250.00	\$ 31,500.00	\$ 56,582.22	\$ 15,376.00	\$ -	\$	885,708.22
2043	\$ 445,000.00	\$ 338,100.00	\$ 29,400.00	\$ 57,713.86	\$ 15,376.00	\$ -	\$	885,589.86
2044	\$ 470,000.00	\$ 312,512.50	\$ 27,175.00	\$ 58,868.14	\$ 15,376.00	\$ -	\$	883,931.64
2045	\$ 500,000.00	\$ 285,487.50	\$ 24,825.00	\$ 60,045.50	\$ 15,376.00	\$ -	\$	885,734.00
2046	\$ 530,000.00	\$ 256,737.50	\$ 22,325.00	\$ 61,246.41	\$ 15,376.00	\$ -	\$	885,684.91
2047	\$ 565,000.00	\$ 226,262.50	\$ 19,675.00	\$ 62,471.34	\$ 15,376.00	\$ -	\$	888,784.84
2048	\$ 595,000.00	\$ 193,775.00	\$ 16,850.00	\$ 63,720.77	\$ 15,376.00	\$ -	\$	884,721.77
2049	\$ 635,000.00	\$ 159,562.50	\$ 13,875.00	\$ 64,995.19	\$ 15,376.00	\$ -	\$	888,808.69
2050	\$ 670,000.00	\$ 123,050.00	\$ 10,700.00	\$ 66,295.09	\$ 15,376.00	\$ -	\$	885,421.09
2051	\$ 715,000.00	\$ 84,525.00	\$ 7,350.00	\$ 67,620.99	\$ 15,376.00	\$ -	\$	889,871.99
2052	\$ 755,000.00	\$ 43,412.50	\$ 3,775.00	\$ 68,973.41	\$ 15,376.00	\$ (795,814.00)	\$	90,722.91
Total	\$ 10,730,000.00	\$ 11,140,706.26	\$ 971,550.00	\$ 1,497,198.76	\$ 430,528.00	\$ (795,814.00)	\$	23,974,169.02

Notes:

[a] Interest is calculated at 5.000%, 5.375%, and 5.750% for term bonds due 9/15/2027, 9/15/2032, and 9/15/2052 maturities, respectively.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Administrative Expenses, reserve fund requirements, interest earning, or other available offsets could increase or decrease the amounts shown.

SONOMA PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #4-B
LOT TYPE 1 – BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MCLENDON-CHISHOLM, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

IMPROVEMENT AREA #4-B - LOT TYPE 1 PRINCIPAL ASSESSMENT: \$40,963.40

As the purchaser of the real property described above, you are obligated to pay assessments to City of McLendon-Chisholm, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Sonoma Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of McLendon-Chisholm. The exact amount of each annual installment will be approved each year by the McLendon-Chisholm City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of McLendon-Chisholm.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF _____

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF _____

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #4-B - LOT TYPE 1

Administrative Expenses							
Annual Installment Due 1/31	Principal	Interest ^[a]	Additional Interest	Administrative Costs	Maintenance and Operation Costs	Total Annual Installment ^[b]	
2025	\$ 629.91	\$ 2,325.47	\$ 204.82	\$ 154.27	\$ 62.00	\$ 3,376.47	
2026	\$ 649.00	\$ 2,293.98	\$ 201.67	\$ 157.35	\$ 62.00	\$ 3,364.00	
2027	\$ 687.18	\$ 2,261.53	\$ 198.42	\$ 160.50	\$ 62.00	\$ 3,369.63	
2028	\$ 725.35	\$ 2,227.17	\$ 194.99	\$ 163.71	\$ 62.00	\$ 3,373.22	
2029	\$ 763.53	\$ 2,188.18	\$ 191.36	\$ 166.98	\$ 62.00	\$ 3,372.06	
2030	\$ 801.71	\$ 2,147.14	\$ 187.54	\$ 170.32	\$ 62.00	\$ 3,368.71	
2031	\$ 858.97	\$ 2,104.05	\$ 183.53	\$ 173.73	\$ 62.00	\$ 3,382.29	
2032	\$ 897.15	\$ 2,057.88	\$ 179.24	\$ 177.20	\$ 62.00	\$ 3,373.47	
2033	\$ 954.41	\$ 2,009.66	\$ 174.75	\$ 180.75	\$ 62.00	\$ 3,381.57	
2034	\$ 1,011.68	\$ 1,954.78	\$ 169.98	\$ 184.36	\$ 62.00	\$ 3,382.80	
2035	\$ 1,068.94	\$ 1,896.61	\$ 164.92	\$ 188.05	\$ 62.00	\$ 3,380.52	
2036	\$ 1,126.21	\$ 1,835.14	\$ 159.58	\$ 191.81	\$ 62.00	\$ 3,374.74	
2037	\$ 1,202.56	\$ 1,770.39	\$ 153.95	\$ 195.65	\$ 62.00	\$ 3,384.54	
2038	\$ 1,259.82	\$ 1,701.24	\$ 147.93	\$ 199.56	\$ 62.00	\$ 3,370.56	
2039	\$ 1,336.18	\$ 1,628.80	\$ 141.63	\$ 203.55	\$ 62.00	\$ 3,372.17	
2040	\$ 1,431.62	\$ 1,551.97	\$ 134.95	\$ 207.62	\$ 62.00	\$ 3,388.17	
2041	\$ 1,507.97	\$ 1,469.65	\$ 127.80	\$ 211.78	\$ 62.00	\$ 3,379.20	
2042	\$ 1,603.41	\$ 1,382.94	\$ 120.26	\$ 216.01	\$ 62.00	\$ 3,384.62	
2043	\$ 1,698.85	\$ 1,290.75	\$ 112.24	\$ 220.33	\$ 62.00	\$ 3,384.17	
2044	\$ 1,794.30	\$ 1,193.06	\$ 103.74	\$ 224.74	\$ 62.00	\$ 3,377.84	
2045	\$ 1,908.83	\$ 1,089.89	\$ 94.77	\$ 229.23	\$ 62.00	\$ 3,384.72	
2046	\$ 2,023.36	\$ 980.13	\$ 85.23	\$ 233.82	\$ 62.00	\$ 3,384.54	
2047	\$ 2,156.97	\$ 863.79	\$ 75.11	\$ 238.49	\$ 62.00	\$ 3,396.37	
2048	\$ 2,271.50	\$ 739.77	\$ 64.33	\$ 243.26	\$ 62.00	\$ 3,380.86	
2049	\$ 2,424.21	\$ 609.15	\$ 52.97	\$ 248.13	\$ 62.00	\$ 3,396.46	
2050	\$ 2,557.83	\$ 469.76	\$ 40.85	\$ 253.09	\$ 62.00	\$ 3,383.53	
2051	\$ 2,729.62	\$ 322.69	\$ 28.06	\$ 258.15	\$ 62.00	\$ 3,400.52	
2052	\$ 2,882.33	\$ 165.73	\$ 14.41	\$ 263.32	\$ 62.00	\$ 3,387.79	
Total^[c]	\$ 40,963.40	\$ 42,531.33	\$ 3,709.04	\$ 5,715.78	\$ 1,736.00	\$ 94,655.55	

Notes:

[a] Interest is calculated at 5.000%, 5.375%, and 5.750% for term bonds due 9/15/2027, 9/15/2032, and 9/15/2052 maturities, respectively.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Administrative Expenses, reserve fund requirements, interest earning, or other available offsets could increase or decrease the amounts shown.

[c] Totals may not sum due to rounding.

SONOMA PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #4-B
LOT TYPE 2 – BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MCLENDON-CHISHOLM, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

IMPROVEMENT AREA #4-B - LOT TYPE 2 PRINCIPAL ASSESSMENT: \$48,192.23

As the purchaser of the real property described above, you are obligated to pay assessments to City of McLendon-Chisholm, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Sonoma Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of McLendon-Chisholm. The exact amount of each annual installment will be approved each year by the McLendon-Chisholm City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of McLendon-Chisholm.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF _____

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF _____

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #4-B - LOT TYPE 2

Administrative Expenses						
Annual Installment Due 1/31	Principal	Interest ^[a]	Additional Interest	Administrative Costs	Maintenance and Operation Costs	Total Annual Installment ^[b]
2025	\$ 741.07	\$ 2,735.85	\$ 240.96	\$ 181.49	\$ 62.00	\$ 3,961.38
2026	\$ 763.53	\$ 2,698.80	\$ 237.26	\$ 185.12	\$ 62.00	\$ 3,946.71
2027	\$ 808.44	\$ 2,660.62	\$ 233.44	\$ 188.82	\$ 62.00	\$ 3,953.33
2028	\$ 853.36	\$ 2,620.20	\$ 229.40	\$ 192.60	\$ 62.00	\$ 3,957.55
2029	\$ 898.27	\$ 2,574.33	\$ 225.13	\$ 196.45	\$ 62.00	\$ 3,956.18
2030	\$ 943.18	\$ 2,526.05	\$ 220.64	\$ 200.38	\$ 62.00	\$ 3,952.25
2031	\$ 1,010.55	\$ 2,475.35	\$ 215.92	\$ 204.39	\$ 62.00	\$ 3,968.22
2032	\$ 1,055.47	\$ 2,421.04	\$ 210.87	\$ 208.48	\$ 62.00	\$ 3,957.85
2033	\$ 1,122.84	\$ 2,364.30	\$ 205.59	\$ 212.65	\$ 62.00	\$ 3,967.38
2034	\$ 1,190.21	\$ 2,299.74	\$ 199.98	\$ 216.90	\$ 62.00	\$ 3,968.83
2035	\$ 1,257.58	\$ 2,231.30	\$ 194.03	\$ 221.24	\$ 62.00	\$ 3,966.15
2036	\$ 1,324.95	\$ 2,158.99	\$ 187.74	\$ 225.66	\$ 62.00	\$ 3,959.34
2037	\$ 1,414.78	\$ 2,082.81	\$ 181.11	\$ 230.17	\$ 62.00	\$ 3,970.87
2038	\$ 1,482.15	\$ 2,001.46	\$ 174.04	\$ 234.78	\$ 62.00	\$ 3,954.42
2039	\$ 1,571.97	\$ 1,916.24	\$ 166.63	\$ 239.47	\$ 62.00	\$ 3,956.31
2040	\$ 1,684.26	\$ 1,825.85	\$ 158.77	\$ 244.26	\$ 62.00	\$ 3,975.14
2041	\$ 1,774.08	\$ 1,729.00	\$ 150.35	\$ 249.15	\$ 62.00	\$ 3,964.58
2042	\$ 1,886.37	\$ 1,626.99	\$ 141.48	\$ 254.13	\$ 62.00	\$ 3,970.97
2043	\$ 1,998.65	\$ 1,518.53	\$ 132.05	\$ 259.21	\$ 62.00	\$ 3,970.44
2044	\$ 2,110.94	\$ 1,403.60	\$ 122.05	\$ 264.40	\$ 62.00	\$ 3,962.99
2045	\$ 2,245.68	\$ 1,282.23	\$ 111.50	\$ 269.69	\$ 62.00	\$ 3,971.09
2046	\$ 2,380.42	\$ 1,153.10	\$ 100.27	\$ 275.08	\$ 62.00	\$ 3,970.87
2047	\$ 2,537.62	\$ 1,016.23	\$ 88.37	\$ 280.58	\$ 62.00	\$ 3,984.79
2048	\$ 2,672.36	\$ 870.31	\$ 75.68	\$ 286.19	\$ 62.00	\$ 3,966.54
2049	\$ 2,852.01	\$ 716.65	\$ 62.32	\$ 291.92	\$ 62.00	\$ 3,984.90
2050	\$ 3,009.21	\$ 552.66	\$ 48.06	\$ 297.75	\$ 62.00	\$ 3,969.68
2051	\$ 3,211.32	\$ 379.63	\$ 33.01	\$ 303.71	\$ 62.00	\$ 3,989.67
2052	\$ 3,390.97	\$ 194.98	\$ 16.95	\$ 309.78	\$ 62.00	\$ 3,974.69
Total^[c]	\$ 48,192.23	\$ 50,036.86	\$ 4,363.58	\$ 6,724.45	\$ 1,736.00	\$ 111,053.11

Notes:

[a] Interest is calculated at 5.000%, 5.375%, and 5.750% for term bonds due 9/15/2027, 9/15/2032, and 9/15/2052 maturities, respectively.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Administrative Expenses, reserve fund requirements, interest earning, or other available offsets could increase or decrease the amounts shown.

[c] Totals may not sum due to rounding.