



Ordinance 2022-02
Adopted 05.24.22

CITY OF MCLENDON-CHISHOLM, TEXAS

ORDINANCE NO. 2022-02

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCLENDON-CHISHOLM, TEXAS ACCEPTING AND APPROVING A SONOMA PUBLIC IMPROVEMENT DISTRICT 2022 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLLS FOR THE SONOMA PUBLIC IMPROVEMENT DISTRICT; MAKING A FINDING OF SPECIAL BENEFIT TO CERTAIN PROPERTY IN THE DISTRICT; LEVYING SPECIAL ASSESSMENTS AGAINST CERTAIN PROPERTY WITHIN THE DISTRICT AND ESTABLISHING A LIEN ON SUCH PROPERTY; PROVIDING FOR THE METHOD OF ASSESSMENT AND THE PAYMENT OF THE ASSESSMENTS IN ACCORDANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; PROVIDING PENALTIES AND INTEREST ON DELINQUENT ASSESSMENTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Public Improvement District Assessment Act, Texas Local Government Code, Chapter 372, as amended (the “Act”), authorizes the City Council (the “Council”) of the City of McLendon-Chisholm, Texas (the “City”), to create a public improvement district within the City; and

WHEREAS, the Council has previously created the Sonoma Public Improvement District (the “District”); and

WHEREAS, on May 10, 2022, the Council adopted a resolution (i) determining the total costs of certain authorized public improvements to be undertaken in Improvement Area #4-A and Improvement Area #4-B of the District, (ii) approving a preliminary amended and restated service and assessment plan, including proposed Assessment Rolls (defined below), and (iii) directing the City Secretary to publish and mail notice of a public hearing (the “Assessment Hearing”) to consider an ordinance levying assessments (individually, the “Improvement Area #4-A Assessments” and the “Improvement Area #4-B Assessments”, and collectively, the “Assessments”) on certain benefited property within Improvement Area #4-A and Improvement Area #4-B (the “Improvement Area #4-A Assessed Property” and the “Improvement Area #4-B Assessed Property”, respectively, and collectively, the “Assessed Property”); and

WHEREAS, the City Secretary filed the proposed Assessment Rolls and made the same available for public inspection; and

WHEREAS, the City Secretary (i) published notice of the Assessment Hearing on May 13, 2022 in the *Rockwall Herald Banner* which is a newspaper of general circulation in the City, pursuant to Section 372.016(b) of the Act, and (ii) mailed notice of the Assessment Hearing to the

last known address of the owners of property liable for the Assessments, pursuant to Section 372.016(c) of the Act; and

WHEREAS, the Council convened the Assessment Hearing on May 24, 2022, at which all persons who appeared, or requested to appear, in person or by their attorney, were given the opportunity to contend for or contest the Assessment Rolls and the proposed Assessments, and to offer testimony pertinent to any issue presented on the amount of the Assessments, the allocation of the costs of the authorized public improvements to be undertaken for the benefit of certain property within Improvement Area #4-A and Improvement Area #4-B (the “Improvement Area #4-A Projects” and the “Improvement Area #4-B Projects”, respectively, and collectively, the “Improvement Area #4 Projects”), the purposes of the Assessments, the special benefits of the Improvement Area #4 Projects, and the penalties and interest on annual installments and on delinquent annual installments of the Assessments; and

WHEREAS, the Council finds and determines that (i) the Assessment Rolls and the Sonoma Public Improvement District 2022 Amended and Restated Service and Assessment Plan, dated May 24, 2022 (the “Service and Assessment Plan”), attached hereto as **Exhibit A** and incorporated as a part of this Ordinance for all purposes, should be approved and (ii) the Assessments should be levied as provided in this Ordinance and the Service and Assessment Plan, including the assessment rolls attached thereto as Exhibits I-1 and J-1 (collectively, the “Assessment Rolls”); and

WHEREAS, the Council further finds that there were no objections or evidence submitted to the City Secretary in opposition to the Service and Assessment Plan, the allocation of the costs of the Improvement Area #4 Projects as described in the Service and Assessment Plan, the Assessment Rolls or the levy of the Assessments; and

WHEREAS, the Council closed the Assessment Hearing and, after considering all written and documentary evidence presented at the Assessment Hearing, including all written comments and statements filed with the City, determined to proceed with the adoption of this Ordinance in conformity with the requirements of the Act; 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;

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

Section 1. **Terms.** Capitalized terms not otherwise defined herein shall have the meanings given to such terms in the Service and Assessment Plan.

Section 2. **Findings.** The Council hereby finds, determines and ordains, as follows:

(a) The recitals set forth in the WHEREAS clauses of this Ordinance are true and correct and are hereby incorporated by reference and made a part of this Ordinance for

all purposes as if the same were restated in full in this Section and constitute findings of the Council acting in its discretionary, legislative capacity.

(b) All actions of the City in connection with the creation and establishment of the District and the approval of this Ordinance: (i) have been taken and performed in compliance with the Act and all other applicable laws, policies and procedures; (ii) have been taken and performed in a regular, proper and valid manner; and (iii) are approved and ratified.

(c) The apportionment of the costs of the Improvement Area #4 Projects (as reflected in the Service and Assessment Plan, and the Administrative Expenses pursuant to the Service and Assessment Plan) is fair and reasonable, reflects an accurate presentation of the special benefit each assessed Parcel will receive from the construction of the Improvement Area #4 Projects identified in the Service and Assessment Plan, and is hereby approved.

(d) The Service and Assessment Plan covers a period of at least five years and defines the annual indebtedness and projected costs for the Improvement Area #4 Projects.

(e) The Service and Assessment Plan apportions the costs of the (i) Improvement Area #4-A Projects to be assessed against certain property in Improvement Area #4-A and (ii) Improvement Area #4-B Projects to be assessed against certain property in Improvement Area #4-B, and such apportionment is made on the basis of special benefits accruing to such property because of the Improvement Area #4-A Projects and the Improvement Area #4-B Projects, respectively.

(f) All of the Improvement Area #4-A Assessed Property being assessed in the amounts shown on the Improvement Area #4-A Assessment Roll will be benefited by the Improvement Area #4-A Projects as described in the Service and Assessment Plan, and each assessed Parcel will receive special benefits equal to or greater than the total amount assessed for the Improvement Area #4-A Projects.

(g) All of the Improvement Area #4-B Assessed Property being assessed in the amounts shown on the Assessment Rolls will be benefited by the Improvement Area #4-B Projects as described in the Service and Assessment Plan, and each assessed Parcel will receive special benefits equal to or greater than the total amount assessed for the Improvement Area #4-B Projects.

(h) The method of apportionment of the costs of the Improvement Area #4 Projects and Administrative Expenses set forth in the Service and Assessment Plan results in imposing equal shares of the costs of the Improvement Area #4 Projects and Administrative Expenses on property similarly benefited, and results in a reasonable classification and formula for the apportionment of the costs.

(i) The Service and Assessment Plan has been prepared on behalf of, presented to, and reviewed by the Council and shall be the service plan and assessment plan for the District for all purposes as described in Sections 372.013 and 372.014 of the Act.

(j) The Assessment Rolls should be approved as the assessment rolls for the Assessed Property.

(k) The provisions of the Service and Assessment Plan relating to due and delinquency dates for the Assessments, interest on the Annual Installments, interest and penalties on delinquent Assessments and delinquent Annual Installments, and procedures in connection with the imposition and collection of Assessments should be approved and will expedite collection of the Assessments in a timely manner in order to provide the services and improvements needed and required for the area within Improvement Area #4-A and Improvement Area #4-B.

Section 3. Service and Assessment Plan. The Service and Assessment Plan is hereby accepted and approved as the service plan and the assessment plan for the District. The Service and Assessment Plan shall be updated by the Council no less frequently than annually as required by the Act and more frequently as may be required by the Service and Assessment Plan or as deemed necessary or appropriate by the City.

Section 4. Assessment Rolls. The Assessments Roll are hereby accepted and approved pursuant to Section 372.016 of the Act as the assessment rolls for the Assessed Property for all purposes.

Section 5. Levy and Payment of Assessments for Costs of the Improvement Area #4 Projects.

(a) The Council hereby levies the Assessments on each Assessed Property, as shown and described in the Service and Assessment Plan and the Assessment Rolls, in the respective amounts shown in the Service and Assessment Plan, as special assessments as set forth in the Assessment Rolls.

(b) The levy of the Assessments shall be effective on the date of adoption of this Ordinance and shall be collected and enforced strictly in accordance with the terms of the Service and Assessment Plan and the Act.

(c) Each Assessment may be prepaid in whole or in part at any time without penalty or may be paid in annual installments pursuant to the terms of the Service and Assessment Plan.

(d) Each Assessment shall bear interest at the rate or rates specified in the Service and Assessment Plan.

(e) The Annual Installments shall be collected each year in the manner set forth in the Service and Assessment Plan.

(f) The Administrative Expenses for the Assessed Property shall be calculated pursuant to the terms of the Service and Assessment Plan.

Section 6. Method of Assessment. The method of apportioning the costs of the Improvement Area #4 Projects and Administrative Expenses is set forth in the Service and Assessment Plan.

Section 7. Penalties and Interest on Delinquent Assessments. Delinquent Assessments shall be subject to the penalties, interest, procedures and foreclosure sales set forth in the Service and Assessment Plan and as allowed by law.

Section 8. Prepayments of Assessments. As provided in the Service and Assessment Plan, the owner of any Assessed Property may prepay the Assessments levied by this Ordinance.

Section 9. Lien Priority. The Council and the owners of the Assessed Property intend for the obligations, covenants and burdens on the Assessed Property, including without limitation such landowners' obligations related to payment of the Assessments and Annual Installments, to constitute covenants that shall run with the land. The Assessments and the Annual Installments which are levied hereby shall be binding upon the owners of the Assessed Property, and their respective transferees, legal representatives, heirs, devisees, successors and assigns, regardless of whether such owners are named, in the same manner and for the same period as such parties would be personally liable for the payment of ad valorem taxes under applicable law. Assessments shall have lien priority as specified in the Service and Assessment Plan and the Act.

Section 10. Applicability of Tax Code. To the extent not inconsistent with this Ordinance, and not inconsistent with the Act or the other laws governing public improvement districts, the provisions of the Texas Tax Code, as amended, shall be applicable to the imposition and collection of Assessments by the City.

Section 11. Filing in Land Records. The City Secretary is directed to cause a copy of this Ordinance, including the Service and Assessment Plan, to be recorded in the real property records of Rockwall County, Texas, on or before May 31, 2022. The City Secretary is further directed to similarly file each Annual Service Plan Update approved by the Council, with each such filing to occur within seven days of the date each respective Annual Service Plan Update is approved.

Section 12. Severability. If any provision, section, subsection, sentence, clause or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this Ordinance or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the Council that no portion hereof, or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity or any other portion hereof, and all provisions of this ordinance are declared to be severable for that purpose.

Section 13. Effective Date.

This Ordinance shall take effect, and the levy of the Assessments and the provisions and terms of the Service and Assessment Plan, shall be and become effective upon the adoption hereof.

[Remainder of page left blank intentionally]

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF MCLENDON-CHISHOLM, TEXAS, THIS THE 24th DAY OF MAY, 2022.

**CITY OF MCLENDON-CHISHOLM,
TEXAS**



Mayor

ATTEST:



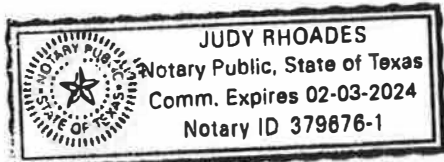
City Secretary

(City Seal)




STATE OF TEXAS §
 §
COUNTY OF ROCKWALL §

This instrument was acknowledged before me on the 24th day of May, 2022 by Keith Short and Shelly Green, the Mayor and City Secretary, respectively, of the City of McLendon-Chisholm, Texas on behalf of said City.



(Notary Seal)



Notary Public, State of Texas

Exhibit A

Service and Assessment Plan

CERTIFICATE FOR ORDINANCE

THE STATE OF TEXAS
ROCKWALL COUNTY
CITY OF McLENDON-CHISHOLM

We, the undersigned officers of the City of McLendon-Chisholm, Texas (the "City"), hereby certify as follows:

1. The City Council (the "Council") of the City convened in a regular meeting on May 24, 2022, at the designated meeting place, and the roll was called of the duly constituted officers and members of the Council, to wit:

Keith Short, Mayor
Lorna Kipphut, Mayor Pro Tem
Daniel Tucker, Council Member
Dyon Purdy, Council Member
Bryan McNeal, Council Member
Trudy Woessner, Council Member

Shelly Green, City Secretary

and all of said persons were present except Daniel Tucker, thus constituting a quorum. Whereupon, among other business the following was transacted at said meeting: a written

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF McLENDON-CHISHOLM, TEXAS ACCEPTING AND APPROVING A SONOMA PUBLIC IMPROVEMENT DISTRICT AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN AND IMPROVEMENT AREA #4 ASSESSMENT ROLL FOR THE SONOMA PUBLIC IMPROVEMENT DISTRICT; MAKING A FINDING OF SPECIAL BENEFIT TO CERTAIN PROPERTY IN THE DISTRICT; LEVYING SPECIAL ASSESSMENTS AGAINST CERTAIN PROPERTY WITHIN THE DISTRICT AND ESTABLISHING A LIEN ON SUCH PROPERTY; PROVIDING FOR THE METHOD OF ASSESSMENT AND THE PAYMENT OF THE ASSESSMENTS IN ACCORDANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; PROVIDING PENALTIES AND INTEREST ON DELINQUENT ASSESSMENTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

was duly introduced for the consideration of the Council. It was then duly moved and seconded that said Ordinance be passed; and, after due discussion, said motion, carrying with it the passage of said Ordinance, prevailed and carried, with all members of the Council shown present above voting "Aye," except as noted below:

NAYS: 0

ABSTENTIONS: 0

2. A true, full, and correct copy of the aforesaid Ordinance passed at the meeting described in the above and foregoing paragraph is attached to and follows this Certificate; said Ordinance has been duly recorded in the Council's minutes of said meeting; the above and foregoing paragraph is a true, full, and correct excerpt from the Council's minutes of said meeting pertaining to the passage of said Ordinance; the persons named in the above and foregoing paragraph are the duly chosen, qualified, and acting officers and members of the Council as indicated therein; that each of the officers and members of the Council was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the aforesaid meeting, and that said Ordinance would be introduced and considered for passage at said meeting, and each of said officers and members consented, in advance, to the holding of said meeting for such purpose; and that said meeting was open to the public, and public notice of the time, place, and purpose of said meeting was given all as required by the Texas Government Code, Chapter 551.

3. The Council has approved and hereby approves the Ordinance; and the Mayor and City Secretary hereby declare that their signing of this certificate shall constitute the signing of the attached and following copy of said Ordinance for all purposes.

SIGNED AND SEALED ON MAY 24, 2022.



City Secretary



Mayor

(City Seal)



Sonoma Public Improvement District

2022 AMENDED AND RESTATED SERVICE AND ASSESSMENT
PLAN

MAY 24, 2022



AUSTIN, TX | NORTH RICHLAND HILLS, TX

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INTRODUCTION

Capitalized terms used in this 2022 Amended and Restated Service and Assessment Plan shall have the meanings given to them in **Section I** unless otherwise defined in this 2022 Amended and Restated Service and Assessment Plan or unless the context in which a term is used clearly requires a different meaning. Unless otherwise defined, a reference to a “Section”, an “Exhibit,” or an “Appendix” shall be a reference to a Section of this 2022 Amended and Restated Service and Assessment Plan or an Exhibit or Appendix attached to and made a part of this 2022 Amended and Restated Service and Assessment Plan for all purposes.

On September 10, 2007, the City Council passed and approved Resolution No. 2007-21 authorizing the establishment of the District in accordance with the PID Act, which authorization was effective upon publication as required by the PID Act. The purpose of the District is to finance the Actual Costs of Authorized Improvements that confer a special benefit on approximately 548 acres located within the corporate limits of the City, as described by the legal description on **Exhibit O-1** and depicted on **Exhibit A-1**.

On January 13, 2015, City approved the 2015 SAP for the District by adopting the 2015 Assessment Ordinance 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 Rolls. The City levied \$1,610,000 of Assessments on the Major Improvement Area Excluding Phase 1. The City levied \$10,700,000 of Assessments on Phase 1 Assessed Property. On April 14, 2015, the City updated the 2015 SAP with its approval of the Phase 1 Bonds in an amount of \$7,600,000 which are secured by Assessments levied against the Phase 1 Assessed Property, and the balance of \$3,100,000 in Phase 1 Assessments secured the Phase 1 Reimbursement Agreement.

On August 23, 2016, the City 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, the City approved the 2017 SAP Update for the District by adopting Ordinance No. 2017-09 which updated the Assessment Rolls for the Major Improvement Area Excluding Phase 1 and Phase 1 for 2017 and levied \$7,575,000 in Phase 2 Assessments for Assessed Parcels within Phase 2 of the District, for the costs of Authorized Improvements that benefitted Phase 2 Assessed Property, as reflected by the revised Assessment Rolls.

On September 11, 2018, the City 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 approved the 2019 SAP Update for the District by adopting Ordinance No. 2019-06, which updated the Assessment Rolls for 2019 with its approval of the Improvement Area #2 Bonds in an amount of \$6,225,000 secured by a portion of the Assessment levied against

Phase 2 Assessed Property. The 2019 SAP Update separated the Phase 2 Assessed Property (as defined in the 2017 SAP Update) into Improvement Area #1C and Improvement Area #2 and released the Assessments against the Major Improvement Area Excluding Phase 1; and, the 2019 SAP Update updated the Assessment Rolls accordingly. The Improvement Area #2 Bonds are secured by Assessments levied against the Improvement Area #2 Assessed Property.

On August 13, 2019, the City approved the 2019 Amended Annual Service Plan Update for the District by adopting Ordinance No. 2019-09 which updated the Assessment Rolls for 2019. The 2019 SAP Update did not provide an Assessment Roll showing the outstanding Assessment and Annual Installment due for every Parcel within the District, therefore an update to the 2019 SAP Update was required. The 2019 Amended Annual Service Plan Update updated the Phase 1 Assessment Roll, Improvement Area #1C Assessment Roll and the Improvement Area #2 Assessment Roll for 2019.

On July 28, 2020, the City approved the 2020 Annual Service Plan Update for the District by adopting Ordinance No. 2020-08 which updated the Assessment Roll 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 approved the “PID Reimbursement Agreement – Sonoma Public Improvement District” by adopting Ordinance No. 2021-01 which approved such agreement for Improvement Area #3 and Improvement Area #4.

On February 9, 2021, the City 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 SAP, 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. The Improvement Area #3 Bonds are secured by Assessments levied against the Improvement Area #3 Assessed Property.

On May 24, 2022, the City approved this 2022 Amended and Restated Service and Assessment Plan for the District by adopting Ordinance No. 2022-__ 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. The Improvement Area #4 Bonds are secured by Assessments levied against the Improvement Area #4-A Assessed Property and Improvement Area #4-B Assessed Property.

The PID Act requires a service plan covering a period of at least five years, defining the annual indebtedness and projected cost of the Authorized Improvements and including a copy of the notice form required by Section 5.014 of the Texas Property Code, as amended. The Service Plan is contained in **Section IV**.

The PID Act requires that the Service Plan include an Assessment Plan that assesses the Actual Costs of the Authorized Improvements against the District based on the special benefits conferred on the District by the Authorized Improvements. The Assessment Plan is contained in **Section V**.

The PID Act requires an Assessment Roll that states the Assessment against each Parcel determined by the method chosen by the City Council. The Assessment against each Parcel must be sufficient to pay the share of the Actual Costs of the Authorized Improvements apportioned to the Parcel and cannot exceed the special benefit conferred on the Parcel by such Authorized Improvements. The Assessment Roll for Phase 1 is included as **Exhibit E-1**. The Assessment Roll for Improvement Area #1C is included as **Exhibit F-1**. The Assessment Roll for Improvement Area #2 is included as **Exhibit G-1**. The Assessment Roll for Improvement Area #3 is included as **Exhibit H-1**. The Assessment Roll for Improvement Area #4-A is included as **Exhibit I-1**. The Assessment Roll for Improvement Area #4-B is included as **Exhibit J-1**.

SECTION I: DEFINITIONS

“2015 Assessment Ordinance” means the Assessment Ordinance approved by the City Council on January 13, 2015.

“2015 SAP” means the Sonoma Public Improvement District Sonoma Verde Project McLendon-Chisholm, Texas Service and Assessment Plan, dated January 13, 2015, approved by the City on January 13, 2015 by Ordinance No. 2015-02 as amended and updated, including as updated on April 13, 2015, prior to City Council approval of this 2022 Amended and Restated Service and Assessment Plan.

“2016 Annual Service Plan Update” means the update of the 2015 SAP approved on August 23, 2016 by the City by adopting Ordinance No. 2016-11 which updated the Assessment Rolls for 2016.

“2017 Assessment Ordinance” means the Assessment Ordinance approved by the City Council on June 13, 2017.

“2017 SAP Update” means the Sonoma Public Improvement District Sonoma Verde Project McLendon-Chisholm, Texas Service and Assessment Plan (as updated for Phase #2), approved by the City on June 13, 2017 by Ordinance No. 2017-09 as amended and updated prior to City Council approval of this 2022 Amended and Restated Service and Assessment Plan.

“2018 Annual Service Plan Update” means the update of the 2017 SAP Update approved on September 11, 2018 by the City by adopting Ordinance No. 2018-08 which updated the Assessment Rolls for 2018.

“2019 SAP Update” means the Sonoma Public Improvement District Sonoma Verde Project McLendon-Chisholm, Texas Service and Assessment Plan as updated for Phase #2 (Improvement Area #1C and Improvement Area #2), approved by the City on June 11, 2019 by Ordinance No. 2019-06 as amended and updated prior to City Council approval of this 2022 Amended and Restated Service and Assessment Plan.

“2019 Amended Annual Service Plan Update” means the update of the 2019 SAP Update approved on August 13, 2019 by the City by adopting Ordinance No. 2019-09 which updated the Assessment Rolls for 2019.

“2020 Annual Service Plan Update” means the update of the 2019 SAP Update approved on July 28, 2020 by the City by adopting Ordinance No. 2020-08 which updated the Assessment Roll for 2020, including adjusting the Phase 1 Assessment to reflect the issuance of the Phase 1 Refunding and Improvement Bonds, for interest savings.

“2021 Amended and Restated Service and Assessment Plan” means the 2021 Amended and Restated Service and Assessment Plan approved by the City Council by Ordinance No. 2021-01

on February 9, 2021, which is to be replaced in its entirety by this 2022 Amended and Restated Service and Assessment Plan, as it may be modified and updated from time to time.

“2022 Amended and Restated Service and Assessment Plan” means this 2022 Amended and Restated Service and Assessment Plan approved by the City Council by Ordinance No. 2022-____ on May 24, 2022, which is to replace in its entirety the 2021 Amended and Restated Service and Assessment Plan.

“Actual Costs” mean with respect to Authorized Improvements, the demonstrated, reasonable, allocable, and allowable costs of constructing such Authorized Improvement, as specified in a Certification for Payment or Bill of Sale with filed warranty deed and engineer stamp cost that has been reviewed and approved by the City. Actual Cost may include (1) the costs for the design, planning, financing, administration, management, acquisition, installation, construction and/or implementation of such Authorized Improvement, including general contractor construction management fees and real estate acquisition costs, if any, (2) the costs of preparing the construction plans for such Authorized Improvement, (3) the fees paid for obtaining permits, licenses or other governmental approvals for such Authorized Improvement, (4) the costs for external professional costs associated with such Authorized Improvement, such as engineering, geotechnical, surveying, land planning, architectural landscapers, advertising, marketing and research studies, appraisals, legal, accounting and similar professional services, (5) the costs of all labor, bonds and materials, including equipment and fixtures, incurred by contractors, builders and material men in connection with the acquisition, construction or implementation of the Authorized Improvements, and (6) all related permitting, zoning and public approval expenses, architectural, engineering, legal, and consulting fees, financing charges, taxes, governmental fees and charges (including inspection fees, County permit fees, development fees), insurance premiums, miscellaneous expenses, and all advances and payments for Administrative Expenses. Actual Costs include general contractor’s fees in an amount up to a percentage equal to the percentage of work completed and accepted by the City or construction management fees in an amount up to five percent of the eligible Actual Costs described in a Certification for Payment. The amounts expended on legal costs, governmental fees, insurance premiums, permits, financing costs, and appraisals shall be excluded from the base upon which the general contractor and construction management fees are calculated. Actual Costs also may be paid to the Owner or any other person or entity only in the capacity of construction manager or only in the capacity of general contractor but not both.

“Additional Interest” means the amount collected by the application of the Additional Interest Rate.

“Additional Interest Rate” means the 0.50% additional interest rate that may be charged on Assessments securing PID Bonds pursuant to Section 372.018 of the PID Act.

“Administrator” means the City or independent firm designated by the City who shall have the responsibilities provided in this 2022 Amended and Restated Service and Assessment Plan, the Indenture, or any other agreement or document approved by the City related to the duties and responsibilities of the administration of the District. The initial Administrator is P3Works, LLC.

“Administrative Expenses” mean the administrative and maintenance and operation costs associated with, or incident to, the administration and maintenance and operation of the District, including, but not limited to, the costs of: (1) creating and organizing the District, including conducting hearings, preparing notices and petitions, and all costs incident thereto, including engineering fees, legal fees and consultant fees, (2) the annual administrative, organization, maintenance, and operation costs and expenses associated with, or incident and allocable to, the administration, organization, and operation of the District, (3) computing, levying, billing and collecting Assessments or the installments thereof, (4) maintaining the record of installments of the Assessments and the system of registration and transfer of the PID Bonds, (5) paying and redeeming the PID Bonds, (6) investing or depositing of monies, (7) complying with the PID Act and codes with respect to the PID Bonds, (8) the Trustee fees and expenses relating to the PID Bonds, including reasonable fees, (9) legal counsel, engineers, accountants, financial advisors, investment bankers or other consultants and advisors, (10) administering the construction of the Authorized Improvements, and (11) costs and expenses, if any, associated with major repairs and emergency maintenance of the Authorized Improvements. Administrative Expenses do not include payment of the actual principal of, redemption premium, if any, and interest on the PID Bonds. Administrative Expenses collected and not expended for actual Administrative Expenses shall be carried forward and applied to reduce Administrative Expenses in subsequent years to avoid the over-collection of Administrative Expenses.

“Annual Installment” means the annual installment payment on the Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; (3) Administrative Expenses; and (4) Additional Interest, if applicable.

“Annual Service Plan Update” means an update to this 2022 Amended and Restated Service and Assessment Plan prepared no less frequently than annually by the Administrator and approved by the City Council.

“Assessed Property” means any Parcel within the District against which an Assessment is levied.

“Assessment” means an assessment levied against a Parcel within the District, other than Non-Benefitted Property, and imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on an Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act.

“Assessment Ordinance” means an ordinance adopted by the City Council in accordance with the PID Act that levies an Assessment on the Assessed Property, as shown on any Assessment Roll.

“Assessment Plan” means the methodology employed to assess the Actual Costs of the Authorized Improvements against the Assessed Property based on the special benefits conferred on such property by the Authorized Improvements, more specifically set forth and described in **Section V**.

“Assessment Roll” means any assessment roll for the Assessed Property, including the Phase 1 Assessment Roll, the Improvement Area #1C Assessment Roll, the Improvement Area #2 Assessment Roll, the Improvement Area #3 Assessment Roll, the Improvement Area #4-A Assessment Roll, and the Improvement Area #4-B Assessment Roll, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of PID Bonds, or any Annual Service Plan Update.

“Authorized Improvements” means, collectively, the Public Improvements, PID Establishment Costs, and Bond Issuance Costs.

“Bond Issuance Costs” means the costs associated with issuing PID Bonds, including but not limited to financial advisory fees, consultant fees, appraisal fees, printing costs, publication costs, capitalized interest, reserve fund requirements, underwriter’s discount, fees charged by the Texas Attorney General, and any other cost or expense incurred by the City directly associated with the issuance of any series of PID Bonds.

“City” means the City of McLendon-Chisholm, Texas.

“City Council” means the governing body of the City.

“County” means Rockwall County, Texas.

“Delinquent Collection Costs” mean costs related to the foreclosure on Assessed Property and the costs of collection of delinquent Assessments, delinquent Annual Installments, or any other delinquent amounts due under this 2022 Amended and Restated Service and Assessment Plan including penalties and reasonable attorney’s fees actually paid, but excluding amounts representing interest and penalty interest.

“Development Agreement” means the Development Agreement, effective June 11, 2007, by and between the City and Original Owner, as predecessor-in-interest to the Owner, as amended by (1) the first amendment to the Development Agreement, effective January 28, 2008, (2) the second amendment to the Development Agreement, effective September 25, 2012, and (3) the third amendment to the Development Agreement, effective January 14, 2014, as it may be modified and updated from time to time.

“District” means the Sonoma Public Improvement District containing approximately 548 acres located within the corporate limits of the City, and more specifically described in **Exhibit O-1**, and depicted on **Exhibit A-1**.

“Engineer’s Report” means a report provided by a licensed professional engineer that identifies the Authorized Improvements, including their costs, location, and benefit, and is attached hereto as **Appendix B** for Improvement Area #3 and **Appendix C** for Improvement Area #4.

“Equivalent Units” mean, as to any Parcel within Phase 1, Improvement Area #1C, or Improvement Area #2, the number of dwelling units by Lot Type expected to be built on the Parcel multiplied by the factors calculated and shown in **Appendix A**, attached hereto.

“Estimated Buildout Value” means the estimated value of an Assessed Property with fully constructed buildings, as provided by the Owner and confirmed by the City Council by considering such factors as density, lot size, proximity to amenities, view premiums, location, market conditions, historical sales, builder contracts, discussions with homebuilders, reports from third party consultants, or any other factors that, in the judgment of the City, may impact value. The Estimated Buildout Value for a Lot Type is provided for in **Exhibit L-1**.

“Improvement Area #1C” means approximately 12.613 acres located within the District, more specifically described and depicted on the plat on **Exhibit A-3**.

“Improvement Area #1C Annual Installment” means the Annual Installment of the Improvement Area #1C Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; and (3) Administrative Expenses.

“Improvement Area #1C Assessed Property” means any Parcel within Improvement Area #1C against which an Improvement Area #1C Assessment is levied.

“Improvement Area #1C Assessment” means an Assessment levied against a Parcel within Improvement Area #1C and imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on the Improvement Area #1C Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act.

“Improvement Area #1C Assessment Roll” means the Assessment Roll for the Improvement Area #1C Assessed Property, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any updates prepared in connection with the issuance of PID Bonds or any Annual Service Plan Updates. The Improvement Area #1C Assessment Roll is included in this 2022 Amended and Restated Service and Assessment Plan as **Exhibit F-1**.

“Improvement Area #1C, Lot Type 4” means a Lot within Improvement Area #1C marketed to homebuilders as an 80’ Lot, with an Estimated Buildout Value of \$310,000. Improvement Area #1C, Lot Type 4 was originally identified as a Land Use Class 4 Lot.

“Improvement Area #1C Projects” means collectively: (1) the pro rata portion of the Major Improvements allocable to Improvement Area #1C; (2) the pro rata portion of the Phase 2 Improvements allocable to Improvement Area #1C; and (3) Improvement Area #1C’s pro rata share of the PID Establishment Costs.

“Improvement Area #2” means approximately 61.374 acres located within the District, more specifically described and depicted on the plat on **Exhibit A-4**.

“Improvement Area #2 Annual Installment” means the Annual Installment of the Improvement Area #2 Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; (3) Administrative Expenses; and (4) Additional Interest.

“Improvement Area #2 Assessed Property” means any Parcel within Improvement Area #2 against which an Improvement Area #2 Assessment is levied.

“Improvement Area #2 Assessment” means an Assessment levied against a Parcel within Improvement Area #2 and imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on the Improvement Area #2 Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act.

“Improvement Area #2 Assessment Roll” means the Assessment Roll for the Improvement Area #2 Assessed Property, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any updates prepared in connection with the issuance of PID Bonds or any Annual Service Plan Updates. The Improvement Area #2 Assessment Roll is included in this 2022 Amended and Restated Service and Assessment Plan as **Exhibit G-1**.

“Improvement Area #2 Bonds” means those certain “City of McLendon-Chisholm, Texas Special Assessment Revenue Bonds, Series 2019 (Sonoma Public Improvement District Improvement Area #2 Project)” that are secured by Improvement Area #2 Assessments.

“Improvement Area #2, Lot Type 2” means a Lot within Improvement Area #2 marketed to homebuilders as a one-half acre Lot, with an Estimated Buildout Value of \$440,000. Improvement Area #2, Lot Type 2 was originally identified as a Land Use Class 2 Lot.

“Improvement Area #2, Lot Type 3” means a Lot within Improvement Area #2 marketed to homebuilders as a 90’ Lot, with an Estimated Buildout Value of \$340,000. Improvement Area #2, Lot Type 3 was originally identified as a Land Use Class 3 Lot.

“Improvement Area #2, Lot Type 5” means a Lot within Improvement Area #2 marketed to homebuilders as a 60’ Lot, with an Estimated Buildout Value of \$245,000. Improvement Area #2, Lot Type 5 was originally identified as a Land Use Class 5 Lot.

“Improvement Area #2, Lot Type 10” means a Lot within Improvement Area #2 marketed to homebuilders as a 70’ Lot, with an Estimated Buildout Value of \$277,500. Improvement Area #2, Lot Type 10 was originally identified as a Land Use Class 10 Lot.

“Improvement Area #2 Projects” means collectively: (1) the pro rata portion of the Major Improvements allocable to Improvement Area #2; (2) the pro rata portion of the Phase 2 Improvements allocable to Improvement Area #2; (3) Improvement Area #2’s pro rata share of PID Establishment Costs; and (4) Bond Issuance Costs associated with the issuance of the Improvement Area #2 Bonds.

“Improvement Area #3” means approximately 63.7679 acres located within the District, more specifically described on **Exhibit O-2**, and depicted on the plat on **Exhibit A-5**.

“Improvement Area #3 Annual Installment” means the Annual Installment of the Improvement Area #3 Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; (3) Administrative Expenses; and (4) Additional Interest.

“Improvement Area #3 Assessed Property” means any Parcel within Improvement Area #3 against which an Improvement Area #3 Assessment is levied.

“Improvement Area #3 Assessment” means an Assessment levied against a Parcel within Improvement Area #3 and imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on the Improvement Area #3 Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act.

“Improvement Area #3 Assessment Roll” means the Assessment Roll for the Improvement Area #3 Assessed Property, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any updates prepared in connection with the issuance of PID Bonds or any Annual Service Plan Updates. The Improvement Area #3 Assessment Roll is included in this 2022 Amended and Restated Service and Assessment Plan as **Exhibit H-1**.

“Improvement Area #3 Bonds” means those certain “City of McLendon-Chisholm, Texas Special Assessment Revenue Bonds, Series 2021 (Sonoma Public Improvement District Improvement Area #3 Project)” that are secured by Improvement Area #3 Assessments.

“Improvement Area #3 Engineer’s Report” means a report provided by a licensed professional engineer that identifies the Authorized Improvements for Improvement Area #3, including their costs, location, and benefit, and is attached hereto as **Appendix B**.

“Improvement Area #3 Improvements” means the Authorized Improvements which only benefit the Improvement Area #3 Assessed Property.

“Improvement Area #3, Lot Type 1” means a Lot within Improvement Area #3 marketed to homebuilders as a 60’ Lot, with an Estimated Buildout Value of \$353,000.

“Improvement Area #3, Lot Type 2” means a Lot within Improvement Area #3 marketed to homebuilders as a 70’ Lot, with an Estimated Buildout Value of \$388,000.

“Improvement Area #3, Lot Type 3” means a Lot within Improvement Area #3 marketed to homebuilders as a 120’ Lot, with an Estimated Buildout Value of \$472,000.

“Improvement Area #3 Projects” means collectively: (1) the pro rata portion of the Major Improvements allocable to Improvement Area #3; (2) the Improvement Area #3 Improvements; (3) Improvement Area #3’s pro rata share of the PID Establishment Costs; and (4) Bond Issuance Costs associated with the issuance of the Improvement Area #3 Bonds.

“Improvement Area #4” means approximately 148.5102 acres located within the District, more specifically described on **Exhibit O-3**, and depicted on **Exhibit A-6**.

“Improvement Area #4 Bonds” means those certain “City of McLendon-Chisholm, Texas Special Assessment Revenue Bonds, Series 2022 (Sonoma Public Improvement District Improvement Area #4 Project)” that are secured by Improvement Area #4-A Assessments and Improvement Area #4-B Assessments.

“Improvement Area #4 Engineer’s Report” means a report provided by a licensed professional engineer that identifies the Authorized Improvements for Improvement Area #4, including their costs, location, and benefit, and is attached hereto as **Appendix C**.

“Improvement Area #4 Improvements” means the Authorized Improvements which only benefit the Improvement Area #4-A Assessed Property and Improvement Area #4-B Assessed Property.

“Improvement Area #4-A” means approximately 29.703 acres located within the District, more specifically described on **Exhibit O-4**, and depicted on **Exhibit A-7**.

“Improvement Area #4-A Annual Installment” means the Annual Installment of the Improvement Area #4-A Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; (3) Administrative Expenses; and (4) Additional Interest.

“Improvement Area #4-A Assessed Property” means any Parcel within Improvement Area #4-A against which an Improvement Area #4-A Assessment is levied.

“Improvement Area #4-A Assessment” means an Assessment levied against a Parcel within Improvement Area #4-A and imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on the Improvement Area #4-A Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act.

“Improvement Area #4-A Assessment Roll” means the Assessment Roll for the Improvement Area #4-A Assessed Property, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any updates prepared in

connection with the issuance of PID Bonds or any Annual Service Plan Updates. The Improvement Area #4-A Assessment Roll is included in this 2022 Amended and Restated Service and Assessment Plan as **Exhibit I-1**.

“Improvement Area #4-A Initial Parcel” means all of the property within Improvement Area #4-A, as described in **Exhibit O-4**, and depicted on **Exhibit A-7**.

“Improvement Area #4-A, Lot Type 1” means a Lot within Improvement Area #4-A marketed to homebuilders as an 80’ Lot, with an Estimated Buildout Value of \$688,888.

“Improvement Area #4-A, Lot Type 2” means a Lot within Improvement Area #4-A marketed to homebuilders as a 100’ Lot, with an Estimated Buildout Value of \$770,000.

“Improvement Area #4-A Projects” means collectively: (1) the pro rata portion of the Major Improvements allocable to Improvement Area #4-A; (2) the pro rata portion of the Improvement Area #4 Improvements allocable to Improvement Area #4-A; (3) Improvement Area #4-A’s pro rata share of the PID Establishment Costs; and (4) the pro rata portion of the Bond Issuance Costs associated with the issuance of the Improvement Area #4 Bonds allocable to Improvement Area #4-A.

“Improvement Area #4-B” means approximately 118.8072 acres located within the District, more specifically described on **Exhibit O-5**, and depicted on **Exhibit A-8**.

“Improvement Area #4-B Annual Installment” means the Annual Installment of the Improvement Area #4-B Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; (3) Administrative Expenses; and (4) Additional Interest.

“Improvement Area #4-B Assessed Property” means any Parcel within Improvement Area #4-B against which an Improvement Area #4-B Assessment is levied.

“Improvement Area #4-B Assessment” means an Assessment levied against a Parcel within Improvement Area #4-B and imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on the Improvement Area #4-B Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act.

“Improvement Area #4-B Assessment Roll” means the Assessment Roll for the Improvement Area #4-B Assessed Property, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any updates prepared in connection with the issuance of PID Bonds or any Annual Service Plan Updates. The Improvement Area #4-B Assessment Roll is included in this 2022 Amended and Restated Service and Assessment Plan as **Exhibit J-1**.

“Improvement Area #4-B Initial Parcel” means all of the property within Improvement Area #4-B, as described in **Exhibit O-5**, and depicted on **Exhibit A-8**.

“Improvement Area #4-B, Lot Type 1” means a Lot within Improvement Area #4-B marketed to homebuilders as a 60’ Lot, with an Estimated Buildout Value of \$510,000.

“Improvement Area #4-B, Lot Type 2” means a Lot within Improvement Area #4-B marketed to homebuilders as a 70’ Lot, with an Estimated Buildout Value of \$600,000.

“Improvement Area #4-B Projects” means collectively: (1) the pro rata portion of the Major Improvements allocable to Improvement Area #4-B; (2) the pro rata portion of the Improvement Area #4 Improvements allocable to Improvement Area #4-B; (3) Improvement Area #4-B’s pro rata share of the PID Establishment Costs; and (4) the pro rata portion of the Bond Issuance Costs associated with the issuance of the Improvement Area #4 Bonds allocable to Improvement Area #4-B.

“Indenture” means an Indenture of Trust entered into in connection with the issuance of each series of PID Bonds, as amended from time to time, between the City and the Trustee setting forth terms and conditions related to a series of PID Bonds.

“Land Use Class” means a classification of final building Lots with similar characteristics (e.g. commercial, light industrial, multifamily residential, single family residential, etc.), as determined by the Administrator and confirmed by the City Council. In the case of single family residential Lots, the Lot Type shall be further defined by classifying the residential lots by the estimated final average home value for each Lot as of the date of the recorded subdivision plat, considering factors such as density, lot size, proximity to amenities, view premiums, location, and any other factors that may impact the average home value on the Lot, as determined by the Administrator and confirmed by the City Council.

“Land Use Class 1” means lots identified as such on the Assessment Rolls in previous service and assessment plans, which are referred to as one acre lots in the Planned Development District Ordinance and being generally lots for single family dwelling unit with approximately 4,500 sq ft of air-conditioned living space. See **Exhibit L-2** for the Land Use Class to Lot Type conversion.

“Land Use Class 2” means lots identified as such on the Assessment Rolls in previous service and assessment plans which are referred to as one-half acre lots in the Planned Development District Ordinance and being generally lots for single family dwelling unit with approximately 3,800 sq ft of air-conditioned living space. See **Exhibit L-2** for the Land Use Class to Lot Type conversion.

“Land Use Class 3” means lots identified as such on the Assessment Rolls in previous service and assessment plans, which are referred to as 90 Ft lots in the Planned Development District Ordinance and being generally lots for single family dwelling unit with approximately 3,200 sq ft of air-conditioned living space. See **Exhibit L-2** for the Land Use Class to Lot Type conversion.

“Land Use Class 4” means lots identified as such on the Assessment Rolls in previous service and assessment plans which are referred to as 80 Ft lots in the Planned Development District

Ordinance and being generally lots for single family dwelling unit with approximately 3,000 sq ft of air-conditioned living space. See **Exhibit L-2** for the Land Use Class to Lot Type conversion.

“Land Use Class 5” means lots identified as such on the Assessment Rolls in previous service and assessment plans which are referred to as 60 Ft lots in the Planned Development District Ordinance and being generally lots for single family dwelling unit with approximately 2,400 sq ft of air-conditioned living space. See **Exhibit L-2** for the Land Use Class to Lot Type conversion.

“Land Use Class 6” means lots identified as such on the Assessment Rolls in previous service and assessment plans which are referred to as office lots in the Planned Development District Ordinance and being generally lots for office uses with approximately 3,700 sq ft of air conditioned working space. See **Exhibit L-2** for the Land Use Class to Lot Type conversion.

“Land Use Class 7” means lots identified as such on the Assessment Rolls in previous service and assessment plans, which are referred to as church lots in the Planned Development District Ordinance and being generally lots for church building uses. See **Exhibit L-2** for the Land Use Class to Lot Type conversion.

“Land Use Class 8” means lots identified as such on the Assessment Rolls in previous service and assessment plans, which are referred to as daycare lots in the Planned Development District Ordinance and being generally lots for daycare building uses. See **Exhibit L-2** for the Land Use Class to Lot Type conversion.

“Land Use Class 9” means lots identified as such on the Assessment Rolls in previous service and assessment plans, which are referred to as senior living lots in the Planned Development District Ordinance and being generally lots for senior living building uses. See **Exhibit L-2** for the Land Use Class to Lot Type conversion.

“Land Use Class 10” means lots identified as such on the Assessment Rolls in previous service and assessment plans, which are referred to as 70 Ft lots in the Planned Development District Ordinance and being generally lots for single family dwelling unit with approximately 2,700 sq ft of air-conditioned living space. See **Exhibit L-2** for the Land Use Class to Lot Type conversion.

“Lot” means (1) for any portion of the District for which a final subdivision plat has been recorded in the official public records of the County, a tract of land described by “lot” in such subdivision plat; and (2) for any portion of the District for which a subdivision plat has not been recorded in the official public records of the County, a tract of land anticipated to be described as a “lot” in a final recorded subdivision plat as shown on a concept plan or a preliminary plat.

“Lot Type” means a classification of final building Lots with similar characteristics (e.g. lot size, home product, buildout value, etc.), as determined by the Administrator and confirmed by the City Council. In the case of single-family residential Lots, the Lot Type shall be further defined by

classifying the residential Lots by the Estimated Buildout Value of the Lot as calculated by the Administrator and confirmed by the City Council.

“Major Improvement Area Excluding Phase 1” means the property within the District excluding Phase 1.

“Major Improvement Area Excluding Phase 1 Assessment” means an Assessment levied against a Parcel within the Major Improvement Area Excluding Phase 1 and imposed pursuant to an Assessment Ordinance and the provisions herein. The Major Improvement Area Excluding Phase 1 Assessment was removed in the 2019 SAP Update.

“Major Improvements” means those Authorized Improvements that confer special benefit to all the Assessed Property within the District, and as further described in **Section III.A.** and depicted on **Exhibit K-1.**

“Maximum Assessment” means, for each Lot Type, an amount that will not exceed the amounts shown as the Maximum Assessment by Lot Type on **Exhibit L-1.** In the event any final plat creates a new Lot Type that differs from what is shown on **Exhibit L-1,** this 2022 Amended and Restated Service and Assessment Plan will be updated to reflect the new Lot Type, and the Maximum Assessment for the new Lot Type created by the final plat shall be an amount that is calculated by the Administrator and approved by the City, based on the desire to maintain a competitive, composite equivalent ad valorem tax rate taking into consideration the tax rates of all applicable taxing units and the equivalent tax rate of the Annual Installments.

“Non-Benefitted Property” means Parcels within the boundaries of the District that accrue no special benefit from the Authorized Improvements as determined by the City Council.

“Notice of Assessment Termination” means a document that shall be recorded in the County’s real property records evidencing the termination of an Assessment, a form of which is attached as **Exhibit M.**

“Original Owner” means MC 550 Investors, LP.

“Owner” means Land Solutions SV LLC, and any successors or assigns thereof that intends to develop the property in the District for the ultimate purpose of transfer to end users.

“Parcel” or **“Parcels”** means a specific property within the District identified by either a tax map identification number assigned by the Rockwall Central Appraisal District for real property tax purposes, by metes and bounds description, or by lot and block number in a final subdivision plat recorded in the official public records of the County, or by any other means determined by the City.

“Phase 1” means approximately 163.668 acres located within the District, more specifically described and depicted on the Plats in **Exhibit A-2.**

“Phase 1 Annual Installment” means the Annual Installment of the Phase 1 Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; and (3) Administrative Expenses.

“Phase 1 Assessed Property” means any Parcel within Phase 1 against which a Phase 1 Assessment is levied.

“Phase 1 Assessment” means an Assessment levied against a Parcel within Phase 1 and imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on the Phase 1 Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act.

“Phase 1 Assessment Roll” means the Assessment Roll for the Phase 1 Assessed Property, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any updates prepared in connection with the issuance of PID Bonds or any Annual Service Plan Updates. The Phase 1 Assessment Roll is included in this 2022 Amended and Restated Service and Assessment Plan as **Exhibit E-1**.

“Phase 1 Bonds” means those certain “City of McLendon-Chisholm, Texas Special Assessment Revenue Bonds, Series 2015 (Sonoma Public Improvement District Phase 1 Project)” that were secured by Phase 1 Assessments, and were refunded by the Phase 1 Refunding and Improvement Bonds.

“Phase 1 Improvements” means the Authorized Improvements which only benefit the Phase 1 Assessed Property.

“Phase 1, Lot Type 2” means a Lot within Phase 1 marketed to homebuilders as a one-half acre Lot, with an Estimated Buildout Value of \$440,000. Phase 1, Lot Type 2 was originally identified as a Land Use Class 2 Lot.

“Phase 1, Lot Type 3” means a Lot within Phase 1 marketed to homebuilders as a 90’ Lot, with an Estimated Buildout Value of \$340,000. Phase 1, Lot Type 3 was originally identified as a Land Use Class 3 Lot.

“Phase 1, Lot Type 4” means a Lot within Phase 1 marketed to homebuilders as an 80’ Lot, with an Estimated Buildout Value of \$310,000. Phase 1, Lot Type 4 was originally identified as a Land Use Class 4 Lot.

“Phase 1, Lot Type 5” means a Lot within Phase 1 marketed to homebuilders as a 60’ Lot, with an Estimated Buildout Value of \$245,000. Phase 1, Lot Type 5 was originally identified as a Land Use Class 5 Lot.

“Phase 1, Lot Type 6” means a Lot within Phase 1 marketed to homebuilders as a 60’ Lot, with an Estimated Buildout Value of \$425,000. Phase 1, Lot Type 6 was originally identified as a Land Use Class 6 Lot.

“Phase 1 Projects” means collectively: (1) the pro rata portion of the Major Improvements allocable to Phase 1; (2) the Phase 1 Improvements; (3) Phase 1’s pro rata share of the PID Establishment Costs; and (4) Bond Issuance Costs associated with the issuance of the Phase 1 Bonds and the Phase 1 Refunding and Improvement Bonds.

“Phase 1 Refunding and Improvement Bonds” means those certain “City of McLendon-Chisholm, Texas Special Assessment Revenue Refunding and Improvement Bonds, Series 2020 (Sonoma Public Improvement District Phase 1 Project)” that are secured by Phase 1 Assessments.

“Phase 1 Reimbursement Agreement” means that certain “Sonoma Public Improvement District Reimbursement Agreement” effective January 14, 2014, entered into by and between the City and Original Owner, whereby all or a portion of the Actual Costs not paid to the Original Owner from Phase 1 Bonds were to be paid to the Original Owner from Phase 1 Assessments to reimburse the Original Owner for Actual Costs paid by the Original Owner, plus interest, that are eligible to be paid with Phase 1 Assessments.

“Phase 2” means Improvement Area #1C plus Improvement Area #2.

“Phase 2 Assessments” means Improvement Area #1C Assessments plus Improvement Area #2 Assessments.

“Phase 2 Improvements” means the Authorized Improvements which only benefit the Improvement Area #1C and Improvement Area #2 Assessed Property.

“PID Act” means Chapter 372, Texas Local Government Code, as amended.

“PID Bonds” means any bonds issued by the City in one or more series and secured in whole or in part by Assessments.

“PID Establishment Costs” means the costs associated with forming the District, including but not limited to attorney fees, first year’s Administrative Expenses, and any other cost or expense incurred by the City directly associated with the establishment of the District.

“Prepayment” means the payment of all or a portion of an Assessment before the due date of the final Annual Installment thereof. Amounts received at the time of a Prepayment which represent a payment of principal, interest, or penalties on a delinquent installment of an Assessment are not to be considered a Prepayment, but rather are to be treated as the payment of the regularly scheduled Annual Installment.

“Prepayment Costs” means interest, including Additional Interest and Administrative Expenses to the date of Prepayment.

“Public Improvements” means those public improvements authorized by Section 372.003 of the PID Act, constructed, and installed in accordance with this 2022 Amended and Restated Service

and Assessment Plan for the benefit of Assessed Property within the District, as depicted on **Exhibit K-1, Exhibit K-2, Exhibit K-3, Exhibit K-4, and Exhibit K-5**, and described in **Section III**.

“Reimbursement Agreement” means that PID Reimbursement Agreement – Sonoma Public Improvement District adopted by the City Council on February 9, 2021, by approving Ordinance No. 2021-01 which approved such agreement for Improvement Area #3 and Improvement Area #4.

“Service Plan” covers a period of at least five years and defines the annual indebtedness and projected costs of the Authorized Improvements, more specifically described in **Section IV**.

“Trustee” means the trustee or successor trustee under an Indenture.

SECTION II: THE DISTRICT

The District includes approximately 548 acres located within the corporate limits of the City, as more particularly described by the legal description on **Exhibit O-1** and depicted on **Exhibit A-1**. Development of the District was originally anticipated to include 1,095 detached single-family residential Lots, and 11 non-residential Lots, per the 2015 SAP. The proposed development plan was revised to 1,077 detached single-family residential Lots, and 11 non-residential Lots, per the 2017 SAP Update.

Phase 1 includes approximately 163.668 acres located within the corporate limits of the City, as more particularly described and depicted on **Exhibit A-2**. Development of Phase 1 includes 29 Lots classified as Phase 1, Lot Type 2, 30 Lots classified as Phase 1, Lot Type 3, 122 Lots classified as Phase 1, Lot Type 4, 175 Lots classified as Phase 1, Lot Type 5, and 8 Lots classified as Phase 1, Lot Type 6.

Improvement Area #1C includes approximately 12.613 acres located within the corporate limits of the City, as more particularly described and depicted on **Exhibit A-3**. Development of Improvement Area #1C includes 41 Lots classified as Improvement Area #1C, Lot Type 4.

Improvement Area #2 includes approximately 61.374 acres located within the corporate limits of the City, as more particularly described and depicted on **Exhibit A-4**. Development of Improvement Area #2 includes 12 Lots classified as Improvement Area #2, Lot Type 2, 8 Lots classified as Improvement Area #2, Lot Type 3, 100 Lots classified as Improvement Area #2, Lot Type 5, and 93 Lots classified as Improvement Area #2, Lot Type 10.

Improvement Area #3 includes approximately 63.7679 acres located within the corporate limits of the City, as more particularly described on **Exhibit O-2**, and depicted on **Exhibit A-5**. Development of Improvement Area #3 is anticipated to include 99 Lots classified as Improvement Area #3, Lot Type 1, 77 Lots classified as Improvement Area #3, Lot Type 2, and 9 Lots classified as Improvement Area #3, Lot Type 3.

Improvement Area #4 includes approximately 148.5102 acres located within the corporate limits of the City, as more particularly described on **Exhibit O-3**, and depicted on **Exhibit A-6**. Improvement Area #4 is comprised of (1) Improvement Area #4-A, which includes approximately 29.703 acres located within the corporate limits of the City, as more particularly described on **Exhibit O-4**, and depicted on **Exhibit A-7**, and (2) Improvement Area #4-B, which includes approximately 118.8072 acres located within the corporate limits of the City, as more particularly described on **Exhibit O-5**, and depicted on **Exhibit A-8**. Development of Improvement Area #4-A is anticipated to include 13 Lots classified as Improvement Area #4-A, Lot Type 1, and 30 Lots classified as Improvement Area #4-A, Lot Type 2. Development of Improvement Area #4-B is

anticipated to include 169 Lots classified as Improvement Area #4-B, Lot Type 1, and 79 Lots classified as Improvement Area #4-B, Lot Type 2.

SECTION III: AUTHORIZED IMPROVEMENTS

The City, based on information provided by the Owner and its engineer and reviewed by the City staff and by third-party consultants retained by the City, has determined that the Authorized Improvements confer a special benefit on the Assessed Property. All Authorized Improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City. The budget for the Authorized Improvements is shown on **Exhibit B**.

A. Public Improvements

1. Major Improvements

▪ *Roadway Improvements*

The roadway improvements portion of the project consist of the construction of a Texas Department of Transportation (TxDOT) approved left turn lane re-striping along State Highway 205 to accommodate south bound left turns. This will provide access off of SH 205 into the PID by Via Toscana. This improvement will be constructed to TxDOT standards.

In addition, the roadway improvements portion of the project also includes construction of concrete paving of the extension of Via Toscana from the end of the residential areas to the south to League Road, and asphalt overlay of approximately 5,100 linear feet of the existing League Roadway to the west to State Highway 205. This is being done to provide a secondary access point to the project. This improvement will be constructed to Rockwall County standards (League Road is a County Roadway) and will be owned and maintained by the City of McLendon Chisholm and Rockwall County.

▪ *Water Distribution System Improvements*

The water distribution system improvements include 12" waterline to be constructed from RCH's waterline located on Edwards Road and extended to the west along League Road for a distance of approximately 1,895 linear feet to the intersection of Via Toscana and League Road. The waterline improvements will include connection to the exiting water-main, installation of associated 12" valves, fire hydrants, ductile iron fittings, erosion control, trench safety and waterline testing. All water improvements will be constructed according to City standards and specifications.

The PID is within the City limits. The City has a contract for water service from the RCH

Water supply corporation who is a customer city of the North Texas Municipal Water District (NTMWD) and receives wholesale treated water through a major transmission line from the NTMWD Wylie water treatment plant. As a result, there will be no water treatment plant upgrades required.

- *Sanitary Sewer Collection System Improvements*

The sanitary sewer collection system improvements consist of constructing a lift station approximately 380 feet north of Via Toscana and 220' west of Hackberry Creek with a wet well and approximately 27,309 linear feet of 8" sanitary sewer force main and 2,303 linear feet of 8" and 12" sanitary sewer gravity line generally following the Right of Way of FM 550 to the west and connecting to the NTMWD Buffalo Creek Sewer Interceptor. Cutoff valves, air release valves and a pig launching and receiving station for the system will be constructed in accordance with NTMWD and TCEQ regulations. The proposed lift station, wet-well and pumps are sized appropriately to accept and pump waste for Phase 1 and will be modified with additional pumps as future phases come online. The 8" force main and pumps were designed to maintain the 3.0 fps minimum velocity. The sanitary sewer collection system improvements will be designed and constructed according to City standards and specifications.

- *Storm Drainage Collection System Improvements*

The storm drainage collection system improvements consist of drainage improvements to support the installation of the left turn lane at Via Toscana and SH 205 and storm water detention capacity that benefits the entire project area. This includes underground re-enforced concrete sewer pipe, inlets and rock rip rap protection at outfalls. The storm drainage collection system improvements will be constructed according to City standards and specifications.

- *Soft Costs*

Costs related to designing, constructing, and installing the Major Improvements including land planning and design, City fees, engineering, soil testing, survey, construction management, contingency, and PID Establishment Costs.

2. Phase 1 Improvements

- *Road Improvements*

The roadway portion of the Phase 1 Improvements include the construction of 6,300 linear feet of a 37' wide, 3600-psi concrete curb and gutter pavement. The roadway construction will consist of grading, lime stabilization, striping, signage and erosion control measures during construction. Other roadway improvements within Phase 1 include construction of approximately 17,469 linear feet of 6" thick, 31-foot wide,

concrete pavement with curb and gutter. The concrete will be 3,600 pounds per square inch (psi) strength. Excavation for the roadway will consist of 55,360 cubic yards of cut and fill. 68,260 square yards (sy) of pavement sub-grade will be lime stabilized and compacted. Turn lanes, intersections, signage, lighting and re-vegetation of all disturbed areas within the right of way are included. These roadway improvements include streets that will provide street access to each lot within Phase 1. All roadway projects will be designed and constructed in accordance with City standards and specifications.

- *Water Improvements*

The Phase 1 water distribution system improvements include:

- **Water Line 1** - This project consists of constructing approximately 9,223 linear feet of 12" diameter water transmission main from the east entrance of Via Toscana at Highway 205 along Via Toscana and through the development to the southern edge of the project at League Road. The waterline will be constructed within the proposed right-of way (ROW) of Via Toscana. The waterline improvements will include connection to the 8" water-main at Hwy 205 and the 12" main at League Road, installation of Twenty Five 12" valves, 17 fire hydrants, five tons of ductile iron fittings, and associated erosion control, trench safety and waterline testing. The waterline will be designed and constructed in accordance with City standards and specification.
- **8" Water Line Segments** - These waterline improvements consist of constructing approximately 17,168 linear feet of 8" water line, associated 8" and 6" gate valves. One-inch diameter water services will be provided to each of the Parcels within Phase 1. All associated waterline testing, trench safety and erosion protection during construction are included. The waterline will be connected to the 12" water line constructed in Via Toscana. These lines will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City. These lines will include the necessary appurtenances to be fully operational transmission lines extending water service to the limits of Phase 1 and all lots within Phase 1.

- *Sanitary Sewer Improvements*

The sanitary sewer collection system improvements include:

- **Wastewater Line (12" Gravity Line)** – These improvements consist of constructing approximately 4,400 linear feet of 12" gravity sewer line along Via Toscana, crossing Hackberry Creek and flowing to the proposed lift station north of Via Toscana. This project will consist of constructing manholes, associated erosion control, trench safety and sewer line testing.

- Wastewater Line (8" Gravity Line) - These improvements include construction of 18,289 linear feet of 8" gravity sanitary sewer line that connect to the Via Toscana sewer trunk main. Construction includes connection at multiple points through 58 concrete manholes. Services to individual lots are by 4" gravity sewer services. Twenty five cleanouts will be constructed to facilitate maintenance.

All sanitary sewer collection system improvements will be designed and constructed in accordance with City standards and specifications.

- *Storm Drainage Improvements*

The storm drainage portion of the Phase 1 Improvements consist of underground storm sewer pipes, storm water detention pond and construction of a major culvert/ creek crossing at Via Toscana and Hackberry Creek. The primary means of conveyance of storm drainage within Phase 1, is within roadways and underground storm drain pipes. The roadway pavement section incorporates the use of curbs with integrated drainage inlets to control runoff and conveyance of storm-water throughout the drainage basins associated with Phase 1. The system includes approximately 5,000 linear feet of underground reinforced concrete pipe (RCP) with associated headwalls, safety end treatments, manholes and storm sewer energy dissipaters at the points of discharge. All of the drainage areas within Phase 1 flow to a detention pond and subsequent release to Hackberry Creek. Excavation of the City required detention pond is included in the drainage improvements. In addition to the storm sewer improvements, a triple span 40' wide by 13' tall bolted structural plate arch system will be constructed over Hackberry Creek. This Drainage culvert will include precast headwalls. All storm drainage collection system improvements will be constructed in accordance with City standards and specifications.

- *Soft Costs*

Costs related to designing, constructing, and installing the Phase 1 Improvements including land planning and design, City fees, engineering, soil testing, survey, construction management, and contingency.

3. Phase 2 Improvements

- *Road Improvements*

The Phase 2 roadway improvements include the construction of 850 linear feet of a 37-foot wide, 3600-psi concrete curb and gutter pavement. This section commences at the northern point of the main round-about near the main amenity center and continues northward through the first intersection at which point the road will become a 31-foot wide paving section. The roadway construction will consist of grading, lime stabilization,

striping, signage and erosion control measures during construction. This project will be constructed to City standards and specifications and will be owned and maintained by the City. Other roadway improvements within Phase 2 include construction of interior streets consisting of 6" thick, 31-foot wide, concrete pavement with curb and gutter. The concrete will be 3,600 pounds per square inch (psi) strength. Excavation for the roadway subgrade will consist of cut and fill activities and all excavation filling activities will have compaction testing by a third party as a part of the construction process. Following excavation, the sub-grade will be lime stabilized and compacted. Turn lanes, intersections, signage, Accessible wheel chair ramps at intersections, lighting, street signs and re-vegetation of all disturbed areas within the right of way are included as a part of the Phase 2 roadway improvements. These roadway improvements include streets that will provide access to each lot within Phase 2. Also, an asphalt overlay of the existing League Roadway from the southern end of Via Toscana Lane to the west to State Highway 205 will be completed. All roadway projects will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City. These projects will provide access to community roadways and state highways.

- *Water Improvements*

The Phase 2 water distribution system improvements include:

- 12" Water Line Segments - This project consists of constructing approximately 7,100 linear feet of 12" diameter water transmission main along Cortona from the amenity center round-about to the Northern project boundary, and a second 12" line constructed from the Southern Via Toscana Round-about north along San Donato to Edwards Road. The waterline improvements will include connection to the watermains within the development and at Edwards Road for a completely looped system. In addition to the Waterlines, the improvements include the installation of twenty-five 12" valves, 24 fire hydrants, 7 tons of ductile iron fittings, and associated erosion control, trench safety and waterline testing. The line will be designed and constructed in accordance with City and TCEQ standards and specifications and will be owned and operated by the City.
- 8" Water Line Segments - These waterline improvements consists of constructing 8" PVC water lines, fire hydrants, associated 8" and 6" gate valves. One-inch diameter water services will be provided to each of the 254 lots within Phase 2. All associated waterline testing, trench safety and erosion protection during construction are included. The waterline will be connected to the 12" water line constructed in Via Toscana, Cortona, and San Donato. These lines will be designed and constructed in accordance with City and TCEQ standards and specifications and will be owned and operated by the City. These lines will include the necessary appurtenances to be fully

operational transmission lines extending water service to the limits of Phase 2 and all lots within Phase 2.

- *Sanitary Sewer Improvements*

The Phase 2 sanitary sewer collection system improvements include:

- Wastewater Line West (12" Gravity Line) – These improvements consists of constructing approximately 4,400 linear feet of 12" gravity sewer line along Cortona, crossing Hackberry Creek and flowing to the existing lift station #1. This project will consist of constructing manholes, associated erosion control, trench safety and sewer line testing.
- Wastewater Line East (12" Gravity Line) – These improvements consists of constructing approximately 2,700 linear feet of 12" gravity sewer line flowing south along San Donato, connecting to the existing sanitary sewer main at Via Toscana south round-about and continuing to existing lift station #2. This project will consist of constructing manholes, associated erosion control, trench safety and sewer line testing.
- Wastewater Line (8" Gravity Line) - These improvements include construction of a series of 8" gravity sanitary sewer lines that connect to the various 12" trunk mains described above. Construction includes connection at multiple points through concrete manholes. Services to individual lots are by 4" gravity sewer services. Cleanouts will be constructed at the various upstream end runs to facilitate maintenance.

All sanitary sewer collection system improvements will be designed and constructed in accordance with City and TCEQ standards and specifications and will be owned and operated by the City. These lines will include the necessary appurtenances to be fully operational extending wastewater service to the limits of Phase 2 and each of the 254 lots within Phase 2.

- *Storm Drainage Improvements*

The storm drainage portion of the Phase 2 Improvements consist of underground storm sewer pipes, storm water detention ponds and associated inlets, erosion control and Storm Water Pollution Prevention devices. The main means of conveyance of storm drainage within Phase 2 is within roadways and underground storm drain pipes. The roadway pavement section incorporates the use of curbs with integrated drainage inlets to control runoff and conveyance of storm-water throughout the drainage basins associated with Phase 2. The system includes approximately 3,500 linear feet of underground reinforced concrete pipe (RCP) with associated headwalls, safety end

treatments, manholes and storm sewer energy dissipaters at the points of discharge. All of the drainage areas within Phase 2 will be designed in accordance with City drainage policy. Excavation of detention ponds and channel improvements are included in the drainage improvements. The drainage culvert will include precast headwalls. All storm drainage collection system improvements will be constructed in accordance with City standards and specifications.

- *Soft Costs*

Costs related to designing, constructing, and installing the Phase 2 Improvements including land planning and design, City fees, engineering, soil testing, survey, construction management, and contingency.

4. Improvement Area #3 Improvements

- *Street*

Improvements including subgrade stabilization, concrete and reinforcing steel for roadways, testing, handicapped ramps, and streetlights. All related earthwork, excavation, erosion control, retaining walls, intersections, signage, lighting and re-vegetation of all disturbed areas within the right-of-way are included. The street improvements will provide benefit to each Lot within Improvement Area #3.

- *Right of Way¹*

Within the dedicated streets, all public costs related to the acquisition of rights-of-way. The right of way improvements will provide benefit to each Lot within Improvement Area #3.

- *Water*

Improvements including trench excavation and embedment, trench safety, PVC piping, manholes, service connections, testing, related earthwork, excavation, erosion control and all necessary appurtenances required to provide water service to all Lots within Improvement Area #3.

- *Sewer*

Improvements including trench excavation and embedment, trench safety, PVC piping, ductile iron encasement, boring, manholes, service connections, testing, related

¹ In accordance with the 2021 Amended and Restated Service and Assessment Plan, Improvement Area #3 Bonds were issued, and the water improvements, as defined in **Section III.A.4**, were replaced by rights-of-way acquisition, which rights-of-way acquisition cost shall not exceed (i) the Actual Costs of water improvements, and (ii) the fair market value supported by an independent appraisal as required by Section 252.051 of the Texas Local Government Code.

earthwork, excavation, erosion control and all necessary appurtenances required to provide wastewater service to all Lots within Improvement Area #3.

- *Storm Drainage*

Improvements including earthen channels, swales, curb and drop inlets, RCP piping and boxes, headwalls, concrete flumes, rock rip rap, concrete outfalls, and testing as well as all related earthwork, excavation, erosion control and necessary to provide storm drainage for all Lots within Improvement Area #3.

- *Soft Costs*

Costs related to designing, constructing, and installing the Improvement Area #3 Improvements including land planning and design, City fees, engineering, soil testing, survey, construction management, and contingency.

5. Improvement Area #4 Improvements

- *Street*

Improvements including subgrade stabilization, concrete and reinforcing steel for roadways, testing, handicapped ramps, and streetlights. All related earthwork, excavation, erosion control, retaining walls, intersections, signage, lighting and re-vegetation of all disturbed areas within the right-of-way are included. The street improvements will provide benefit to each Lot within Improvement Area #4.

- *Right of Way¹*

Within the dedicated streets, all public costs related to the acquisition of rights-of-way. The right of way improvements will provide benefit to each Lot within Improvement Area #4.

- *Water²*

Improvements including trench excavation and embedment, trench safety, PVC piping, manholes, service connections, testing, related earthwork, excavation, erosion control and all necessary appurtenances required to provide water service to all Lots within Improvement Area #4.

¹ Unless otherwise approved by the City Council, in the event Improvement Area #4 Bonds are not issued, rights-of-way acquisition, as defined in **Section III.A.5**, shall not be a reimbursable Authorized Improvement, but instead will be replaced by the Actual Costs of water improvements.

² Unless otherwise approved by the City Council, in the event Improvement Area #4 Bonds are issued, the water improvements, as defined in **Section III.A.5**, will be replaced by rights-of-way acquisition, which rights-of-way acquisition cost shall not exceed (i) the Actual Costs of water improvements, and (ii) the fair market value supported by an independent appraisal as required by Section 252.051 of the Texas Local Government Code.

- *Sewer*

Improvements including trench excavation and embedment, trench safety, PVC piping, ductile iron encasement, boring, manholes, service connections, testing, related earthwork, excavation, erosion control and all necessary appurtenances required to provide wastewater service to all Lots within Improvement Area #4.

- *Storm Drainage*

Improvements including earthen channels, swales, curb and drop inlets, RCP piping and boxes, headwalls, concrete flumes, rock rip rap, concrete outfalls, and testing as well as all related earthwork, excavation, erosion control and necessary to provide storm drainage for all Lots within Improvement Area #4.

- *Soft Costs*

Costs related to designing, constructing, and installing the Improvement Area #4 Improvements including land planning and design, City fees, engineering, soil testing, survey, construction management, and contingency.

B. Bond Issuance Costs

- *Debt Service Reserve Fund*

Equals the amount required under an applicable Indenture in connection with the issuance of PID Bonds.

- *Capitalized Interest*

Equals the capitalized interest payments on the applicable series of PID Bonds as reflected in an applicable Indenture.

- *Other Bond Issuance Costs*

Equals a percentage of the par amount of a particular series of PID Bonds related to the costs of underwriting such PID Bonds and the underwriter's attorney fees, and the costs of issuance including, but not limited to attorney fees, financial advisory fees, consultant fees, appraisal fees, printing costs, publication costs, City costs, fees charged by the Texas Attorney General, and any other cost or expense incurred by the City directly associated with the issuance of PID Bonds.

C. Other Costs

- *Initial Administrative Fund Deposit*

Equals the amount necessary to fund the first year's Administrative Expenses for a particular series of PID Bonds.

SECTION IV: SERVICE PLAN

The PID Act requires the Service Plan to cover a period of at least five years. The Service Plan is required to define the annual projected costs and indebtedness for the Authorized Improvements undertaken within the District during the five-year period. The Service Plan must be reviewed and updated in each Annual Service Plan Update. **Exhibit C** summarizes the Service Plan for the District.

Exhibit D summarizes the sources and uses of funds required to construct the Authorized Improvements. The sources and uses of funds shown on **Exhibit D** shall be updated each year in an Annual Service Plan Update.

SECTION V: ASSESSMENT PLAN

The PID Act allows the City Council to apportion the costs of the Authorized Improvements to the Assessed Property based on the special benefit received from the Authorized Improvements. The PID Act provides that such costs may be apportioned: (1) equally per front foot or square foot; (2) according to the value of property as determined by the City, with or without regard to improvements constructed on the property; or (3) in any other manner approved by the City that results in imposing equal shares of such costs on property similarly benefited. The PID Act further provides that the governing body may establish by ordinance or order reasonable classifications and formulas for the apportionment of the cost between the City and the area to be assessed and the methods of assessing the special benefits for various classes of improvements.

This section of this 2022 Amended and Restated Service and Assessment Plan describes the special benefit received by each Parcel within the District as a result of the Authorized Improvements and provides the basis and justification for the determination that this special benefit exceeds the amount of the Assessments to be levied on the Assessed Property for such Authorized Improvements.

The determination by the City Council of the assessment methodologies set forth below is the result of the discretionary exercise by the City Council of its legislative authority and governmental powers and is conclusive and binding on the Owner and all future Owners and developers of the Assessed Property.

A. Assessment Methodology

The City Council, acting in its legislative capacity based on information provided by the Original Owner and its engineer and reviewed by the City staff and by third-party consultants retained by the City, determined the following:

Phase 1, Improvement Area #1C, and Improvement Area #2:

- The Major Improvements, Phase 1 Improvements, and Phase 2 Improvements costs were allocated to Phase 1, Improvement Area #1C and Improvement Area #2 on the basis of the relative values of Parcels once such property is developed, and that such method of allocation will result in the imposition of equal shares of the PID Costs to Parcels similarly benefited.
- The City Council concluded that larger, more expensive homes were likely to be built on the larger Lots, and that larger, more expensive homes were likely to make greater use of and receive greater benefit from the Authorized Improvements. In determining the relative values of Parcels, the City Council took into consideration: (i) the type of development (i. e. residential, commercial, etc.), (ii) single-family Lot sizes and the size of homes likely to be built on Lots of different sizes, (iii) current and projected homes prices provided by the Original Owner, (iv) the Authorized Improvements to be provided and the estimated costs, and (v) the ability of different property types to utilize and benefit from the Authorized Improvements.
- Phase 1, Improvement Area #1C and Improvement Area #2 were classified into different Land Use Classes as described in **Appendix A** based on the types and size of proposed development on each Parcel.
- Equivalent Units were calculated for each Land Use Class based on the relative value of each Land Use Class.
- The Major Improvements costs that benefit the Assessed Property were proportionally allocated to Phase 1, Improvement Area #1C and Improvement Area #2 based on the ratio of total Equivalent Units within each phase to total Equivalent Units estimated for the District.
- The Phase 1 Projects are allocated to each Parcel within the Phase 1 Assessed Property based on the total Equivalent Units estimated for each Parcel.
- The Phase 2 Projects are allocated to each Parcel within the Improvement Area #1C Assessed Property and the Improvement Area #2 Assessed Property based on the total Equivalent Units estimated for each Parcel.

Improvement Area #3:

- The Major Improvements costs that benefit the Assessed Property were allocated to Improvement Area #3 Assessed Property based on the same methodology used to allocate such costs to Phase 1 and Improvement Area #2 to ensure equal shares of the costs of the Major Improvements are imposed to Parcels similarly benefitted in the same manner.

- Improvement Area #3 Projects were allocated 100% to Improvement Area #3 Assessed Property by spreading the entire Improvement Area #3 Assessment across all Improvement Area #3 Assessed Property based on the ratio of the Estimated Buildout Value of each Parcel designated as Improvement Area #3 Assessed Property to the Estimated Buildout Value of all Improvement Area #3 Assessed Property at the time the 2021 Amended and Restated Service and Assessment Plan was approved.

Improvement Area #4-A:

- The Major Improvements costs that benefit the Assessed Property shall be allocated to Improvement Area #4-A Assessed Property based on the same methodology used to allocate such costs to Phase 1, Improvement Area #2, and Improvement Area #3 to ensure equal shares of the costs of the Major Improvements are imposed to Parcels similarly benefitted in the same manner.
- Improvement Area #4-A Projects shall be allocated 100% to Improvement Area #4-A Assessed Property by spreading the entire Improvement Area #4-A Assessment across all Improvement Area #4-A Assessed Property based on the ratio of the Estimated Buildout Value of each Parcel designated as Improvement Area #4-A Assessed Property to the Estimated Buildout Value of all Improvement Area #4-A Assessed Property. Currently, the Improvement Area #4-A Initial Parcel is the only Parcel within Improvement Area #4-A, and as such, the Improvement Area #4-A Initial Parcel is allocated 100% of the Improvement Area #4-A Projects.

Improvement Area #4-B:

- The Major Improvements costs that benefit the Assessed Property shall be allocated to Improvement Area #4-B Assessed Property based on the same methodology used to allocate such costs to Phase 1, Improvement Area #2, and Improvement Area #3 to ensure equal shares of the costs of the Major Improvements are imposed to Parcels similarly benefitted in the same manner.
- Improvement Area #4-B Projects shall be allocated 100% to Improvement Area #4-B Assessed Property by spreading the entire Improvement Area #4-B Assessment across all Improvement Area #4-B Assessed Property based on the ratio of the Estimated Buildout Value of each Parcel designated as Improvement Area #4-B Assessed Property to the Estimated Buildout Value of all Improvement Area #4-B Assessed Property. Currently, the Improvement Area #4-B Initial Parcel is the only Parcel within Improvement Area #4-B, and as such, the Improvement Area #4-B Initial Parcel is allocated 100% of the Improvement Area #4-B Projects.

B. Assessments

The Phase 1 Assessment was levied on the Phase 1 Assessed Property in the amounts shown on the Phase 1 Assessment Roll, attached hereto as **Exhibit E-1**. The projected Phase 1 Annual Installments are shown on **Exhibit E-2**.

The Improvement Area #1C Assessment was levied on the Improvement Area #1C Assessed Property in the amount shown on the Improvement Area #1C Assessment Roll, attached hereto as **Exhibit F-1**. The projected Improvement Area #1C Annual Installments are shown on **Exhibit F-2**.

The Improvement Area #2 Assessment was levied on the Improvement Area #2 Assessed Property in the amount shown on the Improvement Area #2 Assessment Roll, attached hereto as **Exhibit G-1**. The projected Improvement Area #2 Annual Installments are shown on **Exhibit G-2**.

The Improvement Area #3 Assessment was levied on the Improvement Area #3 Assessed Property in the amount shown on the Improvement Area #3 Assessment Roll, attached hereto as **Exhibit H-1**. The projected Improvement Area #3 Annual Installments are shown on **Exhibit H-2**.

The Improvement Area #4-A Assessment will be levied on the Improvement Area #4-A Initial Parcel in the amount shown on the Improvement Area #4-A Assessment Roll, attached hereto as **Exhibit I-1**. The projected Improvement Area #4-A Annual Installments are shown on **Exhibit I-2**. Upon division or subdivision of the Improvement Area #4-A Initial Parcel, the Improvement Area #4-A Assessment will be reallocated pursuant to **Section VI**.

The Improvement Area #4-B Assessment will be levied on the Improvement Area #4-B Initial Parcel in the amount shown on the Improvement Area #4-B Assessment Roll, attached hereto as **Exhibit J-1**. The projected Improvement Area #4-B Annual Installments are shown on **Exhibit J-2**. Upon division or subdivision of the Improvement Area #4-B Initial Parcel, the Improvement Area #4-B Assessment will be reallocated pursuant to **Section VI**.

C. Findings of Special Benefit

The City Council, acting in its legislative capacity based on information provided by the Owner and its engineer and reviewed by the City staff and by third-party consultants retained by the City, has found and determined:

- *Phase 1*
 - The estimated costs of the Phase 1 Projects at the time the 2015 Assessment Ordinance was approved equaled \$13,105,036, as shown on **Exhibit B**;
 - The Phase 1 Assessed Property receives special benefit from the Phase 1 Projects equal to or greater than the Actual Cost of the Phase 1 Projects;

- With the adoption of the 2015 Assessment Ordinance, the Phase 1 Assessed Property was allocated 100% of the Phase 1 Assessment levied for the Phase 1 Projects, which equals \$10,700,000.
 - The special benefit ($\geq \$13,105,036$) received by the Phase 1 Assessed Property from the Phase 1 Projects is greater than or equal to the amount of the Phase 1 Assessment (\$10,700,000) levied on Phase 1 Assessed Property for the Phase 1 Projects;
 - At the time the City Council approved the 2015 SAP and 2015 Assessment Ordinance, the Original Owner owned 100% of the Phase 1 Assessed Property. The Original Owner acknowledged that the Phase 1 Projects confer a special benefit on the Phase 1 Assessed Property and consented to the imposition of the Phase 1 Assessments to pay for the Actual Costs associated therewith. The Original Owner has ratified, confirmed, accepted, agreed to, and approved: (1) the determinations and findings by the City Council as to the special benefits described herein and the 2015 Assessment Ordinance; (2) the 2015 SAP and the 2015 Assessment Ordinance; and (3) the levying of the Phase 1 Assessment on the Phase 1 Assessed Property.
- *Phase 2*
 - The costs of the Phase 2 Projects at the time the 2017 Assessment Ordinance was approved equaled \$9,895,905, as shown on **Exhibit B**;
 - The Improvement Area #1C Assessed Property and Improvement Area #2 Assessed Property receive special benefit from the Phase 2 Projects equal to or greater than the Actual Cost of the Phase 2 Projects;
 - With the adoption of the 2017 Assessment Ordinance the Improvement Area #1C Assessed Property and Improvement Area #2 Assessed Property were allocated 100% of the Phase 2 Assessment levied for the Phase 2 Projects, which equals \$7,575,000.
 - The special benefit ($\geq \$9,895,905$) received by the Improvement Area #1C Assessed Property and Improvement Area #2 Assessed Property from the Phase 2 Projects is equal to or greater than the amount of the Phase 2 Assessments (\$7,575,000) levied on the Improvement Area #1C Assessed Property and Improvement Area #2 Assessed Property for the Phase 2 Projects;
 - At the time the City Council approved the 2017 SAP Update and 2017 Assessment Ordinance, the Original Owner owned 100% of the Improvement Area #1C Assessed Property and Improvement Area #2 Assessed Property. The Original

Owner acknowledged that the Phase 2 Projects confer a special benefit on the Improvement Area #1C Assessed Property and Improvement Area #2 Assessed Property and consented to the imposition of the Phase 2 Assessment to pay for the Actual Costs associated therewith. The Original Owner has ratified, confirmed, accepted, agreed to, and approved: (1) the determinations and findings by the City Council as to the special benefits described herein and the 2017 Assessment Ordinance; (2) the 2017 SAP Update and the 2017 Assessment Ordinance; and (3) the levying of the Phase 2 Assessment on the Improvement Area #1C Assessed Property and Improvement Area #2 Assessed Property.

▪ *Improvement Area #3*

- The costs of the Improvement Area #3 Projects equal \$6,591,198, as shown on **Exhibit B**;
- The Improvement Area #3 Assessed Property receives special benefit from the Improvement Area #3 Projects equal to or greater than the Actual Cost of the Improvement Area #3 Projects;
- With the adoption of the Improvement Area #3 Assessment Ordinance, the Improvement Area #3 Assessed Property was allocated 100% of the Improvement Area #3 Assessment levied for the Improvement Area #3 Projects, which equals \$5,935,000.
- The special benefit (\geq \$6,591,198) received by the Improvement Area #3 Assessed Property from the Improvement Area #3 Projects is equal to or greater than the amount of the Improvement Area #3 Assessment (\$5,935,000) levied on the Improvement Area #3 Assessed Property for the Improvement Area #3 Projects;
- At the time the City Council approved the 2021 Amended and Restated Service and Assessment Plan, the Owner owned 100% of the Improvement Area #3 Assessed Property. The Owner acknowledged that the Improvement Area #3 Projects confer a special benefit on the Improvement Area #3 Assessed Property and consented to the imposition of the Improvement Area #3 Assessment to pay for the Actual Costs associated therewith. The Owner ratified, confirmed, accepted, agreed to, and approved: (1) the determinations and findings by the City Council as to the special benefits described herein and the applicable Assessment Ordinance; (2) the 2021 Amended and Restated Service and Assessment Plan and the applicable Assessment Ordinance; and (3) the levying of the Improvement Area #3 Assessment on the Improvement Area #3 Assessed Property.

- *Improvement Area #4-A*
 - The costs of the Improvement Area #4-A Projects equal \$2,840,472, as shown on **Exhibit B**;
 - The Improvement Area #4-A Assessed Property receives special benefit from the Improvement Area #4-A Projects equal to or greater than the Actual Cost of the Improvement Area #4-A Projects;
 - The Improvement Area #4-A Initial Parcel will be allocated 100% of the Improvement Area #4-A Assessment levied for the Improvement Area #4-A Projects, which equals \$2,575,000, as shown on the Improvement Area #4-A Assessment Roll attached hereto as **Exhibit I-1**.
 - The special benefit (\geq \$2,840,472) received by the Improvement Area #4-A Initial Parcel from the Improvement Area #4-A Projects is equal to or greater than the amount of the Improvement Area #4-A Assessment (\$2,575,000) levied on the Improvement Area #4-A Initial Parcel for the Improvement Area #4-A Projects;
 - At the time the City Council approved this 2022 Amended and Restated Service and Assessment Plan, the Owner owned 100% of the Improvement Area #4-A Initial Parcel. The Owner acknowledged that the Improvement Area #4-A Projects confer a special benefit on the Improvement Area #4-A Initial Parcel and consented to the imposition of the Improvement Area #4-A Assessment to pay for the Actual Costs associated therewith. The Owner ratified, confirmed, accepted, agreed to, and approved: (1) the determinations and findings by the City Council as to the special benefits described herein and the applicable Assessment Ordinance; (2) this 2022 Amended and Restated Service and Assessment Plan and the applicable Assessment Ordinance; and (3) the levying of the Improvement Area #4-A Assessment on the Improvement Area #4-A Initial Parcel.

- *Improvement Area #4-B*
 - The costs of the Improvement Area #4-B Projects equal \$11,873,858, as shown on **Exhibit B**;
 - The Improvement Area #4-B Assessed Property receives special benefit from the Improvement Area #4-B Projects equal to or greater than the Actual Cost of the Improvement Area #4-B Projects;
 - The Improvement Area #4-B Initial Parcel will be allocated 100% of the Improvement Area #4-B Assessment levied for the Improvement Area #4-B Projects, which equals \$10,885,000, as shown on the Improvement Area #4-B Assessment Roll attached hereto as **Exhibit J-1**.

- The special benefit ($\geq \$11,873,858$) received by the Improvement Area #4-B Initial Parcel from the Improvement Area #4-B Projects is equal to or greater than the amount of the Improvement Area #4-B Assessment (\$10,885,000) levied on the Improvement Area #4-B Initial Parcel for the Improvement Area #4-B Projects;
- At the time the City Council approved this 2022 Amended and Restated Service and Assessment Plan, the Owner owned 100% of the Improvement Area #4-B Initial Parcel. The Owner acknowledged that the Improvement Area #4-B Projects confer a special benefit on the Improvement Area #4-B Initial Parcel and consented to the imposition of the Improvement Area #4-B Assessment to pay for the Actual Costs associated therewith. The Owner ratified, confirmed, accepted, agreed to, and approved: (1) the determinations and findings by the City Council as to the special benefits described herein and the applicable Assessment Ordinance; (2) this 2022 Amended and Restated Service and Assessment Plan and the applicable Assessment Ordinance; and (3) the levying of the Improvement Area #4-B Assessment on the Improvement Area #4-B Initial Parcel.

D. Administrative Expenses

The Administrative Expenses shall be paid for annually by each Parcel pro rata based on the ratio of the amount of outstanding Assessment remaining on the Parcel to the total outstanding Assessment. The Administrative Expenses shall be collected as part of and in the same manner as Annual Installments in the amounts shown on the Assessment Roll, which may be revised based on actual costs incurred in Annual Service Plan Updates.

E. Additional Interest

The interest rate on Assessments securing PID Bonds may exceed the interest rate on the PID Bonds by the Additional Interest Rate. To the extent required by any Indenture, Additional Interest shall be collected as part of each Annual Installment and shall be deposited pursuant to the applicable Indenture.

F. Major Repair and Extraordinary Maintenance of Authorized Improvements

Administrative and operation expenses of the District shall include the expenses of major repair and extraordinary maintenance of the Authorized Improvements in order to operate and maintain the applicable Authorized Improvements in a manner consistent with the City's standards for similar public improvements throughout the City. The Annual Installments may include Administrative Expenses in an amount to pay such expenses.

SECTION VI: TERMS OF THE ASSESSMENTS

A. Reallocation of Assessments

1. *Upon Division Prior to Recording of Subdivision Plat*

Upon the division of any Assessed Property (without the recording of subdivision plat), the Administrator shall reallocate the Assessment for the Assessed Property prior to the division among the newly divided Assessed Properties according to the following formula:

$$A = B \times (C \div D)$$

Where the terms have the following meanings:

A = the Assessment for the newly divided Assessed Property

B = the Assessment for the Assessed Property prior to division

C = the Estimated Buildout Value of the newly divided Assessed Property

D = the sum of the Estimated Buildout Value for all of the newly divided Assessed Properties

The calculation of the Assessment of an Assessed Property shall be performed by the Administrator and shall be based on the Estimated Buildout Value of that Assessed Property, as provided by the Owner, relying on information from homebuilders, market studies, appraisals, official public records of the County, and any other relevant information regarding the Assessed Property. The calculation as confirmed by the City Council shall be conclusive.

The sum of the Assessments for all newly divided Assessed Properties shall equal the Assessment for the Assessed Property prior to subdivision. The calculation shall be made separately for each newly divided Assessed Property. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in the next Annual Service Plan Update and approved by the City Council.

2. *Upon Subdivision by a Recorded Subdivision Plat*

Upon the subdivision of any Assessed Property based on a recorded subdivision plat, the Administrator shall reallocate the Assessment for the Assessed Property prior to the subdivision among the new subdivided Lots based on estimated average buildout value according to the following formula:

$$A = [B \times (C \div D)]/E$$

Where the terms have the following meanings:

A = the Assessment for the newly subdivided Lot

B = the Assessment for the Parcel prior to subdivision

C = the sum of the Estimated Buildout Value of all newly subdivided Lots with same Lot Type

D = the sum of the Estimated Buildout Value for all of the newly subdivided Lots excluding Non-Benefitted Property

E = the number of newly subdivided Lots with same Lot Type

Prior to the recording of a subdivision plat, the Owner shall provide the City an Estimated Buildout Value as of the date of the recorded subdivision plat for each Lot created by the recorded subdivision plat. The calculation of the Assessment for a Lot shall be performed by the Administrator and confirmed by the City Council based on Estimated Buildout Value information provided by the Owner, homebuilders, third party consultants, and/or the official public records of the County regarding the Lot.

The sum of the Assessments for all newly subdivided Lots shall not exceed the Assessment for the portion of the Assessed Property subdivided prior to subdivision. The calculation shall be made separately for each newly subdivided Assessed Property. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in the next Annual Service Plan Update and approved by the City Council.

3. Upon Consolidation

If two or more Lots or Parcels are consolidated, the Administrator shall allocate the Assessments against the Lots or Parcels before the consolidation to the consolidated Lot or Parcel, which allocation shall be reflected in the next Annual Service Plan Update and approved by the City Council. The Assessment for any resulting Lot may not exceed the Maximum Assessment for the applicable Lot Type and compliance may require a mandatory Prepayment of Assessments pursuant to **Section VI.C**.

B. Mandatory Prepayment of Assessments

If an Assessed Property is transferred to a person or entity that is exempt from payment of the Assessment, the owner transferring the Assessed Property shall pay to the City the full amount of the applicable Assessment, plus Prepayment Costs and Delinquent Collection Costs for such Assessed Property, prior to the transfer. If the owner of an Assessed Property causes the Assessed Property to become Non-Benefitted Property, the owner causing the change in status shall pay the full amount of the Assessment, plus Prepayment Costs and Delinquent Collection Costs, prior to the change in status. Following payment of the foregoing costs in full, the City shall provide the owner with a recordable “Notice of PID Assessment Termination,” a form of which is attached hereto as **Exhibit M**.

C. True-Up of Assessments if Maximum Assessment Exceeded at Plat

Prior to the City approving a final subdivision plat, the Administrator will certify that such plat will not result in the Assessment per Lot for any Lot Type to exceed the Maximum Assessment. If the Administrator determines that the resulting Assessment per Lot for any Lot Type will exceed the Maximum Assessment for that Lot Type, then (1) the Assessment applicable to each Lot Type shall each be reduced to the Maximum Assessment, and (2) the person or entity filing the plat shall pay to the City the amount the applicable Assessment was reduced, plus Prepayment Costs and Delinquent Collection Costs, if any, prior to the City approving the final plat. The City's approval of a plat without payment of such amounts does not eliminate the obligation of the person or entity filing the plat to pay such amounts.

D. Reduction of Assessments

If as a result of cost savings or an Authorized Improvement not being constructed, the Actual Costs of completed Authorized Improvements are less than the Assessments, (i) in the event PID Bonds are not issued, the City Council/Commissioner's Court shall reduce each Assessment on a pro rata basis such that the sum of the resulting reduced Assessments for all Assessed Property equals the reduced Actual Costs, or (ii) in the event that PID Bonds are issued, the Trustee shall apply amounts on deposit in the applicable account of the project fund, relating to the PID Bonds, that are not expected to be used for purposes of the project fund to redeem outstanding PID Bonds, unless otherwise directed by the applicable Indenture. Excess PID Bond proceeds shall be applied to redeem outstanding PID Bonds. The Assessments applicable to a series of PID Bonds shall not, however, be reduced to an amount less than the amount required to pay all debt service requirements on all such outstanding PID Bonds.

The Administrator shall update (and submit to the City Council for review and approval as part of the next Annual Service Plan Update) the Assessment Roll and corresponding Annual Installments to reflect the reduced Assessments.

E. Prepayment of Assessments

The owner of any Assessed Property may pay, at any time, all or any part of an Assessment in accordance with the PID Act. Prepayment Costs, if any, may be paid from a reserve established under the applicable Indenture. If an Annual Installment has been billed prior to the Prepayment, the Annual Installment shall be due and payable and shall be credited against the Prepayment.

If an Assessment is prepaid in full, with Prepayment Costs, (1) the Administrator shall cause the Assessment to be reduced to zero and the Assessment Roll to be revised accordingly; (2) the Administrator shall prepare the revised Assessment Roll and submit such revised Assessment Roll to the City Council for review and approval as part of the next Annual Service Plan Update; (3)

the obligation to pay the Assessment and corresponding Annual Installments shall terminate; and (4) the City shall provide the owner with a recordable "Notice of PID Assessment Termination."

If an Assessment is prepaid in part, with Prepayment Costs: (1) the Administrator shall cause the Assessment to be reduced and the Assessment Roll revised accordingly; (2) the Administrator shall prepare the revised Assessment Roll and submit to the City Council/Commissioner's Court for review and approval as part of the next Annual Service Plan Update; and (3) the obligation to pay the Assessment will be reduced to the extent of the Prepayment made.

F. Payment of Assessment in Annual Installments

Assessments that are not paid in full shall be due and payable in Annual Installments. **Exhibit E-2** shows the estimated Phase 1 Annual Installments, **Exhibit F-2** shows the estimated Improvement Area #1C Annual Installments, **Exhibit G-2** shows the estimated Improvement Area #2 Annual Installments, **Exhibit H-2** shows the estimated Improvement Area #3 Annual Installments, **Exhibit I-2** shows the estimated Improvement Area #4-A Annual Installments, and **Exhibit J-2** shows the estimated Improvement Area #4-B Annual Installments. Annual Installments are subject to adjustment in each Annual Service Plan Update.

Prior to the filing of a final subdivision plat, if any Parcel shown on the Assessment Roll is assigned multiple tax identification numbers for billing and collection purposes, the Annual Installment shall be allocated pro rata based on the acreage of the property as shown by Rockwall Central Appraisal District for each tax identification number.

The Administrator shall prepare and submit to the City Council for its review and approval an Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each Annual Service Plan Update shall include updated Assessment Rolls and updated calculations of Annual Installments. The Administrative Expenses for a given Assessment shall be paid for by each Parcel pro rata based on the ratio of the amount of outstanding Assessment remaining on the Parcel to the total outstanding Assessment. Annual Installments shall be reduced by any credits applied under an applicable Indenture, such as capitalized interest, interest earnings on account balances, and any other funds available to the Trustee for such purposes. Annual Installments shall be collected by the City in the same manner and at the same time as ad valorem taxes. Annual Installments shall be subject to the penalties, procedures, and foreclosure sale in case of delinquencies as set forth in the PID Act and in the same manner as ad valorem taxes for the City. The City Council may provide for other means of collecting Annual Installments. Assessments shall have the lien priority specified in the PID Act.

Sales of the Assessed Property for nonpayment of Annual Installments shall be subject to the lien for the remaining unpaid Annual Installments against the Assessed Property, and the Assessed

Property may again be sold at a judicial foreclosure sale if the purchaser fails to timely pay any of the remaining unpaid Annual Installments as they become due and payable.

The City reserves the right to refund PID Bonds in accordance with applicable law, including the PID Act. In the event of a refunding, the Administrator shall recalculate the Annual Installments so that total Annual Installments will be sufficient to pay the refunding bonds, and the refunding bonds shall constitute "PID Bonds."

Each Annual Installment of an Assessment, including interest on the unpaid principal of the Assessment, shall be updated annually. Each Annual Installment shall be due when billed and shall be delinquent if not paid prior to February 1 of the following year.

Failure of an owner to receive an invoice for an Annual Installment on the property tax bill shall not relieve the owner of the responsibility for payment of the Assessment. Assessments, or Annual Installments thereof, that are delinquent shall incur Delinquent Collection Costs. The City may provide for other means of collecting the Annual Installments to the extent permitted by the PID Act.

G. Prepayment as a Result of an Eminent Domain Proceeding or Taking

If any portion of any Parcel of Assessed Property is taken from an owner as a result of eminent domain proceedings or if a transfer of any portion of any Parcel of Assessed Property is made to an entity with the authority to condemn all or a portion of the Assessed Property in lieu of or as a part of an eminent domain proceeding (a "**Taking**"), the portion of the Assessed Property that was taken or transferred (the "**Taken Property**") shall be reclassified as Non-Benefitted Property.

For the Assessed Property that is subject to the Taking as described in the preceding paragraph, the Assessment that was levied against the Assessed Property (when it was included in the Taken Property) prior to the Taking shall remain in force against the remaining Assessed Property (the Assessed Property less the Taken Property) (the "**Remaining Property**") following the reclassification of the Taken Property as Non-Benefitted Property, subject to an adjustment of the Assessment applicable to the Remaining Property after any required Prepayment as set forth below. The owner will remain liable to pay in Annual Installments, or payable as otherwise provided by this 2022 Amended and Restated Service and Assessment Plan, as updated, or the PID Act, the Assessment that remains due on the Remaining Property, subject to an adjustment in the Assessment applicable to the Remaining Property after any required Prepayment as set forth below. Notwithstanding the foregoing, if the Assessment that remains due on the Remaining Property exceeds the Maximum Assessment, the owner will be required to make a Prepayment in an amount necessary to ensure that the Assessment against the Remaining Property does not exceed the Maximum Assessment, in which case the Assessment applicable to the Remaining Property will be reduced by the amount of the partial Prepayment.

In all instances the Assessment remaining on the Remaining Property shall not exceed the Maximum Assessment.

By way of illustration, if an owner owns 100 acres of Assessed Property subject to a \$100 Assessment and 10 acres is taken through a Taking, the 10 acres of Taken Property shall be reclassified as Non-Benefitted Property and the remaining 90 acres of Remaining Property shall be subject to the \$100 Assessment (provided that this \$100 Assessment does not exceed the Maximum Assessment on the Remaining Property). If the Administrator determines that the \$100 Assessment reallocated to the Remaining Property would exceed the Maximum Assessment on the Remaining Property by \$10, then the owner shall be required to pay \$10 as a Prepayment of the Assessment against the Remaining Property and the Assessment on the Remaining Property shall be adjusted to be \$90.

Notwithstanding the previous paragraphs in this subsection, if the owner notifies the City and the Administrator that the Taking prevents the Remaining Property from being developed for any use which could support the Estimated Buildout Value requirement, the owner shall, upon receipt of the compensation for the Taken Property, be required to prepay the amount of the Assessment required to buy down the outstanding Assessment to the Maximum Assessment on the Remaining Property to support the Estimated Buildout Value requirement. The owner will remain liable to pay the Annual Installments on both the Taken Property and the Remaining Property until such time that such Assessment has been prepaid in full.

Notwithstanding the previous paragraphs in this subsection, the Assessment applicable to a series of PID Bonds shall never be reduced to an amount less than the amount required to pay all outstanding debt service requirements on all such outstanding PID Bonds.

SECTION VII: ASSESSMENT ROLL

The Phase 1 Assessment Roll is attached as **Exhibit E-1**. The Administrator shall prepare and submit to the City Council for review and approval proposed revisions to the Phase 1 Assessment Roll and Phase 1 Annual Installments for each Parcel as part of each Annual Service Plan Update.

The Improvement Area #1C Assessment Roll is attached as **Exhibit F-1**. The Administrator shall prepare and submit to the City Council for review and approval proposed revisions to the Improvement Area #1C Assessment Roll and Improvement Area #1C Annual Installments for each Parcel as part of each Annual Service Plan Update.

The Improvement Area #2 Assessment Roll is attached as **Exhibit G-1**. The Administrator shall prepare and submit to the City Council for review and approval proposed revisions to the Improvement Area #2 Assessment Roll and Improvement Area #2 Annual Installments for each Parcel as part of each Annual Service Plan Update.

The Improvement Area #3 Assessment Roll is attached as **Exhibit H-1**. The Administrator shall prepare and submit to the City Council for review and approval proposed revisions to the Improvement Area #3 Assessment Roll and Improvement Area #3 Annual Installments for each Parcel as part of each Annual Service Plan Update.

The Improvement Area #4-A Assessment Roll is attached as **Exhibit I-1**. The Administrator shall prepare and submit to the City Council for review and approval proposed revisions to the Improvement Area #4-A Assessment Roll and Improvement Area #4-A Annual Installments for each Parcel as part of each Annual Service Plan Update.

The Improvement Area #4-B Assessment Roll is attached as **Exhibit J-1**. The Administrator shall prepare and submit to the City Council for review and approval proposed revisions to the Improvement Area #4-B Assessment Roll and Improvement Area #4-B Annual Installments for each Parcel as part of each Annual Service Plan Update.

SECTION VIII: ADDITIONAL PROVISIONS

A. Calculation Errors

If the owner of a Parcel claims that an error has been made in any calculation required by this 2022 Amended and Restated Service and Assessment Plan, including, but not limited to, any calculation made as part of any Annual Service Plan Update, the owner's sole and exclusive remedy shall be to submit a written notice of error to the Administrator by December 1st of each year following City Council approval of the calculation; otherwise, the owner shall be deemed to have unconditionally approved and accepted the calculation. Upon receipt of a written notice of error from an owner, the Administrator shall provide a written response to the City Council and the owner within 30 days of such receipt. The City Council shall consider the owner's notice of error and the Administrator's response at a public meeting, and within 30 days after closing such meeting, the City Council shall make a final determination as to whether an error has been made. If the City Council determines that an error has been made, the City Council shall take such corrective action as is authorized by the PID Act, this 2022 Amended and Restated Service and Assessment Plan, the applicable Assessment Ordinance, the applicable Indenture, or as otherwise authorized by the discretionary power of the City Council. The determination by the City Council as to whether an error has been made, and any corrective action taken by the City Council, shall be final and binding on the owner and the Administrator.

B. Amendments

Amendments to this 2022 Amended and Restated Service and Assessment Plan must be made by the City Council in accordance with the PID Act. To the extent permitted by the PID Act, this 2022 Amended and Restated Service and Assessment Plan may be amended without notice to

owners of the Assessed Property: (1) to correct mistakes and clerical errors; (2) to clarify ambiguities; and (3) to provide procedures to collect Assessments, Annual Installments, and other charges imposed by this 2022 Amended and Restated Service and Assessment Plan.

C. Administration and Interpretation

The Administrator shall: (1) perform the obligations of the Administrator as set forth in this 2022 Amended and Restated Service and Assessment Plan; (2) administer the District for and on behalf of and at the direction of the City Council; and (3) interpret the provisions of this 2022 Amended and Restated Service and Assessment Plan. Interpretations of this 2022 Amended and Restated Service and Assessment Plan by the Administrator shall be in writing and shall be appealable to the City Council by owners of Assessed Property adversely affected by the interpretation. Appeals shall be decided by the City Council after holding a public meeting at which all interested parties have an opportunity to be heard. Decisions by the City Council shall be final and binding on the owners of Assessed Property and their successors and assigns.

D. Form of Buyer Disclosure

Per Section 5.014 of the Texas Property Code, as amended, this 2022 Amended and Restated Service and Assessment Plan, and any future Annual Service Plan Updates, shall include a form of the buyer disclosures for the district. The buyer disclosures are attached hereto as **Appendix E**. Within seven days of approval by the City Council, the City shall file and record in the real property records of the County the executed ordinance of this 2022 Amended and Restated Service and Assessment Plan, or any future Annual Service Plan Updates. The executed ordinance, including any attachments, approving this 2022 Amended and Restated Service and Assessment Plan or any future Annual Service Plan Updates shall be filed and recorded in their entirety.

E. Severability

If any provision of this 2022 Amended and Restated Service and Assessment Plan is determined by a governmental agency or court to be unenforceable, the unenforceable provision shall be deleted and, to the maximum extent possible, shall be rewritten to be enforceable. Every effort shall be made to enforce the remaining provisions.

SECTION IX: ADDITIONAL UPDATES

A. 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-Benefited 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-Benefited 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-Benefited 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

No final plats have been filed on Improvement Area #4-A.

Improvement Area #4-B

No final plats have been filed on Improvement Area #4-B.

B. Lot and Home Sales

Phase 1

Phase 1 contains 364 residential Lots. All residential Lots are complete.

Improvement Area #1C

Improvement Area #1C contains 41 residential Lots. All residential Lots are complete.

Improvement Area #2

Improvement Area #2 contains 213 residential Lots. Of the 213 Lots, 211 Lots are closed to builders.

Improvement Area #3

Improvement Area #3 contains 185 completed residential Lots. As of March 31, 2022, 124 Lots have been closed to home builders, 102 homes are under construction, and 22 homes are remaining to start.

Improvement Area #4-A

Improvement Area #4-A is anticipated to contains 43 completed residential Lots. As of March 31, 2022, no Lots have been closed to home builders.

Improvement Area #4-B

Improvement Area #4-B is anticipated to contains 248 completed residential Lots. As of March 31, 2022, no Lots have been closed to home builders.

See **Appendix E** for Buyer Disclosures.

C. Prepayment of Assessments in Full

Phase 1

The following is a list of all Parcels or Lots that made a Prepayment in full.

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 Parcels or Lots that made a Prepayment in full.

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

Improvement Area #2

The following is a list of all Parcels or Lots that made a Prepayment in full.

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

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.

See **Exhibit M** for the template of the Notice of Termination of Assessment.

D. Partial Prepayment 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

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

Improvement Area #1C				
Property ID	Lot Type	Situs	Prepayment Date	Prepayment Amount
95451	4	1533 Via Toscana Ln	4/23/2021	\$ 7,500.00
95451	4	1533 Via Toscana Ln	4/5/2022	\$ 7,500.00

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.

E. Administrative Costs Breakdown

Phase 1

The table below shown the breakdown of the Administrative Costs for the Phase 1 for the Annual Installment due January 31, 2023.

Administrative Costs Breakdown	
Phase 1	
Administration	\$ 23,385
City Auditor	633
PID Trustee	2,720
Dissemination Agent	3,543
Filing Fees	253
County Collection	330
Developer/Issuer CDA Review	253
Miscellaneous	253
	<hr/>
	\$ 31,370
Past Due Invoices	\$ 28,317
Total Administrative Costs	\$ 59,687

Improvement Area #1C

The table below shown the breakdown of the Administrative Costs for Improvement Area #1C for the Annual Installment due January 31, 2023.

Administrative Costs Breakdown	
Improvement Area #1C	
Administration	\$ 3,230
City Auditor	87
PID Trustee	376
Dissemination Agent	489
Filing Fees	35
County Collection	46
Developer/Issuer CDA Review	35
Miscellaneous	35
	<hr/>
	\$ 4,333
Past Due Invoices	\$ -
Total Administrative Costs	\$ 4,333

Improvement Area #2

The table below shown the breakdown of the Administrative Costs for Improvement Area #2 for the Annual Installment due January 31, 2023.

Administrative Costs Breakdown	
Improvement Area #2	
Administration	\$ 15,561
City Auditor	421
PID Trustee	1,810
Dissemination Agent	2,357
Filing Fees	168
County Collection	220
Developer/Issuer CDA Review	168
Miscellaneous	168
	\$ 20,874
Past Due Invoices	\$ 20,570
Total Administrative Costs	\$ 41,444

Improvement Area #3

The table below shown the breakdown of the Administrative Costs for Improvement Area #3 for the Annual Installment due January 31, 2023.

Administrative Costs Breakdown	
Improvement Area #3	
Administration	\$ 15,370
City Auditor	416
PID Trustee	1,788
Dissemination Agent	2,328
Filing Fees	166
County Collection	217
Developer/Issuer CDA Review	166
Miscellaneous	166
	\$ 20,618
Past Due Invoices	\$ -
Total Administrative Costs	\$ 20,618

Improvement Area #4-A

The table below shown the breakdown of the Administrative Costs for Improvement Area #4-A for the Annual Installment due January 31, 2023.

Administrative Costs Breakdown Improvement Area #4-A	
Administration	\$ 6,748
City Auditor	183
PID Trustee	785
Dissemination Agent	1,022
Filing Fees	73
County Collection	95
Developer/Issuer CDA Review	73
Miscellaneous	73
	<hr/>
	\$ 9,052
Past Due Invoices	\$ -
Total Administrative Costs	\$ 9,052

Improvement Area #4-B

The table below shown the breakdown of the Administrative Costs for Improvement Area #4-B for the Annual Installment due January 31, 2023.

Administrative Costs Breakdown Improvement Area #4-B	
Administration	\$ 28,123
City Auditor	761
PID Trustee	3,271
Dissemination Agent	4,260
Filing Fees	304
County Collection	397
Developer/Issuer CDA Review	304
Miscellaneous	304
	<hr/>
	\$ 37,725
Past Due Invoices	\$ -
Total Administrative Costs	\$ 37,725

F. Authorized Improvement Status

Phase 1

The developer has completed the Authorized Improvements for Phase 1 listed in this 2022 Amended and Restated Service and Assessment Plan and the Authorized Improvements have been dedicated to the City.

Improvement Area #1C

The developer has completed the Authorized Improvements for Improvement Area #1C listed in this 2022 Amended and Restated Service and Assessment Plan and the Authorized Improvements have been dedicated to the City.

Improvement Area #2

The developer has completed the Authorized Improvements for Improvement Area #2 listed in this 2022 Amended and Restated Service and Assessment Plan and the Authorized Improvements have been dedicated to the City.

Improvement Area #3

Except for the lift station pump upgrade for which construction has not begun, the developer has completed the Authorized Improvements for Improvement Area #3 listed in this 2022 Amended and Restated Service and Assessment Plan and the Authorized Improvements have been dedicated to the City.

Improvement Area #4-A

The developer is constructing the Authorized Improvements for Improvement Area #4-A listed in this 2022 Amended and Restated Service and Assessment Plan and the Authorized Improvements are anticipated to be dedicated to the City in the second quarter of 2022.

Improvement Area #4-B

The developer is constructing the Authorized Improvements for Improvement Area #4-B listed in this 2022 Amended and Restated Service and Assessment Plan and the Authorized Improvements are anticipated to be dedicated to the City in the second quarter of 2023.

EXHIBITS

The following Exhibits are attached to and made a part of this 2022 Amended and Restated Service and Assessment Plan for all purposes:

Exhibit A-1	Concept Plan for the District
Exhibit A-2	Final Plats for Phase 1
Exhibit A-3	Final Plat for Improvement Area #1C
Exhibit A-4	Final Plat for Improvement Area #2
Exhibit A-5	Final Plats for Improvement Area #3
Exhibit A-6	Improvement Area #4 Boundary
Exhibit A-7	Improvement Area #4-A Boundary
Exhibit A-8	Improvement Area #4-B Boundary
Exhibit B	Authorized Improvements
Exhibit C	Service Plan
Exhibit D	Sources and Uses of Funds
Exhibit E-1	Phase 1 Assessment Roll
Exhibit E-2	Phase 1 Annual Installments
Exhibit F-1	Improvement Area #1C Assessment Roll
Exhibit F-2	Improvement Area #1C Annual Installments
Exhibit G-1	Improvement Area #2 Assessment Roll
Exhibit G-2	Improvement Area #2 Annual Installments
Exhibit H-1	Improvement Area #3 Assessment Roll
Exhibit H-2	Improvement Area #3 Annual Installments
Exhibit I-1	Improvement Area #4-A Assessment Roll
Exhibit I-2	Improvement Area #4-A Annual Installments
Exhibit J-1	Improvement Area #4-B Assessment Roll
Exhibit J-2	Improvement Area #4-B Annual Installments
Exhibit K-1	Maps of Major Improvements
Exhibit K-2	Maps of Phase 1 Improvements
Exhibit K-3	Maps of Phase 2 Improvements
Exhibit K-4	Maps of Improvement Area #3 Improvements
Exhibit K-5	Maps of Improvement Area #4 Improvements
Exhibit L-1	Maximum Assessment and Tax Rate Equivalent
Exhibit L-2	Land Use Class to Lot Type Conversion
Exhibit M	Form of Notice of PID Assessment Termination
Exhibit N-1	Debt Service Schedule for Improvement Area #2 Bonds
Exhibit N-2	Debt Service Schedule for Phase 1 Refunding and Improvement Bonds
Exhibit N-3	Debt Service Schedule for Improvement Area #3 Bonds

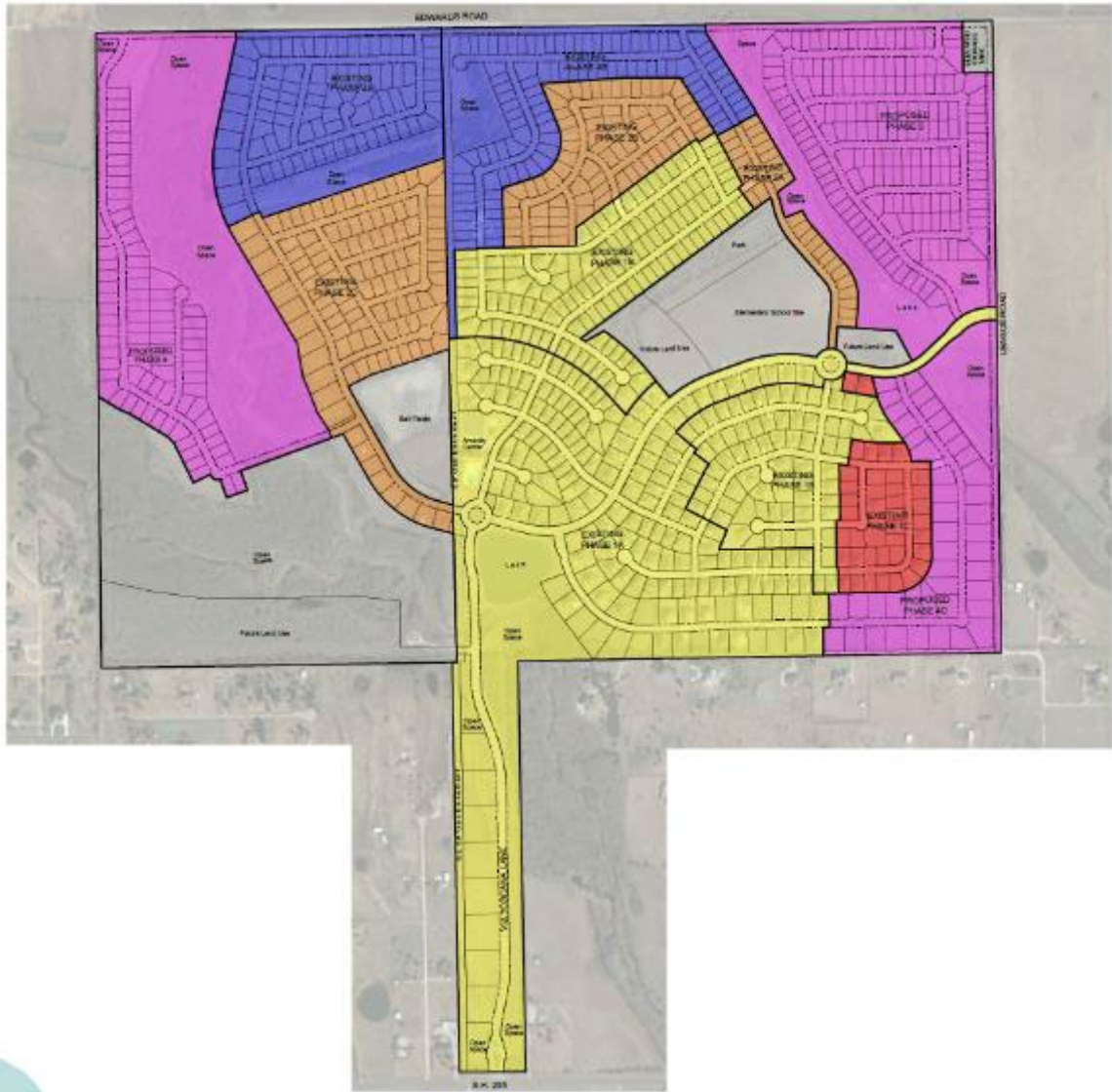
- Exhibit N-4** Debt Service Schedule for Improvement Area #4 Bonds
- Exhibit O-1** District Legal Description
- Exhibit O-2** Improvement Area #3 Legal Description
- Exhibit O-3** Improvement Area #4 Legal Description
- Exhibit O-4** Improvement Area #4-A Legal Description
- Exhibit O-5** Improvement Area #4-B Legal Description

APPENDICES

The following Appendices are attached to and made a part of this 2022 Amended and Restated Service and Assessment Plan for all purposes:

- Appendix A** Equivalent Units in Phase 1 and Phase 2
- Appendix B** Improvement Area #3 Engineer's Report
- Appendix C** Improvement Area #4 Engineer's Report
- Appendix D** Payment of Additional Bonds Proceeds to ORIX Under the Phase 1 Reimbursement Agreement
- Appendix E** Buyer Disclosures

EXHIBIT A-1 – CONCEPT PLAN FOR THE DISTRICT



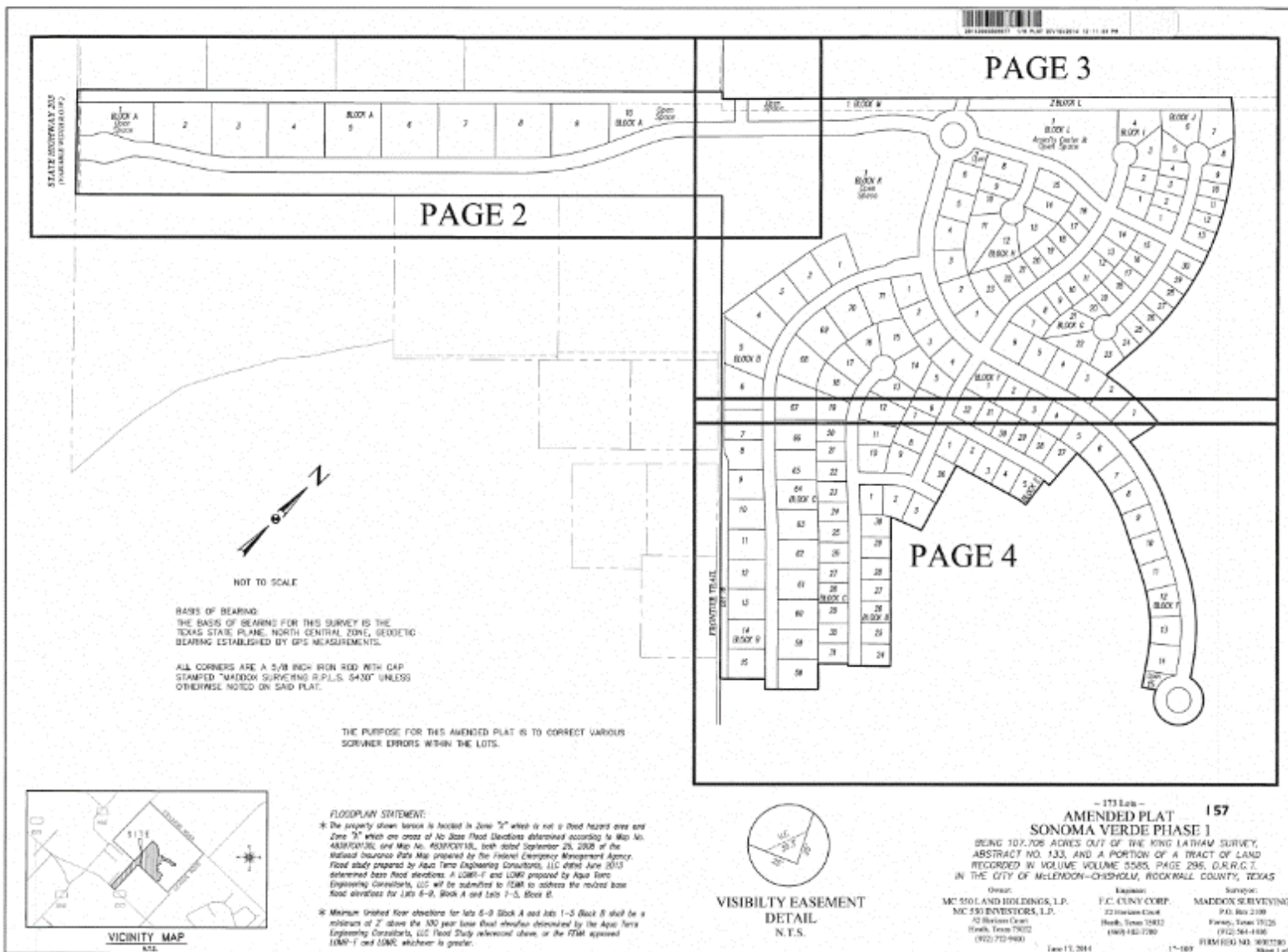
LEGEND

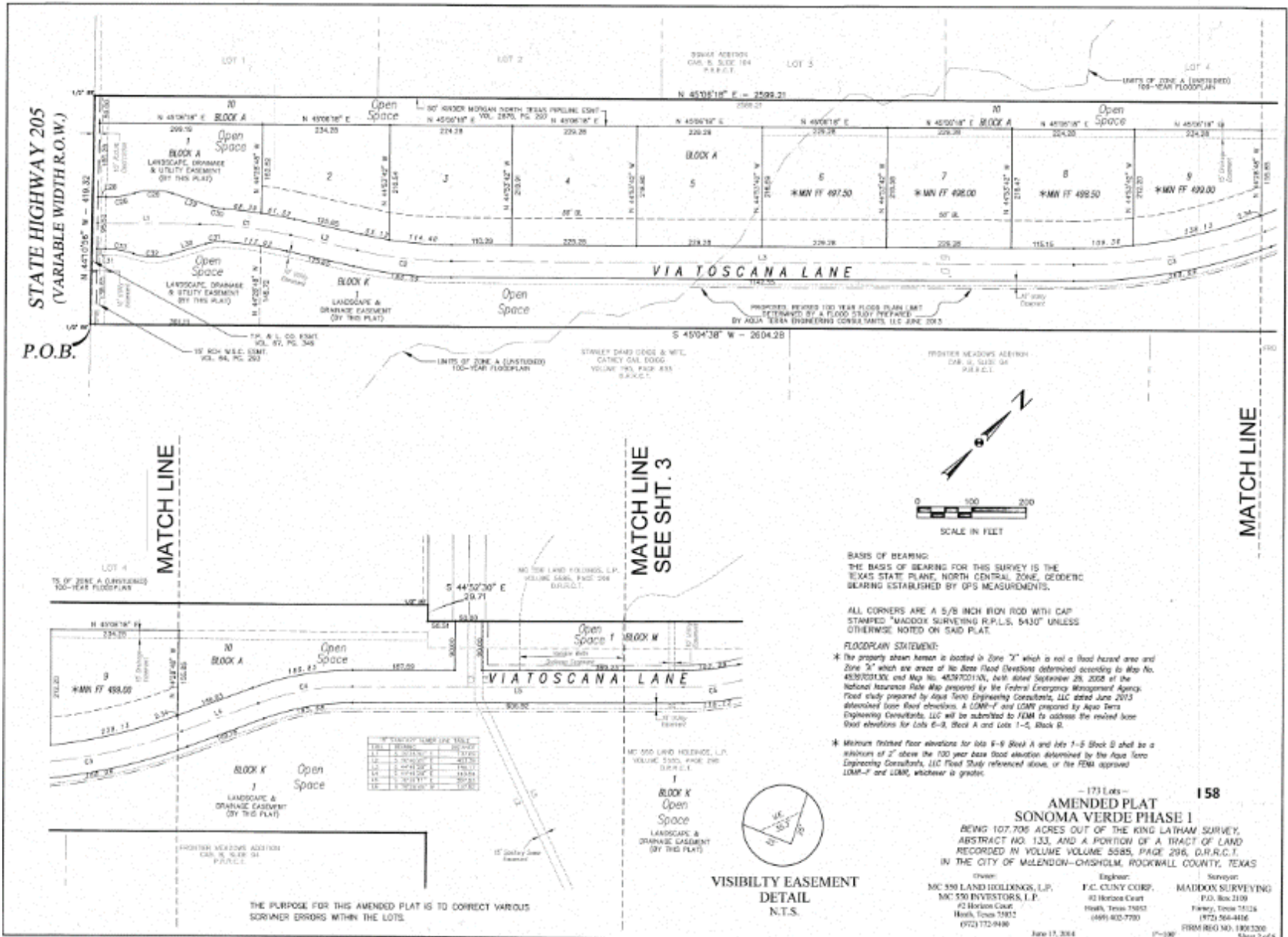
- IMPROVEMENT AREA
- IMPROVEMENT AREA I
- IMPROVEMENT AREA II
- IMPROVEMENT AREA III
- IMPROVEMENT AREA IV

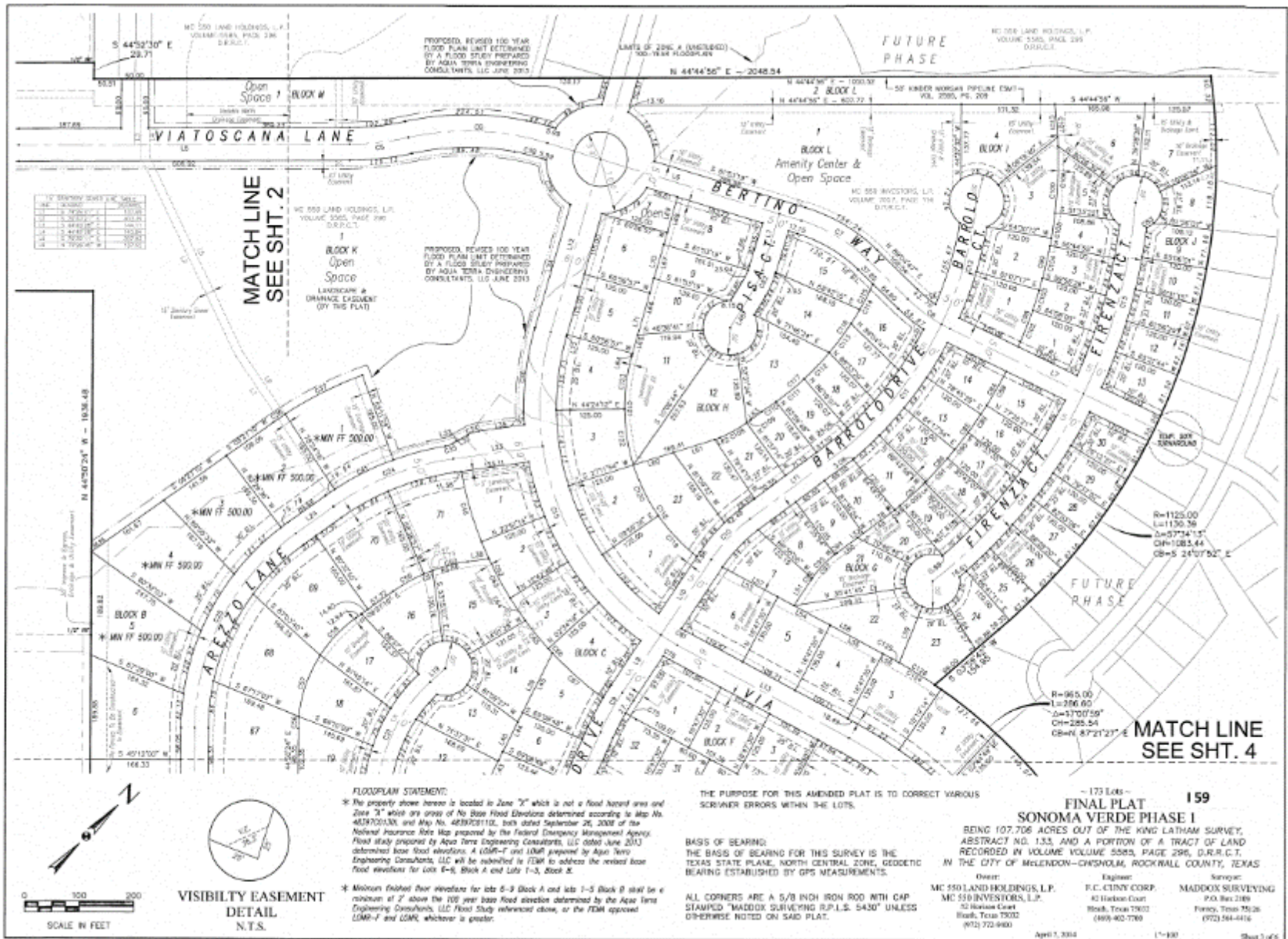
IMPROVEMENT AREAS EXHIBIT
SONOMA VERDE DEVELOPMENT
 McLendon-Chisholm, Texas
 January 2022

Kimley-Horn
 421 S. Dillman St., Suite 107
 Dallas, Texas 75208
 972-441-1230
 WWW.KIMLEY-HORN.COM

EXHIBIT A-2 – FINAL PLAT FOR PHASE 1







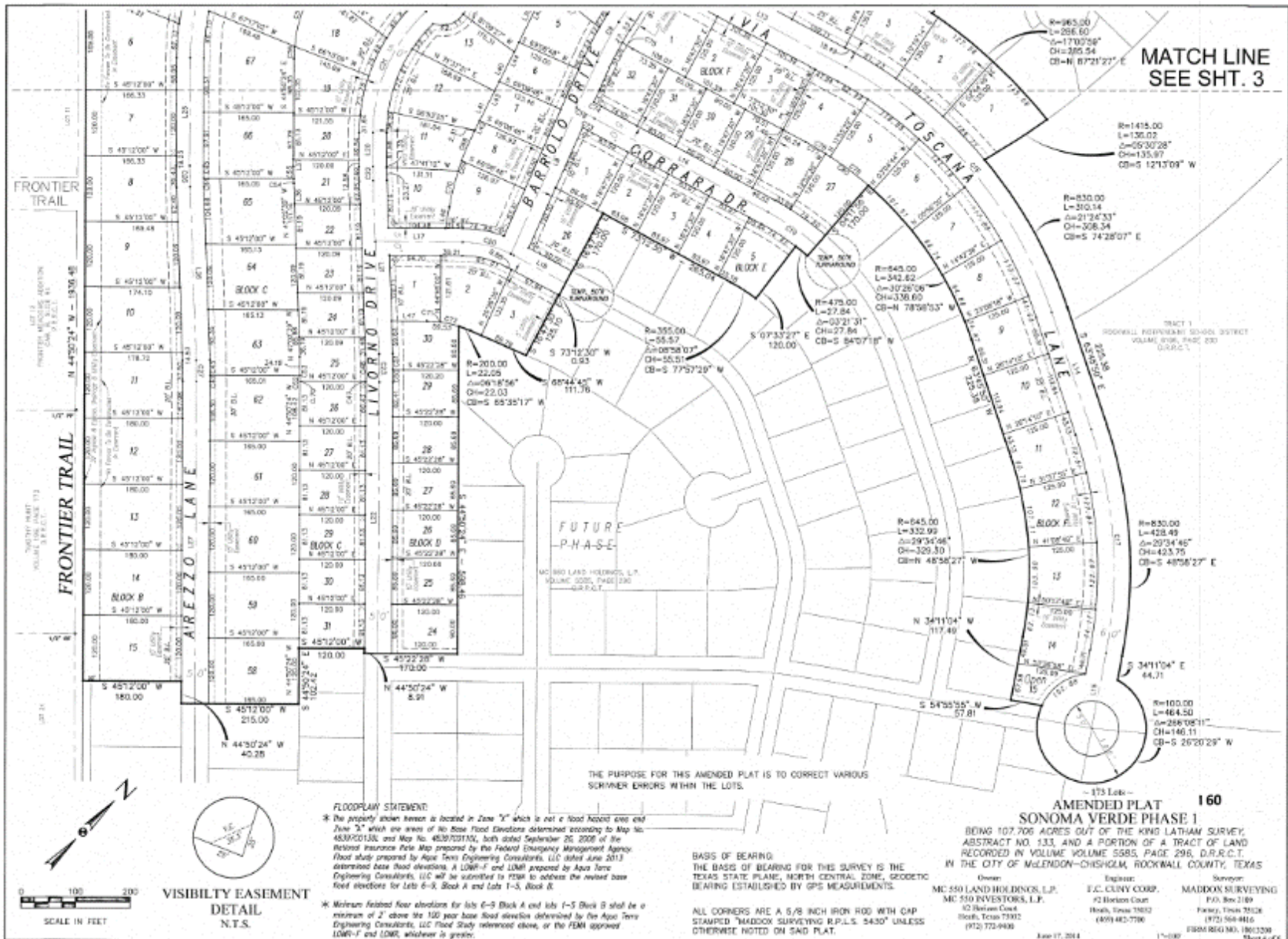


Table with 5 columns: CURSE, BEARING, DISTANCE, CORNER BEARING, CHORD LENGTH. Lists survey points and measurements for various lots.

Table with 5 columns: CURSE, BEARING, DISTANCE, CORNER BEARING, CHORD LENGTH. Lists survey points and measurements for various lots.

Table with 3 columns: LINE, BEARING, DISTANCE. Lists line measurements and bearings.

Table with 3 columns: LINE, BEARING, DISTANCE. Lists line measurements and bearings.



VISIBILITY EASEMENT
DETAIL
N.T.S.

THE PURPOSE FOR THIS AMENDED PLAN IS TO CORRECT VARIOUS SCRIBER ERRORS WITHIN THE LOTS.

FLOODPLAIN STATEMENT:
* The property shown hereon is located in Zone "X" which is not a flood hazard area and Zone "A" which are areas of No Special Flood Hazardations...
* Minimum finished floor elevations for lots 6-9 Block A and lots 1-5 Block B shall be a maximum of 2' above the 100 year base flood elevation...

BASES OF BEARING:
THE BASES OF BEARING FOR THIS SURVEY IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE, GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.
ALL CORNERS ARE A 5/8 INCH IRON ROD WITH CAP STAMPED "MADDOX SURVEYING R.L.P.S. 04307" UNLESS OTHERWISE NOTED ON SAID PLAN.

161
AMENDED PLAN
SONOMA VERDE PHASE I
BEING 107.706 ACRES OUT OF THE KING LATHAM SURVEY, ABSTRACT NO. 133, AND A PORTION OF A TRACT OF LAND RECORDED IN VOLUME VOLUME 5585, PAGE 296, D.R.R.C.T. IN THE CITY OF McLENDON-CHEMUNG, ROCKWALL COUNTY, TEXAS
Users: ME SMO LAND HOLDINGS, L.P.
SVO INVESTORS, L.P.
Surveyor: MADDOX SURVEYING, P.C.
City: Flower, Texas 75072
Phone: (972) 594-4416
FAX: (972) 594-4416
FORM REG NO. 9801209

LEGAL DESCRIPTION:

WHEREAS, MC 550 Land Holdings, L.P. and MC 550 Investors L.P. are the owners of a tract of land recorded in Volume 5095, Page 296, and Volume 7057, Page 114 of the Deed Records of Rockwall County, Texas, located in the King Latham Survey, Abstract No. 133, situated in the City of McLeod-Dalheim, Rockwall County, Texas, said description being a portion of said MC 550 Land Holdings L.P. tract and all of said MC 550 Investors L.P. tract, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the northeast line of State Highway 205 for the south corner of said MC 550 Land Holdings tract recorded in Volume 5095, Page 296 and the east corner of tract of land described in the deed to Stanley and Colby Dagg recorded in Volume 185, Page 833 of said Deed Records:

THENCE North 48 degrees 10 minutes 50 seconds West, along the northeast line of said State Highway 205 and the southwest line of said MC 550 Land Holdings tract recorded in Volume 5095, Page 296, a distance of 412.32 feet to a 1/2 inch iron rod found for corner;

THENCE North 48 degrees 06 minutes 18 seconds East, along the northeast line of said MC 550 Land Holdings tract recorded in Volume 5095, Page 296, a distance of 2,594.29 feet to a 1/2 inch iron rod found for the east corner of Doran Addition, an addition to the City of McLeod-Dalheim, Rockwall County, Texas recorded in Cabinet 5, Side 104 of the Plat Records of Rockwall County, Texas;

THENCE South 44 degrees 02 minutes 30 seconds East, along the southwest line of said MC 550 Land Holdings tract recorded in Volume 5095, Page 296, a distance of 25.71 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE North 44 degrees 44 minutes 56 seconds East, through the interior of said MC 550 Land Holdings tract recorded in Volume 5095, Page 296, a distance of 2,645.04 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for the beginning of a non-tangent curve to the right;

THENCE in a southeasterly direction along said curve to the right, having a radius of 1,125.02 feet, a central angle of 57 degrees 34 minutes 13 seconds, a chord which bears South 28 degrees 07 minutes 50 seconds East, a chord distance of 1,033.44 feet, and an arc length of 1,132.36 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set at the end of said curve;

THENCE South 03 degrees 20 minutes 42 seconds West, a distance of 154.86 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set at the beginning of a non-tangent curve to the right;

THENCE in a northeasterly direction along said curve to the right, having a radius of 865.00 feet, a central angle of 17 degrees 03 minutes 50 seconds, a chord which bears North 87 degrees 21 minutes 27 seconds East, a chord distance of 285.54 feet, and an arc length of 288.60 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set at the beginning of a non-tangent curve to the right;

THENCE in a southeasterly direction along said curve to the right, having a radius of 147.50 feet, a central angle of 03 degrees 39 minutes 28 seconds West, a chord distance of 133.07 feet, and an arc length of 136.32 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set at the beginning of a non-tangent curve to the right;

THENCE in a southeasterly direction along said curve to the right, having a radius of 830.00 feet, a central angle of 21 degrees 24 minutes 23 seconds, a chord which bears South 74 degrees 28 minutes 07 seconds East, a chord distance of 368.84 feet, and an arc length of 370.74 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set at the end of said curve;

THENCE South 63 degrees 43 minutes 50 seconds East, a distance of 228.38 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set at the beginning of a curve to the right;

THENCE in a southeasterly direction along said curve to the right, having a radius of 830.00 feet, a central angle of 29 degrees 24 minutes 48 seconds, a chord which bears South 48 degrees 58 minutes 27 seconds East, a chord distance of 423.75 feet, and an arc length of 428.46 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set at the end of said curve;

THENCE South 34 degrees 15 minutes 04 seconds East, a distance of 46.71 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set at the beginning of a non-tangent curve to the right;

THENCE along said curve to the right, having a radius of 100.00 feet, a central angle of 266 degrees 58 minutes 11 seconds, a chord which bears South 26 degrees 20 minutes 29 seconds West, a chord distance of 146.11 feet, and an arc length of 404.50 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set at the end of said curve;

THENCE South 54 degrees 25 minutes 55 seconds West, a distance of 57.81 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE North 34 degrees 11 minutes 04 seconds West, a distance of 117.49 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set at the beginning of a curve to the left;

THENCE in a northeasterly direction along said curve to the left, having a radius of 845.00 feet, a central angle of 29 degrees 34 minutes 48 seconds, a chord which bears North 48 degrees 58 minutes 27 seconds West, a chord distance of 329.30 feet, and an arc length of 332.99 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set at the end of said curve;

THENCE North 63 degrees 46 minutes 50 seconds West, a distance of 225.38 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set at the beginning of a curve to the left;

THENCE in a northeasterly direction along said curve to the left, having a radius of 645.00 feet, a central angle of 30 degrees 36 minutes 56 seconds, a chord which bears North 78 degrees 58 minutes 53 seconds West, a chord distance of 338.40 feet, and an arc length of 342.62 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set at the end of said curve;

THENCE South 04 degrees 11 minutes 55 seconds East, a distance of 170.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set at the beginning of a non-tangent curve to the left;

THENCE in a southeasterly direction along said curve to the left, having a radius of 475.00 feet, a central angle of 03 degrees 21 minutes 31 seconds, a chord which bears South 24 degrees 17 minutes 18 seconds West, a chord distance of 27.84 feet, and an arc length of 27.84 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set at the end of said curve;

THENCE South 07 degrees 35 minutes 27 seconds East, a distance of 130.60 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for the beginning of a non-tangent curve to the left;

THENCE in a southeasterly direction along said curve to the left, having a radius of 355.00 feet, a central angle of 06 degrees 50 minutes 07 seconds, a chord which bears South 77 degrees 57 minutes 39 seconds West, a chord distance of 52.54 feet, and an arc length of 55.57 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set at the end of said curve;

THENCE South 73 degrees 12 minutes 30 seconds West, a distance of 265.04 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 16 degrees 47 minutes 30 seconds East, a distance of 170.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 73 degrees 12 minutes 30 seconds West, a distance of 8.53 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 10 degrees 47 minutes 30 seconds East, a distance of 123.10 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 88 degrees 44 minutes 45 seconds West, a distance of 111.76 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set at the beginning of a curve to the left;

THENCE in a southeasterly direction along said curve to the left, having a radius of 203.00 feet, a central angle of 05 degrees 18 minutes 36 seconds, a chord which bears South 63 degrees 30 minutes 17 seconds West, a chord distance of 22.03 feet, and an arc length of 22.03 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set at the end of said curve;

THENCE South 44 degrees 50 minutes 24 seconds East, a distance of 588.46 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 45 degrees 22 minutes 28 seconds West, a distance of 170.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE North 48 degrees 59 minutes 24 seconds West, a distance of 6.98 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 45 degrees 12 minutes 00 seconds West, a distance of 120.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 44 degrees 50 minutes 24 seconds East, a distance of 102.42 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 45 degrees 12 minutes 00 seconds West, a distance of 215.20 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE North 44 degrees 50 minutes 24 seconds West, along the southwest line of said MC 550 Land Holdings tract recorded in Volume 5095, Page 296, a distance of 1,936.48 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 45 degrees 04 minutes 28 seconds West, along the southwest line of said MC 550 Land Holdings tract recorded in Volume 5095, Page 296, a distance of 2,694.26 feet to the PLACE OF BEGINNING and containing 4,091,879 square feet or 107,756 acres of land.

APPROVED

I, hereby certify that the above and foregoing plat of SONOMA VERDE PHASE I is to the City of McLeod-Dalheim, Texas was approved by the Mayor of the City of McLeod-Dalheim on the _____ day of _____, 2014.

This approval shall be void unless the approved Plat for each Addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one year from said date of said approval. An extension may be granted by the City Council.

Said Addition shall be subject to all the requirements of the Planning Ordinance of the City of McLeod-Dalheim.

Witness my hand this the _____ day of _____, 2014.

Ray L. Moody
Mayor
City of McLeod-Dalheim, Texas

July 9, 2014

SURVEYOR CERTIFICATE

I, HENRY CLINY, SAID I PREPARED THIS SURVEY PLAT SHOWN HEREIN FROM AN ACURAL SURVEY ON THE GROUND BY ME AND THAT ALL CORNERS ARE MARKED, AND THAT ALL DIMENSIONS SHOWN THEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND FURTHERMORE THERE ARE NO ENCUMBRANCES, RESTRICTIONS, EASEMENTS, EIGHT-OF-MAY, OR 180 YEAR FLOOD PLANS AFFECTING THE PRESENT EXCEPT AS SHOWN THEREON.

WITNESS UNDER MY HAND AND SEAL OF OFFICE THIS 9th DAY OF July, 2014.
Henry Cliny
HENRY'S SURVEYING, R.P.L.S. NO. 9430

STATE OF TEXAS
COUNTY OF KAUAIKI

BEFORE ME, THE UNDERSIGNED AUTHORITY, A HENRY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED, HENRY A. MOORE, KNOWN TO BE THE PERSON WHOSE NAME SURVEYOR IS TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE RECEIVED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 9th DAY OF July, 2014.
Henry A. Moore
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



THE PURPOSE FOR THIS AMENDED PLAT IS TO CORRECT VARIOUS SURVEYOR ERRORS WITHIN THE LOTS.

~ 173 Lots ~
AMENDED PLAT 162
SONOMA VERDE PHASE I
BEING 107,706 ACRES OUT OF THE KING LATHAM SURVEY, ABSTRACT NO. 133, AND A PORTION OF A TRACT OF LAND RECORDED IN VOLUME VOLUME 5095, PAGE 296, D.R.E.C.T. IN THE CITY OF McLEOD-DALHEIM, ROCKWALL COUNTY, TEXAS

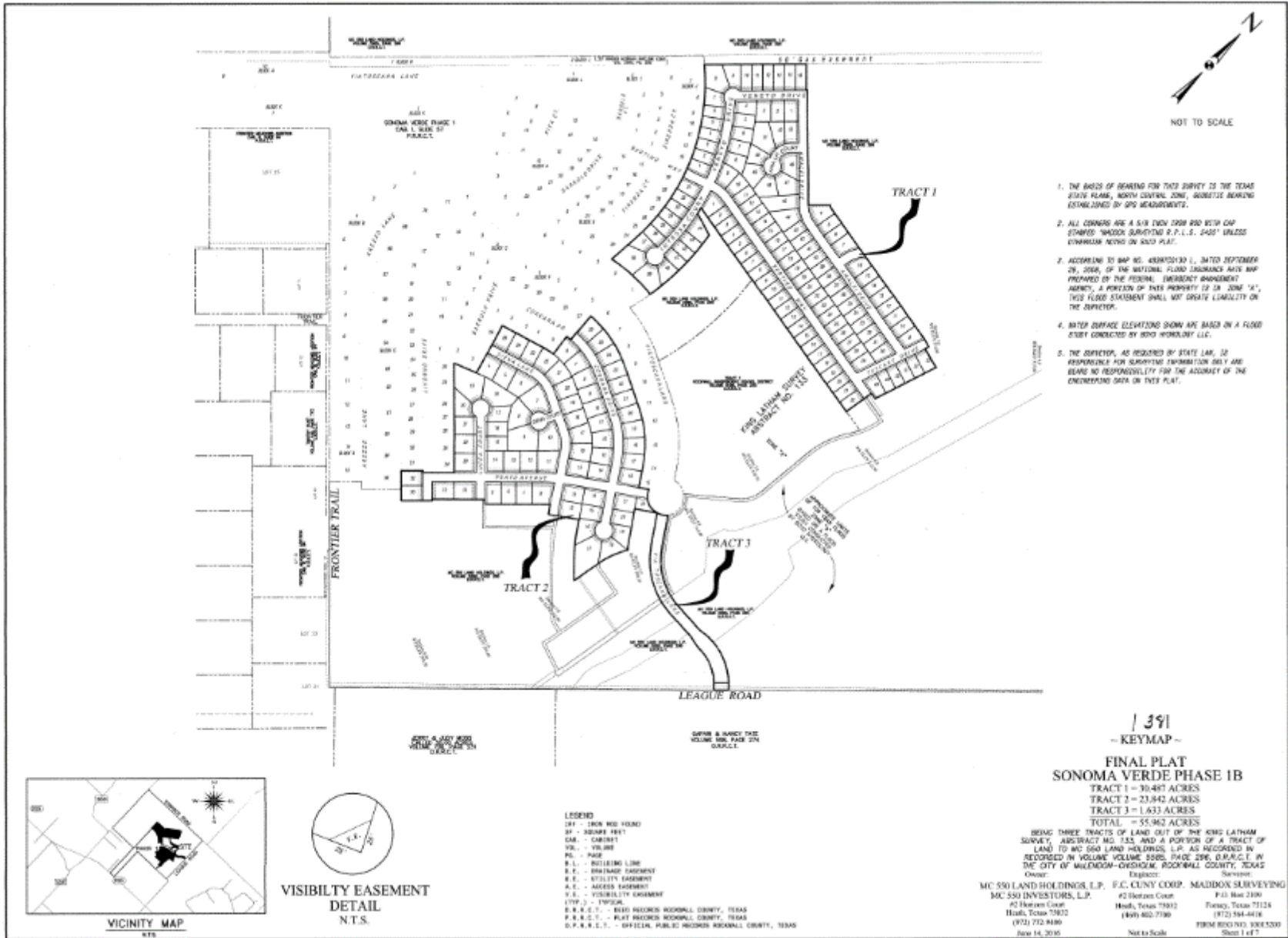
Owner: MC 550 LAND HOLDINGS, L.P.
MC 550 INVESTORS, L.P.
22 Blomrose Court
North, Texas 75182
(972) 772-8180

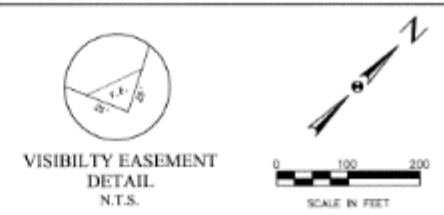
Engineer: H.C. CLINY CORP.
47 Havelock Court
Mesquite, Texas 75182
(972) 954-4200

Surveyor: MADDOX SURVEYING
P.O. Box 2109
Frenzy, Texas 75124
(972) 954-4200

Form REG NO. 1906-5320
March 2013

July 07, 2014





VISIBILITY EASEMENT
DETAIL
N.T.S.

TRACT 1 LOT CURVE TABLE

CURVE	BEARING	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	S 45° 17' 01" E	124.76°	S 70° 48' 19" E	124.08'	
C2	S 45° 17' 01" E	55.33°	S 80° 45' 08" E	55.17'	
C3	S 45° 17' 01" E	102.24°	S 70° 34' 28" E	102.20'	
C4	S 45° 17' 01" E	73.55°	S 80° 24' 10" E	73.21'	
C5	S 45° 17' 01" E	104.13°	S 70° 24' 40" E	104.11'	
C6	S 45° 17' 01" E	78.38°	S 80° 08' 21" E	78.21'	
C7	S 45° 17' 01" E	74.98°	S 80° 15' 42" E	74.97'	
C8	S 45° 17' 01" E	74.97°	S 80° 24' 24" E	74.98'	
C9	S 45° 17' 01" E	85.29°	S 80° 43' 50" E	85.24'	
C10	S 45° 17' 01" E	73.65°	S 80° 44' 20" E	73.64'	
C11	S 45° 17' 01" E	100.20°	S 80° 30' 20" E	100.20'	
C12	S 45° 17' 01" E	102.20°	S 80° 05' 00" E	102.20'	
C13	S 45° 17' 01" E	100.20°	S 80° 10' 47" E	100.20'	

TRACT 1 CENTER LINE CURVE TABLE

CURVE	BEARING	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	S 44° 42' 50" E	120.30°	S 65° 08' 11" E	84.25'	
C2	S 44° 42' 50" E	110.80°	S 49° 42' 52" W	110.84'	
C3	S 44° 42' 50" E	100.20°	S 29° 12' 30" E	99.21'	
C4	S 44° 42' 50" E	4.18°	S 28° 01' 50" E	4.18'	
C5	S 44° 42' 50" E	200.20°	S 20° 48' 24" E	200.02'	
C6	S 44° 42' 50" E	490.20°	S 48° 08' 20" E	490.10'	
C7	S 44° 42' 50" E	110.80°	S 47° 42' 20" E	110.10'	

TRACT 1 CENTER LINE CURVE TABLE

LINE	BEARING	LENGTH
L1	S 70° 47' 18" E	145.20'
L2	S 70° 47' 18" E	20.14'
L3	S 80° 28' 18" E	119.40'
L4	S 10° 13' 28" E	20.58'
L5	S 80° 17' 01" E	77.72'
L6	S 90° 15' 11" E	45.13'
L7	S 44° 42' 50" W	21.00'
L8	S 44° 42' 50" W	47.18'
L9	S 20° 29' 12" E	28.25'
L10	S 80° 34' 27" E	12.75'

TRACT 1 BOUNDARY LINE TABLE

CURVE	BEARING	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	S 44° 42' 50" E	8.41°			
L1	S 44° 42' 50" E	8.41°			
L2	S 45° 17' 01" E	17.73°			
L3	S 74° 54' 20" E	28.82°			
L4	S 18° 10' 28" W	23.11°			
L5	S 80° 20' 49" W	30.82°			

TRACT 1 BOUNDARY CURVE TABLE

CURVE	BEARING	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	S 44° 42' 50" E	7.20°	S 48° 50' 33" E	7.20'	
C2	S 44° 42' 50" E	26.40°	S 38° 41' 12" E	26.20'	
C3	S 44° 42' 50" E	26.20°	S 12° 11' 55" E	26.20'	
C4	S 44° 42' 50" E	438.13°	S 28° 10' 27" E	437.18'	
C5	S 44° 42' 50" E	288.68°	S 67° 21' 27" E	288.54'	
C6	S 44° 42' 50" E	1000.20°	S 27° 39' 24" E	1000.20'	

1382
- TRACT 1 -
FINAL PLAT
SONOMA VERDE PHASE 1B
TRACT 1 = 10.487 ACRES
TRACT 2 = 23.842 ACRES
TRACT 3 = 1.633 ACRES
TOTAL = 55.962 ACRES

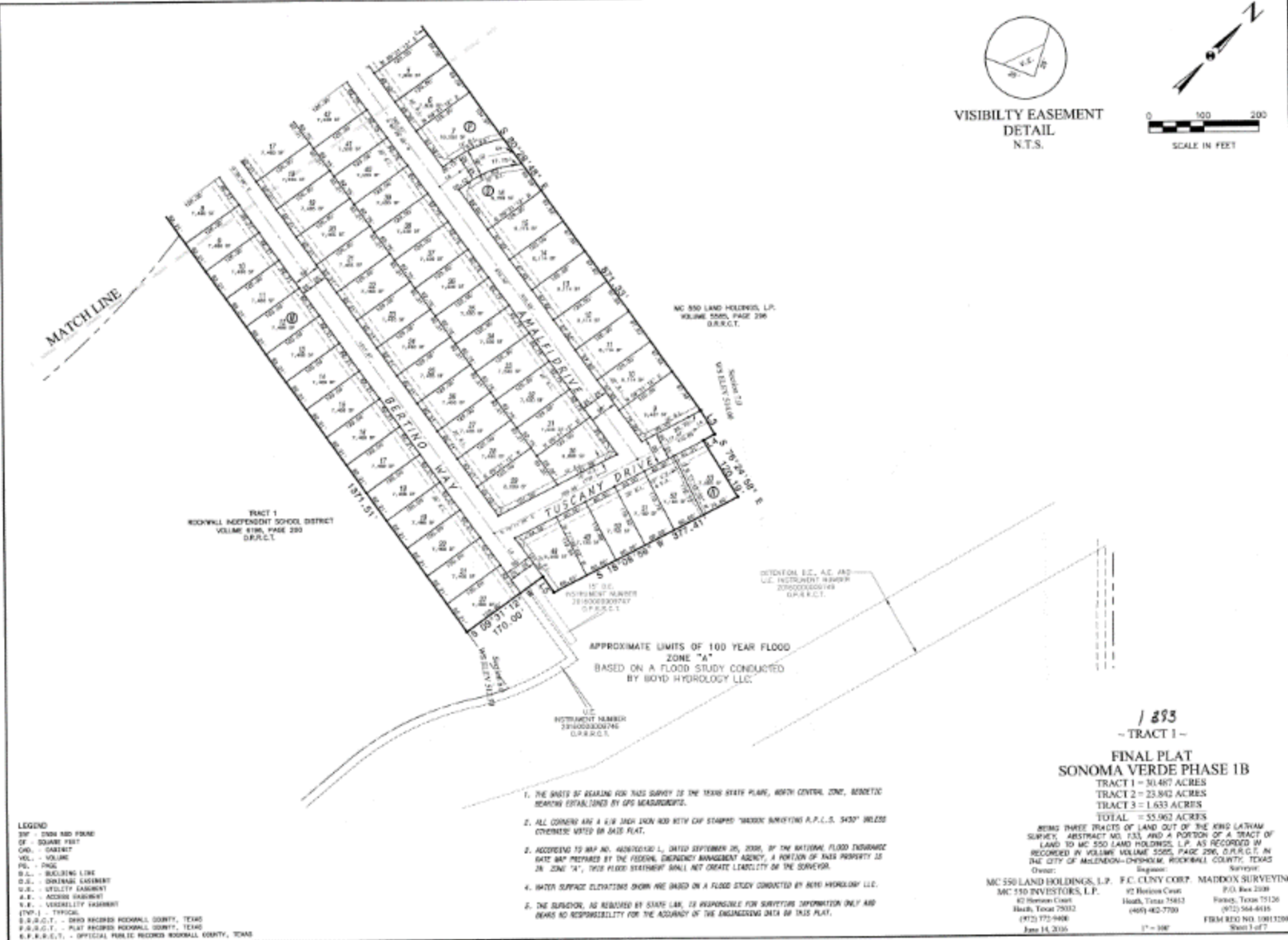
BOND THREE TRACTS OF LAND OUT OF THE KING LATHAM SURVEY, ADDITION NO. 133, AND A PORTION OF A TRACT OF LAND TO MC 550 LAND HOLDINGS, L.P. AS RECORDED IN RECORDS IN VOLUME 5085, PAGE 296, D.P.R.C.T. IN THE CITY OF HOUSTON-GALVESTON, ROCKWALL COUNTY, TEXAS

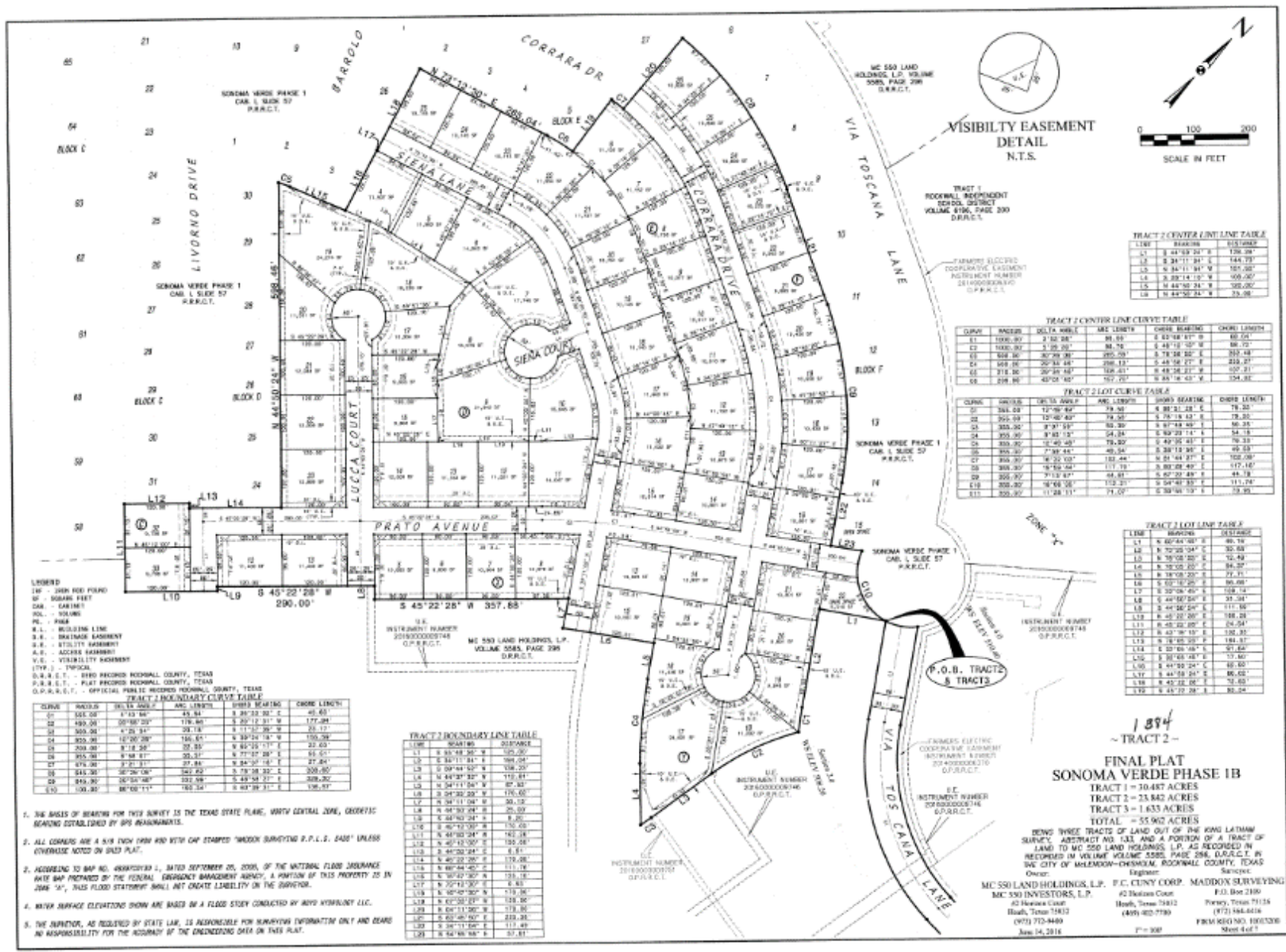
Client: Requestor: Surveyor:

MC 550 LAND HOLDINGS, L.P. F.C. CUNY CORP. MADDOX SURVEYING
550 INVESTORS, L.P. 42 Haines Court P.O. Box 2180
42 Haines Court Heath, Texas 77124 Pecos, Texas 79128
Heath, Texas 77124 (409) 432-7700 (972) 364-2414
(972) 772-4800 (972) 832-7700 PERM 830360 00012006
June 14, 2016 1" = 100' Sheet 2 of 7

- LEGEND
- SM - 3/8" RED PINK
 - SP - 3/8" MAG. PINK
 - OR - 3/8" ORANGE
 - GR - 3/8" GREEN
 - BL - 3/8" BLUE
 - PK - 3/8" PINK
 - B.L. - BOUNDARY LINE
 - D.P. - DRAINAGE DRAINAGE
 - U.E. - UTILITY EASEMENT
 - A.E. - ACCESS EASEMENT
 - V.E. - VISIBILITY EASEMENT
 - (TYP.) - TYPICAL
 - D.P.R.C.T. - DEED RECORDS ROCKWALL COUNTY, TEXAS
 - P.P.R.C.T. - PLAT RECORDS ROCKWALL COUNTY, TEXAS
 - O.P.R.C.T. - OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS

1. THE BASIS OF MEASUREMENT FOR THIS SURVEY IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE, GEODETIC MEASUREMENT ESTABLISHED BY GPS MEASUREMENTS.
2. ALL CORNERS ARE A 5/8" INCH IRON PIP WITH CAP STAMPED "MADDOX SURVEYING R.P.L.S. 2016" UNLESS OTHERWISE NOTED ON SAID PLAT.
3. ACCORDING TO SUP. NO. 483370137 L., DATED SEPTEMBER 25, 2010, OF THE NATIONAL FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, A PORTION OF SAID PROPERTY IS IN ZONE "A", THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE SURVEYOR.
4. WATER SURFACE ELEVATIONS SHOWN ARE BASED ON A FLOOD STUDY CONDUCTED BY ROYO HYDROLOGY LLC.
5. THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND MAKES NO REPRESENTATION FOR THE ACCURACY OF THE UNDERLYING DATA ON THIS PLAT.





LEGEND
 DIM - DIM FOR FOUND
 SQ - SQUARE FEET
 CAL - CALIBER
 SOL - SOLARS
 PL - PLUMB
 R.L. - RIGHT-OF-WAY LINE
 S.E. - SURVEYOR EASEMENT
 S.E. - STABILITY EASEMENT
 A.E. - ACCESS EASEMENT
 V.E. - VISIBILITY EASEMENT
 I.T.V. - TRIPICAL
 O.R.S.E.C. - BEED RECORDED IN DEED COUNTY, TEXAS
 P.R.S.E.C. - PLAT RECORDED IN DEED COUNTY, TEXAS
 O.P.R.S.E.C. - OFFICIAL PERMITS RECORDED IN DEED COUNTY, TEXAS

TRACT 1 BOUNDARY CURVE TABLE

CURVE	ARC TO ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	100.00	11.00	S 89°15'30" E	45.65
C2	100.00	11.00	S 89°15'30" E	45.65
C3	100.00	11.00	S 89°15'30" E	45.65
C4	100.00	11.00	S 89°15'30" E	45.65
C5	100.00	11.00	S 89°15'30" E	45.65
C6	100.00	11.00	S 89°15'30" E	45.65
C7	100.00	11.00	S 89°15'30" E	45.65
C8	100.00	11.00	S 89°15'30" E	45.65
C9	100.00	11.00	S 89°15'30" E	45.65
C10	100.00	11.00	S 89°15'30" E	45.65

TRACT 2 BOUNDARY CURVE TABLE

CURVE	ARC TO ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	100.00	11.00	S 89°15'30" E	45.65
C2	100.00	11.00	S 89°15'30" E	45.65
C3	100.00	11.00	S 89°15'30" E	45.65
C4	100.00	11.00	S 89°15'30" E	45.65
C5	100.00	11.00	S 89°15'30" E	45.65
C6	100.00	11.00	S 89°15'30" E	45.65
C7	100.00	11.00	S 89°15'30" E	45.65
C8	100.00	11.00	S 89°15'30" E	45.65
C9	100.00	11.00	S 89°15'30" E	45.65
C10	100.00	11.00	S 89°15'30" E	45.65

**VISIBILITY EASEMENT
 DETAIL
 N.T.S.**

TRACT 2 CENTER LINE TABLE

LINE	BEARING	DISTANCE
L1	S 44°50'21" E	126.28
L2	S 84°11'34" W	144.73
L3	S 84°11'34" W	129.20
L4	S 89°14'12" W	109.20
L5	N 84°08'24" E	102.22
L6	N 44°50'21" E	73.58

TRACT 2 CENTER LINE CURVE TABLE

CURVE	ANGLE	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	100.00	17°46'52"	74.50	S 82°18'17" E	82.25
C2	100.00	17°46'52"	74.50	S 48°17'50" W	82.25
C3	100.00	17°46'52"	74.50	S 78°34'30" E	82.25
C4	100.00	17°46'52"	74.50	S 24°34'37" E	82.25
C5	100.00	17°46'52"	74.50	S 48°17'50" W	82.25
C6	100.00	17°46'52"	74.50	S 78°34'30" E	82.25
C7	100.00	17°46'52"	74.50	S 82°18'17" E	82.25

TRACT 2 LOT CURVE TABLE

CURVE	ANGLE	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	100.00	17°46'52"	74.50	S 82°18'17" E	82.25
C2	100.00	17°46'52"	74.50	S 48°17'50" W	82.25
C3	100.00	17°46'52"	74.50	S 78°34'30" E	82.25
C4	100.00	17°46'52"	74.50	S 24°34'37" E	82.25
C5	100.00	17°46'52"	74.50	S 48°17'50" W	82.25
C6	100.00	17°46'52"	74.50	S 78°34'30" E	82.25
C7	100.00	17°46'52"	74.50	S 82°18'17" E	82.25

TRACT 3 LOT TABLE

LINE	BEARING	DISTANCE
L1	S 89°15'30" E	86.74
L2	S 70°25'04" E	30.84
L3	S 70°25'04" E	72.49
L4	S 70°25'04" E	86.20
L5	S 70°25'04" E	72.71
L6	S 52°15'25" E	86.08
L7	S 52°15'25" E	108.14
L8	S 44°50'21" E	91.94
L9	S 44°50'21" E	111.56
L10	S 44°50'21" E	108.28
L11	S 44°50'21" E	62.54
L12	S 44°50'21" E	102.32
L13	S 78°34'30" E	184.37
L14	S 20°05'48" E	91.64
L15	S 30°45'48" E	77.80
L16	S 44°50'21" E	86.00
L17	S 44°50'21" E	86.02
L18	S 44°50'21" E	70.60
L19	S 44°50'21" E	80.24

- THE ANGLES OF BEARING FOR THIS SURVEY IS THE TEXAS STATE PLUMB, WADSWORTH GENERAL ZONE, GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.
- ALL CORNERS ARE A SIX INCH DIM AND WITH CAP STAMPED "MADDOX SURVEYING S.P.L.S. 2022" UNLESS OTHERWISE NOTED ON THIS PLAN.
- ACCORDING TO MAP NO. 48897203-2, DATED SEPTEMBER 20, 2008, OF THE NATIONAL FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, A PORTION OF THIS PROPERTY IS IN ZONE "X", THIS FLOOD STATUTORY SHALL NOT CREATE LIABILITY ON THE SURVEYOR.
- WATER SURFACE ELEVATIONS SHOWN ARE BASED ON A FLOOD STUDY CONDUCTED BY ARVO HYDROLOGIST LLC.
- THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAN.

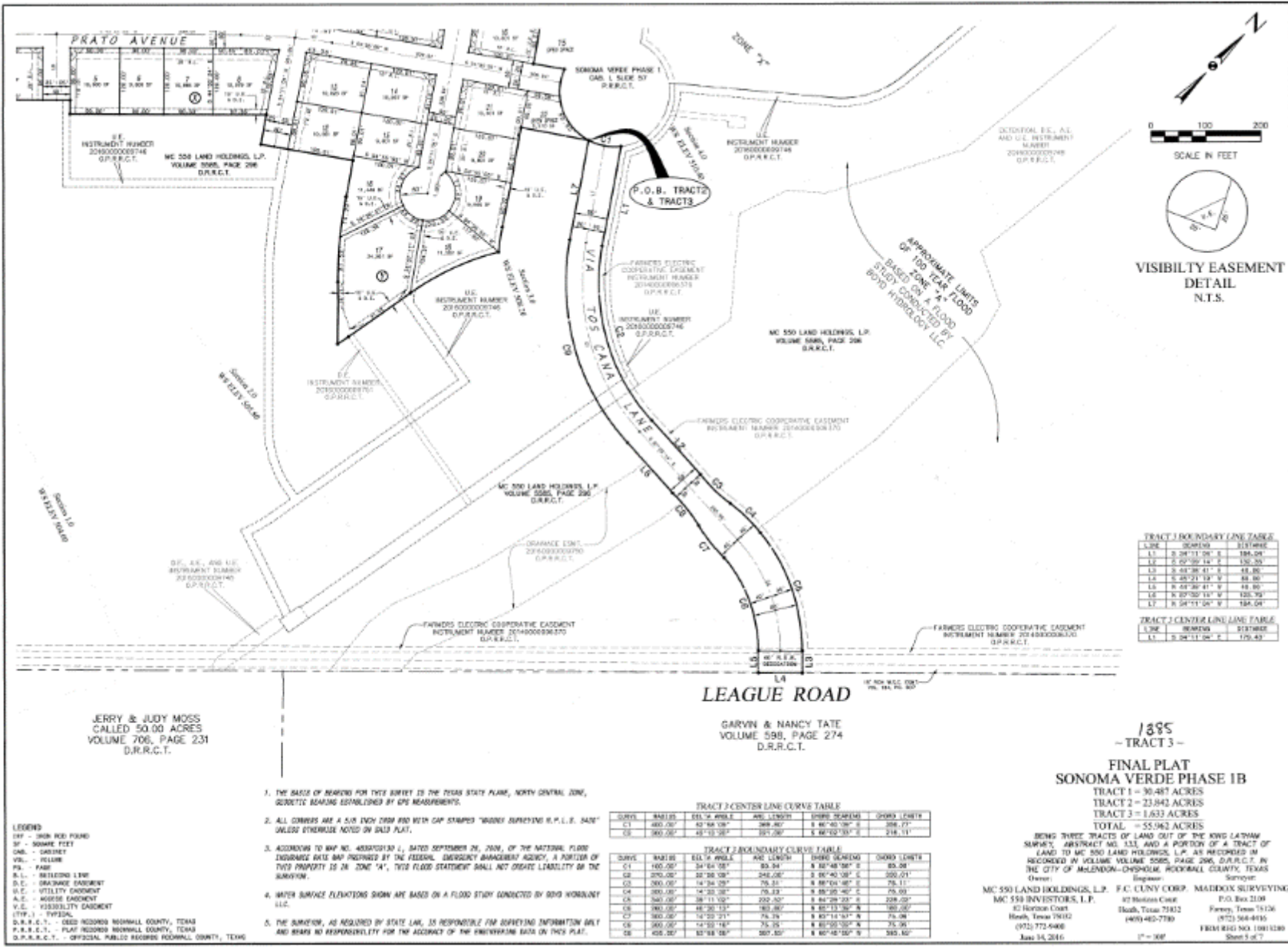
P.O.B. TRACTS 2 & TRACTS 3

1874
 -TRACT 2-

**FINAL PLAT
 SONOMA VERDE PHASE 1B**
 TRACT 1 = 30.487 ACRES
 TRACT 2 = 23.842 ACRES
 TRACT 3 = 1.633 ACRES
 TOTAL = 55.962 ACRES

BEING THREE TRACTS OF LAND OUT OF THE KANS LATHAM SURVEY, ABSTRACT NO. 143 AND A PORTION OF A PORTION OF LAND TO MC 550 LAND HOLDINGS, L.P. AS RECORDED IN RECORDED IN VOLUME 5585, PAGE 296, D.P.R.C.T. IN THE CITY OF MALESHON-OCHENKIN, ROOMWALL COUNTY, TEXAS

Owner:
 MC 550 LAND HOLDINGS, L.P. P.C. CUNY CORP. MADDOX SURVEYING
 MC 550 INVESTORS, L.P. 42 Keaton Court P.O. Box 2180
 42 Keaton Court Housh, Texas 75812 Pritchey, Texas 75126
 Housh, Texas 75812 (409) 402-7789 (409) 402-7789
 (972) 772-4480 (972) 772-4480 FAX# 810-1802306
 June 14, 2016 P=308 Sheet 4 of 7



JERRY & JUDY MOSS
CALLED 50.00 ACRES
VOLUME 706, PAGE 231
D.R.R.C.T.

LEAGUE ROAD
GARVIN & NANCY TATE
VOLUME 598, PAGE 274
D.R.R.C.T.

TRACT 3 BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	S 28°11'04" E	184.24'
L2	S 02°50'14" E	150.25'
L3	S 41°38'41" E	48.80'
L4	S 25°21'13" E	88.80'
L5	S 02°50'14" E	48.80'
L6	S 02°50'14" E	102.92'
L7	S 54°11'04" E	184.24'

TRACT 3 CENTER LINE TABLE

LINE	BEARING	DISTANCE
L1	S 28°11'04" E	176.43'

TRACT 3 CENTER LINE CURVE TABLE

CHORD	ANGLE (D)	CHORD BEARING	CHORD LENGTH
C1	480.00°	S 87°58'18" E	268.40'
C2	360.00°	S 87°58'18" E	218.11'

TRACT 3 BOUNDARY CURVE TABLE

CHORD	ANGLE (D)	CHORD BEARING	CHORD LENGTH
C1	100.00°	S 41°54'28" E	83.34'
C2	270.00°	S 28°28'28" E	248.08'
C3	280.00°	S 14°24'28" E	256.32'
C4	300.00°	S 02°50'14" E	256.32'
C5	340.00°	S 38°11'10" E	232.50'
C6	360.00°	S 02°50'14" E	228.00'
C7	360.00°	S 02°50'14" E	74.19'
C8	360.00°	S 02°50'14" E	74.19'
C9	450.00°	S 87°58'18" E	316.36'
C10	450.00°	S 87°58'18" E	316.36'

- THE BASIS OF MEASUREMENT FOR THIS SURVEY IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE, QUADRIC BEARING ESTABLISHED BY GPS MEASUREMENTS.
- ALL CORNERS ARE A 5/8" (1/4" MIN) INCH IRON ROD WITH CAP STAMPED "MADDOX SURVEYING S.P.L.L.C. 240" UNLESS OTHERWISE NOTED ON THIS PLAN.
- ACCORDING TO MAP NO. 483470130 L, DATED SEPTEMBER 26, 2008, OF THE NATIONAL FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, A PORTION OF THIS PROPERTY IS IN "ZONE "A", THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY OF THE SURVEYOR.
- WATER SURFACE ELEVATIONS SHOWN ARE BASED ON A FLOOD STUDY CONDUCTED BY BOYD WOODWORTH LLC.
- THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR VERIFYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE UNDERLYING DATA ON THIS PLAN.

LEGEND
 (OFF) - 5/8" IRON ROD FOUND
 (SF) - SQUARE FEET
 (OAB) - CORNER
 (VBL) - VOLUME
 (PA) - PAGE
 (B.L.) - BOUNDARY LINE
 (D.E.) - DRAINAGE EASEMENT
 (V.E.) - VISIBILITY EASEMENT
 (A.E.) - AGRICULTURE EASEMENT
 (V.E.) - VISIBILITY EASEMENT
 (TYP.) - TYPICAL
 D.R.R.C.T. - DEED RECORDED IN ROOM NUMBER, COUNTY, TEXAS
 P.R.R.C.T. - PLAT RECORDED IN ROOM NUMBER, COUNTY, TEXAS
 D.R.R.C.T. - OFFICIAL PUBLIC RECORDS IN ROOM NUMBER, COUNTY, TEXAS

1885
- TRACT 3 -
FINAL PLAT
SONOMA VERDE PHASE 1B
 TRACT 1 - 30.481 ACRES
 TRACT 2 - 23.842 ACRES
 TRACT 3 - 1.632 ACRES
 TOTAL - 55.962 ACRES
 BEING THREE TRACTS OF LAND OUT OF THE KOW LATHAM SURVEY, ABSTRACT NO. 533, AND A PORTION OF A TRACT OF LAND TO MC 550 LAND HOLDINGS, L.P. AS RECORDED IN INSTRUMENT VOLUME 5085, PAGE 296, D.R.R.C.T. IN THE CITY OF McLENDON-CHANDLER, HOCKESSY COUNTY, TEXAS
 Drawn: [Name] Engineer
 Surveyor: [Name]
MC 550 LAND HOLDINGS, L.P. F.C. CUNY CORP. MADDOX SURVEYING
 87 Madison Court P.O. Box 2108
 82 Horizon Court South, Texas 75132 PERRY, TEXAS 75136
 Mesquite, Texas 75162 (409) 482-7780 (972) 368-8155
 (972) 772-6488 (972) 368-8155
 June 14, 2016 1" = 300' Sheet 5 of 7

LEGAL DESCRIPTION:

TRACT 1

WHEREAS, MC 550 Land Holdings, L.P. is the owner of a tract of land recorded in Volume 2285, Page 236, of the Deed Records of Rockwall County, Texas, located in the King Lathan Survey, Abstract No. 133, situated in the City of McAllen-Chisholm and Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for the north corner of Lot 7, Block G of Sonoma Verde Phase 1 an addition to the City of McAllen-Chisholm as recorded in Cabinet 1, Slide 57 of the Plat Records Rockwall County, Texas.

THENCE through the interior of said MC 550 tract the following courses and distances:

THENCE North 44 degrees 44 minutes 08 seconds East, a distance of 589.24 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;

THENCE South 45 degrees 17 minutes 01 seconds East, a distance of 143.54 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;

THENCE North 44 degrees 42 minutes 59 seconds East, a distance of 6.41 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;

THENCE South 45 degrees 17 minutes 01 seconds East, a distance of 693.50 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;

THENCE South 45 degrees 17 minutes 01 seconds East, a distance of 17.72 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner at the beginning of a curve to the left;

THENCE with said curve to the left having a radius of 175.00 feet, a central angle of 42 degrees 23 minutes 09 seconds, an arc length of 7.29 feet, a chord bearing of South 46 degrees 28 minutes 35 seconds East, a distance of 7.26 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;

THENCE North 44 degrees 42 minutes 59 seconds East, a distance of 129.23 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner at the beginning of a curve to the left;

THENCE with said curve to the left having a radius of 35.20 feet, a central angle of 27 degrees 35 minutes 07 seconds, an arc length of 26.48 feet, a chord bearing of South 66 degrees 41 minutes 15 seconds East, a distance of 26.22 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;

THENCE South 89 degrees 28 minutes 48 seconds East, a distance of 871.23 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;

THENCE South 74 degrees 44 minutes 30 seconds East, a distance of 50.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;

THENCE South 18 degrees 10 minutes 29 seconds West, a distance of 23.31 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;

THENCE South 78 degrees 24 minutes 58 seconds East, a distance of 123.18 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;

THENCE South 18 degrees 08 minutes 58 seconds West, a distance of 377.41 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;

THENCE North 89 degrees 28 minutes 48 seconds West, a distance of 38.02 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;

THENCE North 09 degrees 31 minutes 12 seconds West, a distance of 170.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;

THENCE North 89 degrees 28 minutes 48 seconds West, a distance of 1371.51 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 1200.00 feet, a central angle of 91 degrees 30 minutes 52 seconds, an arc length of 38.36 feet, a chord bearing of South 15 degrees 31 minutes 06 seconds East, a distance of 35.36 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;

THENCE South 73 degrees 13 minutes 44 seconds East, a distance of 134.89 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 1410.00 feet, a central angle of 18 degrees 35 minutes 26 seconds, an arc length of 450.19 feet, a chord bearing of South 09 degrees 12 minutes 07 seconds West, a distance of 427.18 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for the east corner of Lot 1 Block B of said Sonoma Verde Phase 1, said point also being at the beginning of a reverse curve to the left;

THENCE with said reverse curve to the left and along the northeast line of said Sonoma Verde Phase 1 having a radius of 968.00 feet, a central angle of 17 degrees 00 minutes 30 seconds, an arc length of 200.30 feet, a chord bearing of South 87 degrees 21 minutes 27 seconds West, a distance of 206.04 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for the southeast corner of Lot 25, Block G of said Sonoma Verde Phase 1;

THENCE North 03 degrees 59 minutes 42 seconds East continuing along said northeast line of Sonoma Verde Phase 1 a distance of 154.95 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner at the beginning of a curve to the left;

THENCE with said curve to the left having a radius of 1125.00 feet, a central angle of 25 degrees 09 minutes 20 seconds, an arc length of 1080.08 feet, a chord bearing of North 22 degrees 59 minutes 59 seconds West, a distance of 1036.97 feet to the POINT OF BEGINNING containing 1,308,016 square feet, or 30.497 acre of land.

LEGAL DESCRIPTION:

TRACT 2

WHEREAS, MC 550 Land Holdings, L.P. is the owner of a tract of land recorded in Volume 2285, Page 236, of the Deed Records of Rockwall County, Texas, located in the King Lathan Survey, Abstract No. 133, situated in the City of McAllen-Chisholm and Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found on the easterly line of Sonoma Verde Phase 1 an addition to the City of McAllen-Chisholm as recorded in Cabinet 1, Slide 57 of the Plat Records Rockwall County, Texas said point also being the proposed east corner of Lot 22, Block Y of Tract 2 of this plat.

THENCE through the interior of said MC 550 tract the following courses and distances:

THENCE South 55 degrees 48 minutes 50 seconds West, a distance of 125.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;

THENCE South 34 degrees 11 minutes 04 seconds East, a distance of 184.04 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner at the beginning of a curve to the left;

THENCE with said curve to the left having a radius of 665.00 feet, a central angle of 04 degrees 43 minutes 56 seconds, an arc length of 45.84 feet, a chord bearing of South 34 degrees 33 minutes 22 seconds East, a distance of 45.83 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner at the beginning of a compound curve continuing to the left;

THENCE with said compound curve continuing to the left having a radius of 400.00 feet, a central angle of 20 degrees 35 minutes 20 seconds, an arc length of 176.94 feet, a chord bearing of South 20 degrees 12 minutes 31 seconds West, a distance of 177.34 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;

THENCE South 09 degrees 44 minutes 52 seconds West, a distance of 130.23 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 300.00 feet, a central angle of 04 degrees 25 minutes 34 seconds, an arc length of 23.16 feet, a chord bearing of South 11 degrees 07 minutes 30 seconds West, a distance of 22.17 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;

THENCE North 44 degrees 37 minutes 32 seconds West, a distance of 112.81 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 855.00 feet, a central angle of 10 degrees 29 minutes 26 seconds, an arc length of 155.81 feet, a chord bearing of North 39 degrees 26 minutes 18 seconds West, a distance of 156.50 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;

THENCE North 34 degrees 11 minutes 04 seconds West, a distance of 176.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;

THENCE South 54 degrees 55 minutes 55 seconds West, a distance of 176.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;

THENCE North 34 degrees 11 minutes 04 seconds West, a distance of 55.13 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;

THENCE South 45 degrees 22 minutes 28 seconds West, a distance of 26.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;

THENCE North 44 degrees 50 minutes 24 seconds West, a distance of 26.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;

THENCE South 45 degrees 22 minutes 28 seconds West, a distance of 206.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;

THENCE South 44 degrees 50 minutes 24 seconds East, a distance of 3.26 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;

THENCE South 45 degrees 12 minutes 50 seconds West, a distance of 176.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;

THENCE North 04 degrees 50 minutes 24 seconds West continuing through the interior of said MC 550 tract and partially along the easterly line of said Sonoma Verde Phase 1, a distance of 182.26 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for the south corner of Lot 31, Block C of said Sonoma Verde Phase 1;

THENCE through the easterly line of said Sonoma Verde Phase 1 the following courses and distances:

THENCE North 45 degrees 12 minutes 30 seconds East, a distance of 120.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for the east corner of Lot 31, Block G of said Sonoma Verde Phase 1;

THENCE South 44 degrees 50 minutes 24 seconds East, a distance of 8.01 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;

THENCE North 45 degrees 22 minutes 28 seconds East, a distance of 176.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for the east corner of Lot 24, Block D of said Sonoma Verde Phase 1;

THENCE North 44 degrees 50 minutes 24 seconds West, a distance of 586.40 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 200.00 feet, a central angle of 08 degrees 18 minutes 26 seconds, an arc length of 22.68 feet, a chord bearing of North 65 degrees 35 minutes 17 seconds East, a distance of 22.68 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;

THENCE North 88 degrees 44 minutes 45 seconds East, a distance of 511.75 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for the east corner of Lot 3, Block D of said Sonoma Verde Phase 1;

THENCE North 16 degrees 47 minutes 30 seconds West, a distance of 125.10 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for the north corner of Lot 3, Block D of said Sonoma Verde Phase 1;

THENCE North 73 degrees 12 minutes 30 seconds East, a distance of 9.93 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;

THENCE North 16 degrees 47 minutes 30 seconds West, a distance of 179.06 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for the north corner of Lot 9, Block E of said Sonoma Verde Phase 1;

THENCE North 73 degrees 12 minutes 30 seconds East, a distance of 266.04 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 595.89 feet, a central angle of 68 degrees 58 minutes 07 seconds, an arc length of 207.57 feet, a chord bearing of North 77 degrees 57 minutes 29 seconds East, a distance of 55.51 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for the east corner of Lot 5, Block E of said Sonoma Verde Phase 1;

THENCE North 07 degrees 33 minutes 27 seconds West, a distance of 120.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for the north corner of Lot 5, Block E of said Sonoma Verde Phase 1 and at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 475.00 feet, a central angle of 23 degrees 21 minutes 21 seconds, an arc length of 27.84 feet, a chord bearing of North 84 degrees 07 minutes 18 seconds East, a distance of 27.84 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;

THENCE North 04 degrees 11 minutes 56 seconds West, a distance of 110.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for the north corner of Lot 27, Block F of said Sonoma Verde Phase 1 at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 605.00 feet, a central angle of 28 degrees 34 minutes 08 seconds, an arc length of 340.62 feet, a chord bearing of South 75 degrees 58 minutes 53 seconds East, a distance of 334.80 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;

THENCE South 63 degrees 45 minutes 50 seconds East, a distance of 225.38 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 645.00 feet, a central angle of 28 degrees 34 minutes 40 seconds, an arc length of 332.94 feet, a chord bearing of South 46 degrees 54 minutes 27 seconds East, a distance of 329.30 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;

THENCE South 34 degrees 11 minutes 04 seconds East, a distance of 117.49 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for the south corner of Lot 15, Block F of said Sonoma Verde Phase 1;

THENCE North 04 degrees 05 minutes 06 seconds East, a distance of 57.91 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for the east corner of Lot 15, Block F of said Sonoma Verde Phase 1 and at the beginning of a curve to the left;

THENCE with said curve to the left having a radius of 100.00 feet, a central angle of 08 degrees 03 minutes 11 seconds, an arc length of 159.34 feet, a chord bearing of South 62 degrees 38 minutes 31 seconds East, a distance of 138.57 feet to the POINT OF BEGINNING containing 1,028,548 square feet, or 23.842 acres of land.

134
FINAL PLAT
SONOMA VERDE PHASE 1B
TRACT 1 - 30.487 ACRES
TRACT 2 - 23.842 ACRES
TRACT 3 - 1.633 ACRES
TOTAL - 55.962 ACRES

BEING THREE TRACTS OF LAND OUT OF THE KING LATHAN SURVEY, ABSTRACT NO. 133, AND A PORTION OF A TRACT OF LAND TO MC 550 LAND HOLDINGS, L.P. AS RECORDED IN RECORDS BY HOLCOMB HOLLAND 2285, PAGE 236, SUBJECT TO THE CITY OF McALLEN-CHISHOLM, ROCKWALL COUNTY, TEXAS
Drawn: [Signature] Surveyor
MC 550 LAND HOLDINGS, L.P. F.C. CUNY CORP. MADDOX SURVEYING
915 Ross Drive P.O. Box 2108
42 Horizon Court Fort Worth, Texas 76115
42 Horizon Court Dallas, Texas 75212
4088 402-7790 (972) 546-4114
FORM HD-201 NO. 5041200
Sheet 6 of 7
Date 14, 2016

LEGAL DESCRIPTION:
TRACT 3

WHEREAS, MC 550 Land Holdings, L.P., is the owner of a tract of land recorded in Volume 5085, Page 296, of the Deed Records of Rockwall County, Texas, located in the King Latham Survey, Abstract No. 125, situated in the City of Melendon-Chisholm and Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found on the westerly line of Sonoma Verde Phase 1 an addition to the City of Melendon Chisholm as recorded in Cabinet 1, Slide 37 of the Plat Records Rockwall County, Texas, said point also being the proposed east corner of Lot 32, Block Y of Tract 2 of this plat and at the beginning of a curve to the left:

THENCE with said curve to the left and said westerly line, having a radius of 100.00 feet, a central angle of 24 degrees 54 minutes 35 seconds, an arc length of 60.94 feet, a chord bearing of North 56 degrees 48 minutes 56 seconds East, a distance of 90.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;

THENCE through the interior of said MC 550 tract the following courses and distances;

THENCE South 24 degrees 11 minutes 04 seconds East, a distance of 184.04 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner at the beginning of a curve to the left;

THENCE with said curve to the left having a radius of 370.00 feet, a central angle of 52 degrees 58 minutes 09 seconds, an arc length of 342.06 feet, a chord bearing of South 83 degrees 40 minutes 05 seconds East, a distance of 300.91 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;

THENCE South 87 degrees 00 minutes 14 seconds East, a distance of 122.20 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner at the beginning of a curve to the left;

THENCE with said curve to the left having a radius of 300.00 feet, a central angle of 14 degrees 34 minutes 29 seconds, an arc length of 76.21 feet, a chord bearing of North 89 degrees 04 minutes 46 seconds East, a distance of 76.11 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner at the beginning of a reverse curve to the right;

THENCE with said reverse curve to the right having a radius of 600.00 feet, a central angle of 14 degrees 33 minutes 23 seconds, an arc length of 76.23 feet, a chord bearing of North 86 degrees 20 minutes 40 seconds East, a distance of 76.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner at the beginning of a compound curve to continuing to the right;

THENCE with said compound curve continuing to the right having a radius of 340.00 feet, a central angle of 38 degrees 11 minutes 00 seconds, an arc length of 232.52 feet, a chord bearing of South 84 degrees 29 minutes 23 seconds East, a distance of 228.30 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;

THENCE South 44 degrees 30 minutes 41 seconds East, a distance of 40.80 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner lying in League Road now being the southeasterly line of said MC 550 tract;

THENCE South 45 degrees 21 minutes 19 seconds West along said southeasterly line and said League Road, a distance of 80.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;

THENCE departing said southeasterly line and said League Road and through the interior of said MC 550 tract the following courses and distances;

THENCE North 44 degrees 30 minutes 41 seconds West, a distance of 40.80 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner at the beginning of a curve to the left;

THENCE with said curve to the left having a radius of 260.00 feet, a central angle of 40 degrees 30 minutes 15 seconds, an arc length of 183.80 feet, a chord bearing of North 65 degrees 15 minutes 39 seconds West, a distance of 190.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner at the beginning of a reverse curve to the right;

THENCE with said reverse curve to the right having a radius of 300.00 feet, a central angle of 14 degrees 22

minutes 21 seconds, an arc length of 75.25 feet, a chord bearing of North 65 degrees 14 minutes 37 seconds West, a distance of 75.06 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner at the beginning of a second reverse curve to the left;

THENCE with said reverse curve to the left having a radius of 300.00 feet, a central angle of 14 degrees 22 minutes 18 seconds, an arc length of 75.25 feet, a chord bearing of North 83 degrees 30 minutes 02 seconds West, a distance of 75.06 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;

THENCE North 87 degrees 00 minutes 14 seconds West, a distance of 122.79 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 400.00 feet, a central angle of 52 degrees 58 minutes 09 seconds, an arc length of 347.53 feet, a chord bearing of North 80 degrees 40 minutes 00 seconds West, a distance of 260.52 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;

THENCE North 34 degrees 11 minutes 04 seconds West, a distance of 184.04 feet to the POINT OF BEGINNING containing 71,126 square feet, or 1.622 acres of land.

SUBVISED CERTIFICATE

I, SURVEYOR CERTIFY, THAT I PREPARED THIS SURVEY PLAT SHOWN HEREIN FROM AN ACTUAL SURVEY ON THE GROUND BY ME AND THAT ALL CORNERS ARE MARKED, AND THAT ALL DIMENSIONS SHOWN THEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND FURTHERMORE THAT ARE NO ENCROACHMENTS, PROTRUSIONS, IMPROVEMENTS, EASEMENTS, RIGHT OF WAY, OR ANY OTHER PLANS AFFECTING THE PROPERTY DESCRIBED AS SHOWN THEREON.

RETURN UNDER MY HAND THIS 21 DAY OF June 2016.

[Signature]
DREW J. MADDOX, R.P.L.S. NO. 5430



STATE OF TEXAS;
COUNTY OF HALLAM;

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED, DREW J. MADDOX, KNOWN TO BE THE PERSON WHOSE NAME SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

SEEN UNDER MY HAND AND SEAL OF OFFICE THIS 21 DAY OF June, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



APPROVED

I hereby certify that the above and foregoing plat of Sonoma Verde Phase 1B to the City of Melendon-Chisholm, Texas was approved by the Mayor of the City of Melendon-Chisholm on the 21 day of June 2016.

This approval shall be invalid unless the approved Plat for each Addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one year from said date of final approval. An extension may be granted by the City Council.

Said Addition shall be subject to all the requirements of the Planning Ordinance of the City of Melendon-Chisholm.

Whereas by said this 21 day of June, 2016.

[Signature]
City Secretary
City of Melendon-Chisholm, Texas

Recommended for Final Approval:

[Signature]
Chairman
Planning & Zoning Commission

[Signature]
Mayor
City of Melendon-Chisholm, Texas

Date: June 20, 2016

Date: June 22, 2016

OWNER'S CERTIFICATE

STATE OF TEXAS;
COUNTY OF ROCKWALL;

THAT MC 550 LAND HOLDINGS L.P. (MC 550 LAND HOLDINGS L.P.) TRACT 3, SONOMA VERDE PHASE 1B AN ADDITION TO THE CITY OF MELENDON-CHISHOLM, ROCKWALL COUNTY, TEXAS AND SO HEREBY TRANSFER TO PUBLIC USE THE STREET RIGHT-OF-WAYS SHOWN HEREIN WHICH ARE CONTINGENT TO BE FINANCED WITH PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS AND WHICH ARE TO BE MAINTAINED FOREVER EITHER THROUGH PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS OR BY THE HOMEOWNERS ASSOCIATION, BUT STREETS AND OTHER PUBLIC IMPROVEMENTS TO BE CONSTRUCTED WITHIN SAID RIGHT-OF-WAY ARE NOT HEREBY DEDICATED AS SUCH, AND MAY EITHER BE ACQUIRED OR CONSTRUCTED WITH PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS OR TRANSPORTED BY SEPARATE INSTRUMENT. THE HOMEOWNERS ASSOCIATION, BUT STREETS AND OTHER PUBLIC IMPROVEMENTS TO BE CONSTRUCTED WITHIN SAID RIGHT-OF-WAY ARE NOT HEREBY DEDICATED AS SUCH, AND MAY EITHER BE ACQUIRED OR CONSTRUCTED WITH PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS OR TRANSPORTED BY SEPARATE INSTRUMENT. THE UTILITY AND ACCESS EASEMENTS SHALL BE OPEN TO THE PUBLIC, FIRE AND POLICE DEPARTMENTS, SANITARY AND GARBAGE COLLECTION AGENCIES, AND ALL PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PAVING ON THE UTILITY AND ACCESS EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWING SHALL BE CONSTRUCTED, RECONSTRUCTED, OR REPLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, SAID EASEMENTS BEING HEREBY RESERVED FOR THE UTILITY USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES EXCEPT ON DESIGN TO USE THE SAME, ALL, AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO ENTER AND KEEP REMOVED ALL, OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWING WHICH IN ANY WAY OBSTRUCT OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM WITHIN THE EASEMENTS, AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT TO ENTER AND CROSS TO AND FROM SAID EASEMENTS FOR THE PURPOSES OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTENANCE AND ACCESS TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROVIDING THE PERMISSION OF ANYONE. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO ENTER AND CROSS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE AND SERVICE REQUIRED ON ORDINARILY PERFORMED BY THAT UTILITY. THIS PLAT IS APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF MELENDON-CHISHOLM, ROCKWALL COUNTY, TEXAS.

NOT WITHSTANDING ANY DEDICATION LANGUAGE CONTAINED ON THIS PLAT, WHETHER IN THIS OWNER'S CERTIFICATE OR OTHERWISE, THE CITY AND OWNER ACKNOWLEDGE AND CONFIRM THAT THOSE IMPROVEMENTS, INCLUDING ANY REAL ESTATE INTERESTS FOR SUCH IMPROVEMENTS, IDENTIFIED AS AUTHORIZED IMPROVEMENTS IN THAT CERTAIN FID SERVICE AND ASSESSMENT PLAN APPROVED BY CITY COUNCIL ON JANUARY 13, 2016, AND ATTACHED TO CITY ORDINANCE NO. 2916-12, ARE NOT DEDICATED BY THIS PLAT. THEREAFTER, THE CITY INTENDS TO ACQUIRE OR CONSTRUCT SUCH IMPROVEMENTS WITH THE PROCEEDS OF PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS OR BOND PROCEEDS THE REPAYMENT OF WHICH IS SECURED BY SUCH ASSESSMENTS.

OWNER'S MC 550 INVESTORS L.P. & MC 550 LAND HOLDINGS L.P.

[Signature]
BY: MANAGER OF MC 550 L.P.
General partner of each

STATE OF TEXAS;
COUNTY OF ROCKWALL;

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED, *[Signature]*, KNOWN TO BE THE PERSON WHOSE NAME SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

SEEN UNDER MY HAND AND SEAL OF OFFICE THIS 21 DAY OF June, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

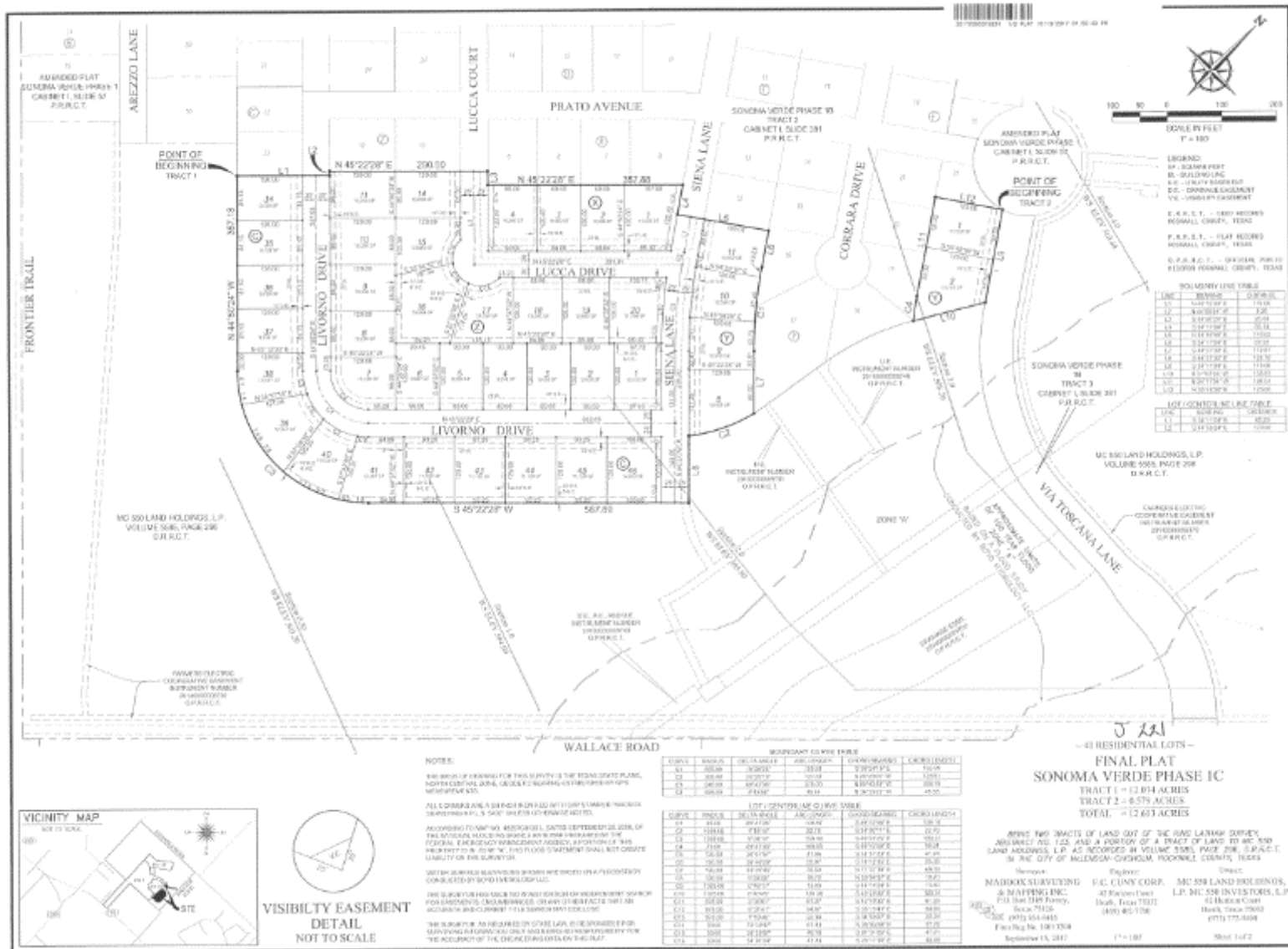


1397
FINAL PLAT
SONOMA VERDE PHASE 1B
TRACT 1 - 30.467 ACRES
TRACT 2 - 23.842 ACRES
TRACT 3 - 1.633 ACRES
TOTAL - 55.942 ACRES

BOND THREE TRACTS OF LAND OUT OF THE KING LATHAM SURVEY, ABSTRACT NO. 125, AND A PORTION OF A TRACT OF LAND TO MC 550 LAND HOLDINGS L.P. AS ACCORDINGLY ANTICIPATED AN VOLUME 5085, PAGE 296, D.P.M.C.T. IN THE CITY OF MELENDON-CHISHOLM, ROCKWALL COUNTY, TEXAS

MC 550 LAND HOLDINGS, L.P. F.C. CUNY CORP. MAIDDON SURVEYING
MC 550 INVESTORS, L.P. 23 Marston Court P.O. Box 2308
45 Marston Court Heath, Texas 75032 P.O. Box 75126
Heath, Texas 75032 (409) 462-7308 (409) 554-4416
(972) 772-9499 FIRM 830 NO. 1813330
June 14, 2016 Sheet 3 of 7

EXHIBIT A-3 – FINAL PLAT FOR IMPROVEMENT AREA #1C



OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

THAT WE DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS SONOMA VERDE PHASE II, AN ADDITION TO THE CITY OF MILLENDEN-CHESTNUT, ROCKWALL COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PRIVATE USE AND TO BE MAINTAINED...

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF MILLENDEN-CHESTNUT, ROCKWALL COUNTY, TEXAS.

NOTWITHSTANDING ANY DEDICATOR LANGUAGE CONTAINED ON THIS PLAT, WHETHER IN THIS OWNER'S CERTIFICATE OR OTHERWISE, THE CITY AND OWNER ACKNOWLEDGE AND CONFIRM THAT THESE IMPROVEMENTS, INCLUDING ANY REAL ESTATE INCURRED FROM SUCH IMPROVEMENTS, IDENTIFIED AS AUTHORIZED IMPROVEMENTS IN THAT CERTAIN PFD SERVICE AND ASSESSMENT PLAN APPROVED BY CITY COUNCIL, ON JUNE 13, 2017 AND ATTACHED TO CITY ORDINANCE NO. 2017-16R, ARE NOT DEDICATED BY THIS PLAT. INSTEAD, THE CITY INTENDS TO ACQUIRE OR CONSTRUCT SUCH IMPROVEMENTS WITH THE PROCEEDS OF PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS OR OTHER PROCEEDS THE REPAIRMENT OF WHICH IS SECURED BY SUCH ASSESSMENTS.

OWNER'S MC 550 INVESTORS L.P. & MC 550 LAND HOLDINGS L.P.

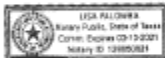
BY: MANAGER OF MC 550 SP, LLC, General partner of each

STATE OF TEXAS §
COUNTY OF ROCKWALL §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED, Susan Palencia known to be the PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10th DAY OF October, 2017.

Susan Palencia
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



APPROVED

I hereby certify that the within and foregoing plat of SONOMA VERDE PHASE II is in the City of Milleden-Chestnut, Texas as agreed upon by the Board of the City of Milleden-Chestnut on the 10th day of October, 2017.

This approval shall be null and void unless approved for each addition to be made by the City of Milleden-Chestnut, Texas, with the use of the plat and the approval. An addendum to the plat may be filed.

Said plat shall be subject to the provisions of the Planning Ordinance of the City of Milleden-Chestnut.

Approved and filed this 10th day of October, 2017.

Susan Palencia
City of Milleden-Chestnut, Texas

RECOMMENDED FOR PUBLIC APPROVAL:

10/10/2017
10/10/2017



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF ROCKWALL §

TRACT 1

LEGAL DESCRIPTION:

WHEREAS, MC 550 Land Holdings, L.P. is the owner of a tract of land recorded in Volume 5585, Page 206, of the Deed Records of Rockwall County, Texas, located in the King Latham Survey, Abstract No. 133, situated in the City of Milleden-Chestnut and Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "R.P.L.S. 5437" found for the most westerly southeast corner of Tract 2 of Sonoma Verde Phase II, an addition to the City of Milleden-Chestnut as recorded in Cabinet I, Side 381 of the Plat Records of Rockwall County, Texas;

- THENCE along the westerly line of said Tract 2 the following courses and distances;
THENCE North 45 degrees 12 minutes 00 seconds East, a distance of 170.93 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5437" found for corner;
THENCE North 45 degrees 30 minutes 24 seconds West, a distance of 0.20 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5437" found for corner;
THENCE North 45 degrees 32 minutes 24 seconds East, a distance of 280.93 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5437" found for corner;
THENCE South 44 degrees 00 minutes 24 seconds East, a distance of 25.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5437" found for corner;
THENCE North 45 degrees 22 minutes 24 seconds East, a distance of 357.85 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5437" found for corner;
THENCE South 24 degrees 11 minutes 00 seconds East, a distance of 95.13 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5437" found for corner;
THENCE North 54 degrees 55 minutes 48 seconds East, a distance of 170.92 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5437" found for corner;

- THENCE South 34 degrees 11 minutes 04 seconds East, a distance of 67.52 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5437" found for corner at the beginning of a curve to the left;
THENCE with said curve to the left having a radius of 400.00 feet, a central angle of 19 degrees 24 minutes 28 seconds, an arc length of 155.41 feet, a chord bearing of South 28 degrees 24 minutes 18 seconds East, a distance of 155.93 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5437" found for corner;
THENCE South 44 degrees 37 minutes 32 seconds East, a distance of 112.81 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5437" found for the most westerly southeast corner of said Tract 2 and at the beginning of a curve to the right;
THENCE departing said Tract 2 westerly line and through the interior of the above described MC 550 Land Holdings tract the following courses and distances;
THENCE with said curve to the right having a radius of 390.00 feet, a central angle of 24 degrees 25 minutes 18 seconds, an arc length of 127.37 feet, a chord bearing of South 28 degrees 22 minutes 00 seconds West, a distance of 148.94 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5437" found for corner;

- THENCE South 44 degrees 37 minutes 32 seconds East, a distance of 122.70 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5437" found for corner;
THENCE South 46 degrees 22 minutes 28 seconds West, a distance of 287.89 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5437" found for corner at the beginning of a curve to the right;
THENCE with said curve to the right having a radius of 340.00 feet, a central angle of 60 degrees 47 minutes 08 seconds, an arc length of 375.93 feet, a chord bearing of North 89 degrees 42 minutes 56 seconds West, a distance of 336.75 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5437" found for corner;
THENCE North 44 degrees 30 minutes 24 seconds West, a distance of 257.18 feet to the POINT OF BEGINNING containing 524,284 square Feet, or 12.034 acres of land.

TRACT 2

LEGAL DESCRIPTION:

WHEREAS, MC 550 Land Holdings, L.P. is the owner of a tract of land recorded in Volume 5585, Page 286, of the Deed Records of Rockwall County, Texas, located in the King Latham Survey, Abstract No. 133, situated in the City of Milleden-Chestnut and Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "R.P.L.S. 5437" found for most corner of Tract 2 of Sonoma Verde Phase II, an addition to the City of Milleden-Chestnut as recorded in Cabinet I, Side 381 of the Plat Records of Rockwall County, Texas same being the northwest corner of Tract 3 of said Sonoma Verde Phase II and lying on the westerly line of Via Toscana Lane, to 67' right of way;

- THENCE South 34 degrees 11 minutes 04 seconds East along the westerly line of said Via Toscana Lane, a distance of 170.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5437" found for corner;
THENCE South 31 degrees 03 minutes 36 seconds West departing the westerly line of said Via Toscana Lane and through the interior of said MC 550 tract, a distance of 156.67 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5437" found for the southeast corner of said Tract 2, said point also lying at the beginning of a curve to the right;
THENCE with said curve to the right and along the easterly line of said Tract 2 having a radius of 365.20 feet, a central angle of 94 degrees 43 minutes 56 seconds, an arc length of 45.84 feet, a chord bearing of North 36 degrees 33 minutes 02 seconds West, a distance of 48.82 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5437" found for corner;
THENCE North 24 degrees 11 minutes 04 seconds West continuing along the easterly line of said Tract 2, a distance of 184.04 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5437" found for corner;
THENCE North 65 degrees 48 minutes 56 seconds East continuing along the easterly line of said Tract 2, a distance of 125.00 feet to the POINT OF BEGINNING containing 25,230 square Feet, or 0.579 of an acre of land.

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT I PREPARED THIS SURVEY PLAT SHOWN HEREON FROM AN ACTUAL SURVEY ON THE GROUND BY ME AND THAT ALL CORNERS ARE MARKED, AND THAT ALL DIMENSIONS SHOWN THEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND FURTHERMORE THERE ARE NO ENCROACHMENTS, PROJECTIONS, IMPROVEMENTS, EASEMENTS, RIGHT-OF-WAY, OR 108 YEAR FLOOD PLAIN AFFECTING THE PROPERTY EXCEPT AS SHOWN THEREON.

WITNESS UNDER MY HAND THIS 10th DAY OF October, 2017.

BRAM MAJDORE, P.L.S. NO. 5430



STATE OF TEXAS §
COUNTY OF KAUFAMAN §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED, BRAM J. MAJDORE, KNOWN TO ME THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10th DAY OF October, 2017.

Bram J. Majdore
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



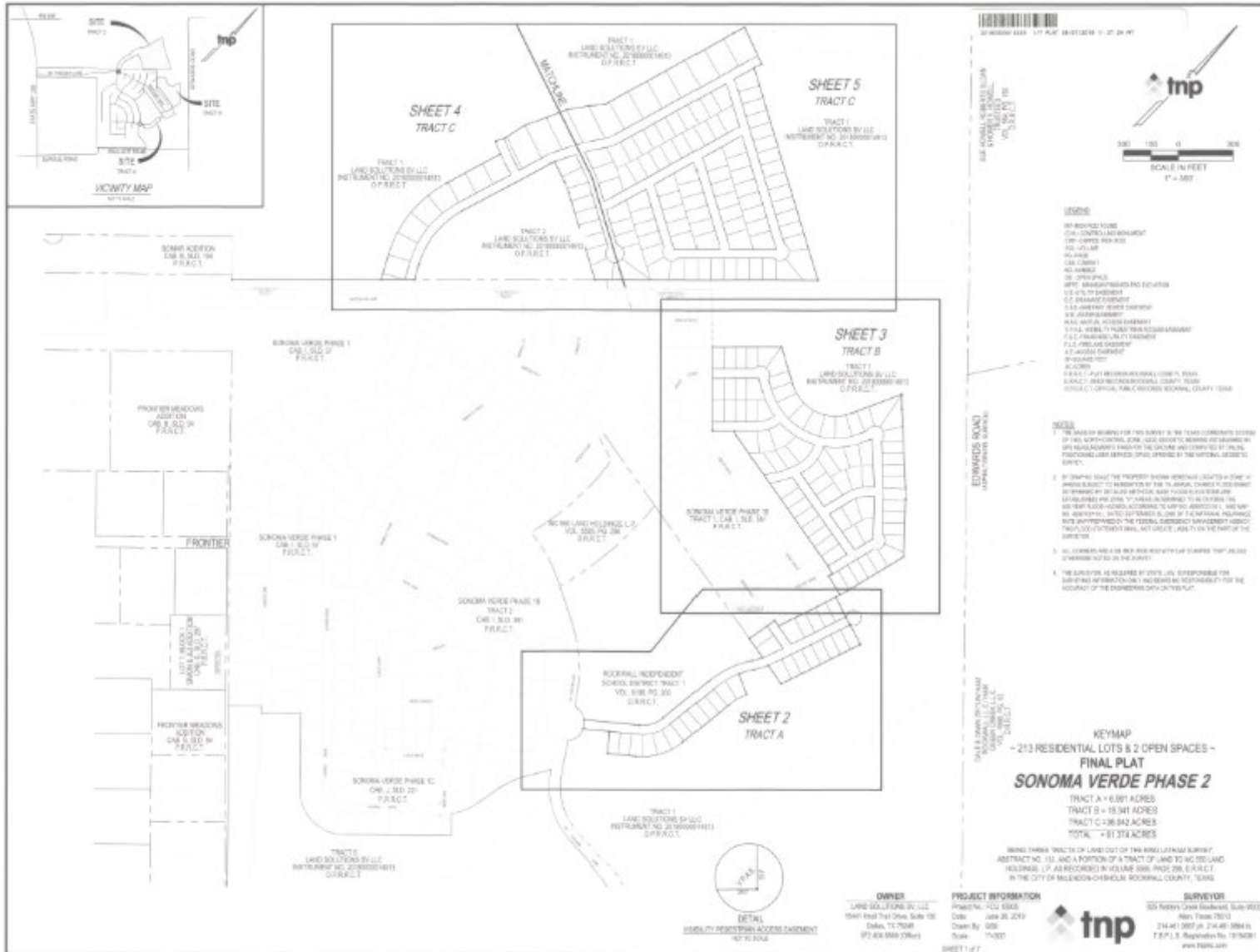
- 41 RESIDENTIAL LOTS - J 222

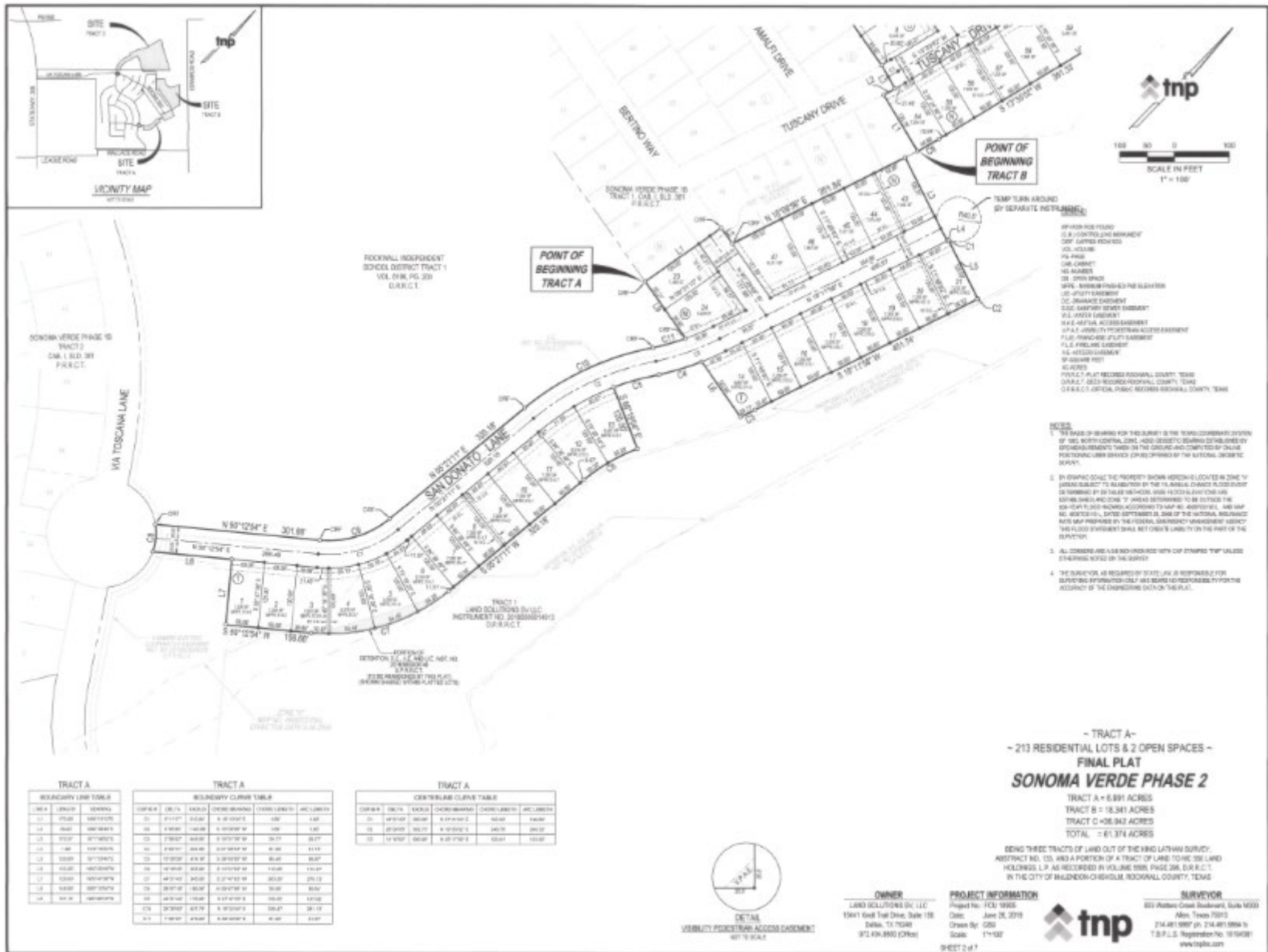
FINAL PLAT
SONOMA VERDE PHASE IC
TRACT 1 = 12.634 ACRES
TRACT 2 = 0.579 ACRES
TOTAL = 13.213 ACRES

BEING TWO TRACTS OF LAND OUT OF THE KING LATHAM SURVEY, ABSTRACT NO. 133, AND A PORTION OF A TRACT OF LAND TO MC 550 LAND HOLDINGS, L.P. AS RECORDED IN VOLUME 5585, PAGE 206, D.R.V.C.T. IN THE CITY OF MILLENDEN-CHESTNUT, ROCKWALL COUNTY, TEXAS.

MAJDORE SURVEYING & MAPPING INC.
P.O. Box 2309 Fort Worth, Texas 76120
(817) 564-4416
www.maj.com 19871768
September 15, 2017 1" = 100' Sheet 2 of 2

EXHIBIT A-4 – FINAL PLAT FOR IMPROVEMENT AREA #2





TRACT A

BOUNDARY CURVE TABLE

LINE #	LENGTH	BEARING
1-1	170.00	S 89° 12' 54" E
1-2	260.00	S 89° 12' 54" E
1-3	170.00	S 89° 12' 54" E
1-4	170.00	S 89° 12' 54" E
1-5	170.00	S 89° 12' 54" E
1-6	170.00	S 89° 12' 54" E
1-7	170.00	S 89° 12' 54" E
1-8	170.00	S 89° 12' 54" E
1-9	170.00	S 89° 12' 54" E
1-10	170.00	S 89° 12' 54" E

TRACT A

BOUNDARY CURVE TABLE

LINE #	LENGTH	BEARING	CHORD BEARING	CHORD LENGTH	ARC LENGTH
2-1	170.00	S 89° 12' 54" E	S 89° 12' 54" E	170.00	170.00
2-2	170.00	S 89° 12' 54" E	S 89° 12' 54" E	170.00	170.00
2-3	170.00	S 89° 12' 54" E	S 89° 12' 54" E	170.00	170.00
2-4	170.00	S 89° 12' 54" E	S 89° 12' 54" E	170.00	170.00
2-5	170.00	S 89° 12' 54" E	S 89° 12' 54" E	170.00	170.00
2-6	170.00	S 89° 12' 54" E	S 89° 12' 54" E	170.00	170.00
2-7	170.00	S 89° 12' 54" E	S 89° 12' 54" E	170.00	170.00
2-8	170.00	S 89° 12' 54" E	S 89° 12' 54" E	170.00	170.00
2-9	170.00	S 89° 12' 54" E	S 89° 12' 54" E	170.00	170.00
2-10	170.00	S 89° 12' 54" E	S 89° 12' 54" E	170.00	170.00

TRACT A

CENTRALISE CURVE TABLE

LINE #	LENGTH	BEARING	CHORD BEARING	CHORD LENGTH	ARC LENGTH
3-1	170.00	S 89° 12' 54" E	S 89° 12' 54" E	170.00	170.00
3-2	170.00	S 89° 12' 54" E	S 89° 12' 54" E	170.00	170.00
3-3	170.00	S 89° 12' 54" E	S 89° 12' 54" E	170.00	170.00
3-4	170.00	S 89° 12' 54" E	S 89° 12' 54" E	170.00	170.00
3-5	170.00	S 89° 12' 54" E	S 89° 12' 54" E	170.00	170.00
3-6	170.00	S 89° 12' 54" E	S 89° 12' 54" E	170.00	170.00
3-7	170.00	S 89° 12' 54" E	S 89° 12' 54" E	170.00	170.00
3-8	170.00	S 89° 12' 54" E	S 89° 12' 54" E	170.00	170.00
3-9	170.00	S 89° 12' 54" E	S 89° 12' 54" E	170.00	170.00
3-10	170.00	S 89° 12' 54" E	S 89° 12' 54" E	170.00	170.00

- TRACT A -
 - 213 RESIDENTIAL LOTS & 2 OPEN SPACES -
FINAL PLAT
SONOMA VERDE PHASE 2
 TRACT A = 6.891 ACRES
 TRACT B = 18.341 ACRES
 TRACT C = 08.942 ACRES
 TOTAL = 34.174 ACRES

BEING THREE TRACTS OF LAND OUT OF THE KING LATHAM SURVEY, ABSTRACT NO. 135, AND A PORTION OF A TRACT OF LAND TO THE USE LATER HELD UNDER L.P.A. AS RECORDED BY VOLUME 1006, PAGE 206, D.U.R.C.T. IN THE CITY OF INSURANCE-CHEVROLET, ROCKWALL COUNTY, TEXAS

OWNER
 LAND SOLUTIONS, INC. LLC
 15041 Gold Trail Drive, Suite 108
 Dallas, TX 75248
 972.436.8800 (OFFICE)

PROJECT INFORMATION
 Project No.: 1701-10000
 Date: June 26, 2019
 Drawn By: GSB
 Scale: 1"=100'

SURVEYOR
 tnp
 801 Antares Court, Suite 1000
 Allen, Texas 75015
 214.481.9997 or 214.481.9994 tx
 T.S.P.L.S. Registration No. 19160381
 www.tnp.com



TRACT B			TRACT B		
BOUNDARY LINE TABLE			BOUNDARY CURVE TABLE		
LINE #	START	END	ORDER	START	END
1	100.00	100.00	1	0.0000	3.1416
2	100.00	100.00	2	3.1416	6.2832
3	100.00	100.00	3	6.2832	9.4248
4	100.00	100.00	4	9.4248	12.5664
5	100.00	100.00	5	12.5664	15.7080
6	100.00	100.00	6	15.7080	18.8496
7	100.00	100.00	7	18.8496	21.9912
8	100.00	100.00	8	21.9912	25.1328
9	100.00	100.00	9	25.1328	28.2744
10	100.00	100.00	10	28.2744	31.4160

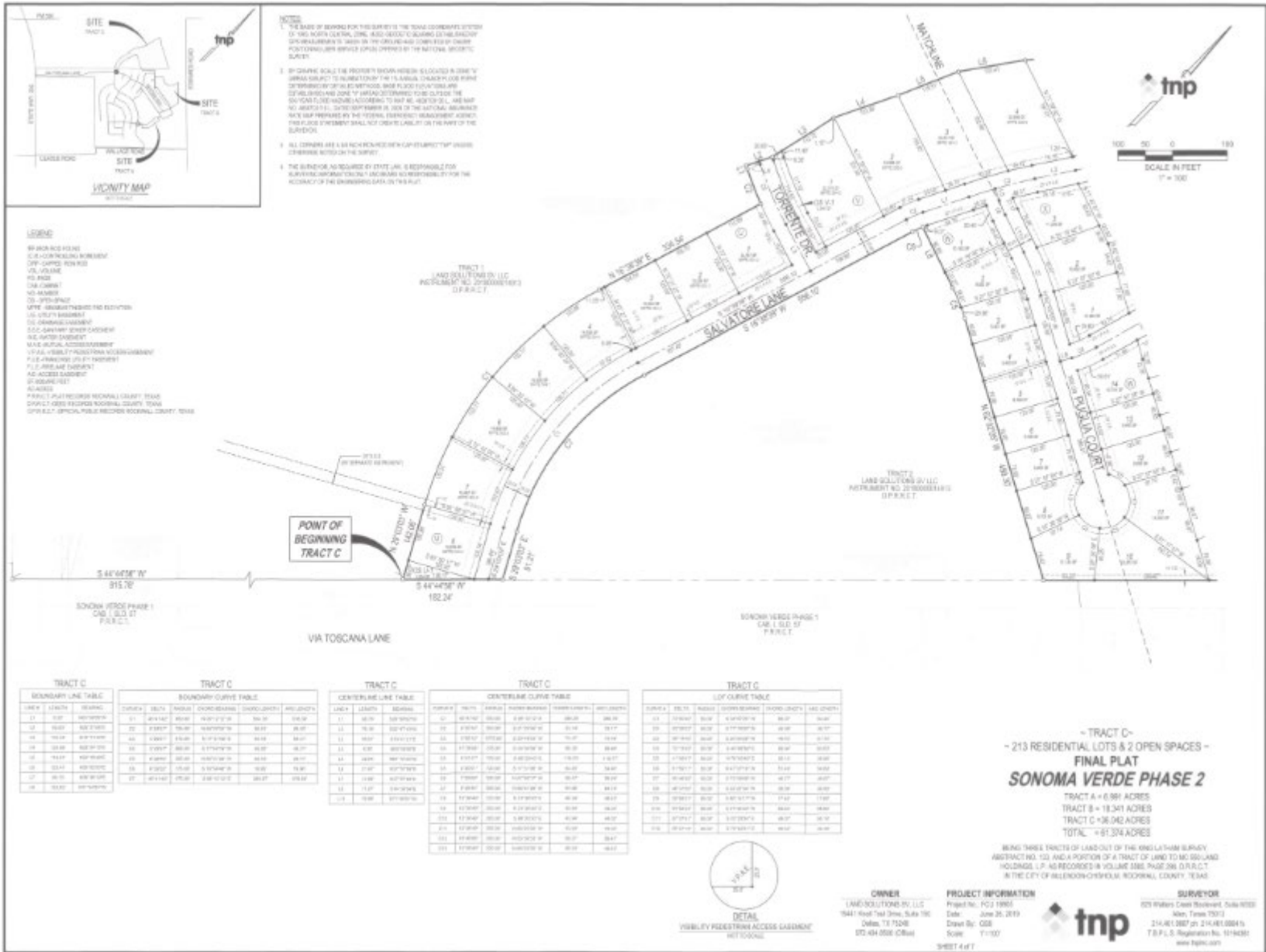
TRACT B			TRACT B		
CENTERLINE TABLE			CENTERLINE CURVE TABLE		
LINE #	START	END	ORDER	START	END
1	100.00	100.00	1	0.0000	3.1416
2	100.00	100.00	2	3.1416	6.2832
3	100.00	100.00	3	6.2832	9.4248
4	100.00	100.00	4	9.4248	12.5664
5	100.00	100.00	5	12.5664	15.7080
6	100.00	100.00	6	15.7080	18.8496
7	100.00	100.00	7	18.8496	21.9912
8	100.00	100.00	8	21.9912	25.1328
9	100.00	100.00	9	25.1328	28.2744
10	100.00	100.00	10	28.2744	31.4160

- TRACT B -
 - 213 RESIDENTIAL LOTS & 2 OPEN SPACES -
FINAL PLAT
SONOMA VERDE PHASE 2
 TRACT A = 6.961 ACRES
 TRACT B = 18.341 ACRES
 TRACT C = 36.042 ACRES
 TOTAL = 61.344 ACRES

OWNER
 LAND SOLUTIONS LLC
 1941 West Trail Drive, Suite 130
 Dallas, TX 75240
 (972) 439-0900 (OFFICE)

PROJECT INFORMATION
 Project No. P-21 1993
 Date: June 28, 2019
 Drawn By: GDS
 Date: 7/1/21

SURVEYOR
 555 Wilshire Court, Redwood, Suite 1000
 Allen, Texas 75013
 214.481.9997 (ph) 214.481.9999 (fx)
 7.8 P.L.S. Registration No. 19194801
 www.tnps.com



TRACT C BOUNDARY LINE TABLE		
STATION	BEARING	DISTANCE
01	S 44° 40' 58" W	915.72
02	N 00° 00' 00" E	182.24
03	N 81° 11' 21" E	200.00
04	S 89° 08' 39" W	200.00
05	S 89° 08' 39" W	200.00
06	N 00° 00' 00" E	182.24
07	S 44° 40' 58" W	915.72
08	S 89° 08' 39" W	200.00

TRACT C BOUNDARY CURVE TABLE				
STATION	BEARING	CURVE DATA	CHORD BEARING	CHORD DISTANCE
01	S 44° 40' 58" W	150' RADIUS, 111° 16' 00" ANGLE	S 81° 11' 21" E	182.24
02	N 00° 00' 00" E	150' RADIUS, 111° 16' 00" ANGLE	N 81° 11' 21" E	182.24
03	N 81° 11' 21" E	150' RADIUS, 111° 16' 00" ANGLE	N 00° 00' 00" E	182.24
04	S 89° 08' 39" W	150' RADIUS, 111° 16' 00" ANGLE	S 44° 40' 58" W	915.72
05	S 89° 08' 39" W	150' RADIUS, 111° 16' 00" ANGLE	S 44° 40' 58" W	915.72
06	N 00° 00' 00" E	150' RADIUS, 111° 16' 00" ANGLE	N 81° 11' 21" E	182.24
07	S 44° 40' 58" W	150' RADIUS, 111° 16' 00" ANGLE	S 81° 11' 21" E	182.24
08	S 89° 08' 39" W	150' RADIUS, 111° 16' 00" ANGLE	S 44° 40' 58" W	915.72

TRACT C CENTERLINE CURVE TABLE			
STATION	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
01	S 81° 11' 21" E	182.24	111.16
02	N 81° 11' 21" E	182.24	111.16
03	N 00° 00' 00" E	182.24	111.16
04	S 44° 40' 58" W	915.72	556.88
05	S 44° 40' 58" W	915.72	556.88
06	N 81° 11' 21" E	182.24	111.16
07	S 81° 11' 21" E	182.24	111.16
08	S 44° 40' 58" W	915.72	556.88

TRACT C CENTERLINE CURVE TABLE					
STATION	BEARING	CURVE DATA	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
01	S 81° 11' 21" E	150' RADIUS, 111° 16' 00" ANGLE	S 44° 40' 58" W	182.24	111.16
02	N 81° 11' 21" E	150' RADIUS, 111° 16' 00" ANGLE	N 00° 00' 00" E	182.24	111.16
03	N 00° 00' 00" E	150' RADIUS, 111° 16' 00" ANGLE	N 81° 11' 21" E	182.24	111.16
04	S 44° 40' 58" W	150' RADIUS, 111° 16' 00" ANGLE	S 81° 11' 21" E	182.24	111.16
05	S 44° 40' 58" W	150' RADIUS, 111° 16' 00" ANGLE	S 81° 11' 21" E	182.24	111.16
06	N 81° 11' 21" E	150' RADIUS, 111° 16' 00" ANGLE	N 00° 00' 00" E	182.24	111.16
07	S 81° 11' 21" E	150' RADIUS, 111° 16' 00" ANGLE	S 44° 40' 58" W	182.24	111.16
08	S 44° 40' 58" W	150' RADIUS, 111° 16' 00" ANGLE	S 81° 11' 21" E	182.24	111.16

TRACT C LOP CURVE TABLE				
STATION	BEARING	CURVE DATA	CHORD BEARING	CHORD DISTANCE
01	S 81° 11' 21" E	150' RADIUS, 111° 16' 00" ANGLE	S 44° 40' 58" W	182.24
02	N 81° 11' 21" E	150' RADIUS, 111° 16' 00" ANGLE	N 00° 00' 00" E	182.24
03	N 00° 00' 00" E	150' RADIUS, 111° 16' 00" ANGLE	N 81° 11' 21" E	182.24
04	S 44° 40' 58" W	150' RADIUS, 111° 16' 00" ANGLE	S 81° 11' 21" E	182.24
05	S 44° 40' 58" W	150' RADIUS, 111° 16' 00" ANGLE	S 81° 11' 21" E	182.24
06	N 81° 11' 21" E	150' RADIUS, 111° 16' 00" ANGLE	N 00° 00' 00" E	182.24
07	S 81° 11' 21" E	150' RADIUS, 111° 16' 00" ANGLE	S 44° 40' 58" W	182.24
08	S 44° 40' 58" W	150' RADIUS, 111° 16' 00" ANGLE	S 81° 11' 21" E	182.24

- TRACT C -
- 213 RESIDENTIAL LOTS & 2 OPEN SPACES -
FINAL PLAT
SONOMA VERDE PHASE 2
 TRACT A = 6.981 ACRES
 TRACT B = 18.341 ACRES
 TRACT C = 136.042 ACRES
 TOTAL = 161.364 ACRES

BEING THESE TRACTS OF LAND OUT OF THE 6963 LATHAM SURVEY
 ABSTRACT NO. 123 AND A PORTION OF A TRACT OF LAND TO BE SHOWN
 HOLDINGS, L.P. AS RECORDED IN VOLUME 1866, PAGE 286, D.P.R.C.T.
 IN THE CITY OF WILLOW GROVE, WILLOW COUNTY, TEXAS

OWNER LAND SOLUTIONS, LLC 1641 West Oak Street, Suite 100 Dallas, TX 75206 972-404-0008 (Office)	PROJECT INFORMATION Project No.: P-21 19005 Date: June 26, 2019 Drawn By: CGE Scale: 1"=100' SHEET 4 of 7	SURVEYOR tnp 929 Walnut Creek Boulevard, Suite 1000 Allen, Texas 75013 214-861-9887 or 214-861-9884 fax T & F, S, Registration No. 11740301 www.tnp.com	
			DETAIL WILLOW GROVE TRAIL ACCESS GARDBANK METEOROLOGICAL

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

LEGAL DESCRIPTION TRACT A

SHREVE: Land Soldiers 01, LLC is the owner of a tract of land located in the King Latham Survey, Abstract No. 133 situated in the City of McKinney, Texas, and being all or a part of and called Tract 2 in Land Soldiers 01, LLC as recorded in Instrument Number 200802494 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

AGGOWING: a 5/8 inch iron rod with cap stamped "W.P.L.S. 3437" found for the south corner of Lot 1, Block 6 of Tract 1 of Sonoma Verde Phase 1B, an addition to The City of McKinney Charlotte Texas as recorded in Exhibit 1, add 387 of the Plat Records of Rockwall County, Texas, and being all or a part of and called Tract 2 in the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

THORCK: adjoining the southeast line of said Rockwell Independent School District tract and along the westerly line of said Tract 1 of Sonoma Verde Phase 1B the following courses and distances:

North 78 degrees 21 minutes 17 seconds East, a distance of 170.89 feet to a 5/8 inch iron rod with cap stamped "W.P.L.S. 3437" found for corner.

South 83 degrees 28 minutes 48 seconds East, a distance of 26.02 feet to a 5/8 inch iron rod with cap stamped "W.P.L.S. 3437" found for corner.

North 19 degrees 38 minutes 50 seconds East, a distance of 251.84 feet to a 5/8 inch iron rod with cap stamped "TM" set for corner.

THORCK: adjoining the easterly line of said Tract 1 of Sonoma Verde Phase 1B and through the interior of said 347.89 acre tract the following courses and distances:

South 71 degrees 49 minutes 42 seconds East, a distance of 170.21 feet to a 5/8 inch iron rod with cap stamped "TM" set for corner.

North 19 degrees 11 minutes 50 seconds East, a distance of 1.67 feet to a 5/8 inch iron rod with cap stamped "TM" set for corner at the beginning of a curve to the left.

With said curve to the left having a radius of 4320.00 feet, a central angle of 03 degrees 05 minutes 30 seconds, an arc length of 1.69 feet, a chord bearing of North 19 degrees 03 minutes 39 seconds East, a distance of 1.68 feet to a 5/8 inch iron rod with cap stamped "TM" set for corner.

South 71 degrees 53 minutes 40 seconds East, a distance of 120.03 feet to a 5/8 inch iron rod with cap stamped "TM" set for corner at the beginning of a curve to the right.

With said curve to the right having a radius of 11462.00 feet, a central angle of 00 degrees 00 seconds 00 seconds, an arc length of 1.68 feet, a chord bearing of South 18 degrees 00 minutes 00 seconds West, a distance of 1.68 feet to a 5/8 inch iron rod with cap stamped "TM" set for corner.

South 18 degrees 11 minutes 38 seconds West, a distance of 451.74 feet to a 5/8 inch iron rod with cap stamped "TM" set for corner at the beginning of a curve to the right.

With said curve to the right having a radius of 6483.00 feet, a central angle of 42 degrees 38 minutes 42 seconds, an arc length of 26.77 feet, a chord bearing of South 18 degrees 07 minutes 19 seconds West, a distance of 26.77 feet to a 5/8 inch iron rod with cap stamped "TM" set for corner.

North 40 degrees 28 minutes 48 seconds West, a distance of 422.05 feet to a 5/8 inch iron rod with cap stamped "TM" set for corner at the beginning of a curve to the right.

With said curve to the right having a radius of 626.00 feet, a central angle of 88 degrees 03 minutes 12 seconds, an arc length of 81.73 feet, a chord bearing of South 27 degrees 25 minutes 25 seconds West, a distance of 81.83 feet to a 5/8 inch iron rod with cap stamped "TM" set for corner at the beginning of a reverse curve to the left.

With said reverse curve to the left having a radius of 477.70 feet, a central angle of 15 degrees 19 minutes 42 seconds, an arc length of 83.73 feet, a chord bearing of South 28 degrees 49 minutes 17 seconds West, a distance of 83.43 feet to a 5/8 inch iron rod with cap stamped "TM" set for corner.

South 69 degrees 19 minutes 04 seconds East, a distance of 120.03 feet to a 5/8 inch iron rod with cap stamped "TM" set for corner at the beginning of a curve to the left.

With said curve to the left having a radius of 285.00 feet, a central angle of 14 degrees 19 minutes 48 seconds, an arc length of 173.57 feet, a chord bearing of South 18 degrees 31 minutes 32 seconds West, a distance of 173.68 feet to a 5/8 inch iron rod with cap stamped "TM" set for corner.

South 02 degrees 21 minutes 11 seconds East, a distance of 302.10 feet to a 5/8 inch iron rod with cap stamped "TM" set for corner at the beginning of a curve to the right.

With said curve to the right having a radius of 345.00 feet, a central angle of 44 degrees 31 minutes 43 seconds, an arc length of 276.12 feet, a chord bearing of South 18 degrees 47 minutes 42 seconds West, a distance of 282.26 feet to a 5/8 inch iron rod with cap stamped "TM" set for corner.

South 02 degrees 12 minutes 04 seconds East, a distance of 156.00 feet to a 5/8 inch iron rod with cap stamped "TM" set for corner.

North 38 degrees 47 minutes 07 seconds West, a distance of 525.00 feet to a 5/8 inch iron rod with cap stamped "TM" set for corner.

South 89 degrees 12 minutes 44 seconds West, a distance of 148.00 feet to a 5/8 inch iron rod with cap stamped "TM" set for corner at the beginning of a curve to the left.

With said curve to the left having a radius of 190.00 feet, a central angle of 33 degrees 17 minutes 51 seconds, an arc length of 44.88 feet, a chord bearing of South 19 degrees 20 minutes 20 seconds West, a distance of 44.88 feet to a 5/8 inch iron rod with cap stamped "TM" set for corner.

THORCK: with said curve to the left along the westerly line of the Tarrant Land having a radius of 930.00 feet, a central angle of 38 degrees 57 minutes 12 seconds, an arc length of 76.10 feet, a chord bearing of North 01 degrees 47 minutes 48 seconds West, a distance of 76.30 feet to a 5/8 inch iron rod with cap stamped "W.P.L.S. 3437" found for the south corner of previously mentioned Rockwall Independent School District tract.

THORCK: adjoining said westerly line of the Tarrant Land and along the southerly line of said Rockwell Independent School District tract the following courses and distances:

North 50 degrees 12 minutes 04 seconds East, a distance of 361.00 feet to a 5/8 inch iron rod with cap stamped "W.P.L.S. 3437" found for corner at the beginning of a curve to the left.

With said curve to the left having a radius of 129.00 feet, a central angle of 43 degrees 01 minutes 45 seconds, an arc length of 127.02 feet, a chord bearing of South 27 degrees 47 minutes 03 seconds East, a distance of 133.50 feet to a 5/8 inch iron rod with cap stamped "W.P.L.S. 3437" found for corner.

North 29 degrees 21 minutes 11 seconds East, a distance of 309.18 feet to a 5/8 inch iron rod with cap stamped "W.P.L.S. 3437" found for corner at the beginning of a curve to the right.

With said curve to the right having a radius of 827.70 feet, a central angle of 28 degrees 27 minutes 38 seconds, an arc length of 261.12 feet, a chord bearing of North 18 degrees 18 minutes 50 seconds West, a distance of 268.57 feet to a 5/8 inch iron rod with cap stamped "W.P.L.S. 3437" found for corner at the beginning of the reverse curve to the left.

With said reverse curve to the left having a radius of 471.00 feet, a central angle of 07 degrees 20 minutes 19 seconds, an arc length of 63.45 feet, a chord bearing of North 28 degrees 49 minutes 47 seconds West, a distance of 67.42 feet to a 5/8 inch iron rod with cap stamped "TM" set for corner.

North 30 degrees 28 minutes 48 seconds West, a distance of 127.12 feet to the POINT OF BEGINNING consisting 324.02 square feet, as shown on plat.

LEGAL DESCRIPTION TRACT B

SHREVE: Land Soldiers 01, LLC is the owner of a tract of land located in the King Latham Survey, Abstract No. 133, situated in the City of McKinney, Texas, and being all or a part of and called Tract 4 in Land Soldiers 01, LLC as recorded in Instrument Number 200802494 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

AGGOWING: a 5/8 inch iron rod with cap stamped "W.P.L.S. 3437" found for the east corner of Lot 01, Block 6 of Tract 1 of Sonoma Verde Phase 1B, an addition to The City of McKinney Charlotte Texas as recorded in Exhibit 1, add 387 of the Plat Records of Rockwall County, Texas;

THORCK: along the southerly line of said Tract 1 of Sonoma Verde Phase 1B the following courses and distances:

North 78 degrees 21 minute 58 seconds East, a distance of 120.73 feet to a 5/8 inch iron rod with cap stamped "W.P.L.S. 3437" found for corner.

North 14 degrees 10 minutes 29 seconds East, a distance of 251.81 feet to a 5/8 inch iron rod with cap stamped "W.P.L.S. 3437" found for corner.

North 74 degrees 44 minutes 30 seconds West, a distance of 301.00 feet to a 5/8 inch iron rod with cap stamped "W.P.L.S. 3437" found for corner.

North 80 degrees 28 minute 48 seconds West, a distance of 871.33 feet to a 5/8 inch iron rod with cap stamped "W.P.L.S. 3437" found for corner at the beginning of a curve to the right.

With said curve to the right having a radius of 65.00 feet, a central angle of 27 degrees 30 minutes 07 seconds, an arc length of 26.48 feet, a chord bearing of North 08 degrees 41 minutes 15 seconds West, a distance of 26.22 feet to a 5/8 inch iron rod with cap stamped "W.P.L.S. 3437" found for corner.

South 48 degrees 42 minutes 28 seconds West, a distance of 120.03 feet to a 5/8 inch iron rod with cap stamped "W.P.L.S. 3437" found for corner at the beginning of a curve to the right.

With said curve to the left having a radius of 179.00 feet, a central angle of 03 degrees 23 minutes 30 seconds, an arc length of 17.28 feet, a chord bearing of North 48 degrees 29 minutes 35 seconds West, a distance of 17.28 feet to a 5/8 inch iron rod with cap stamped "W.P.L.S. 3437" found for corner.

North 42 degrees 17 minutes 07 seconds West, a distance of 11.72 feet to a 5/8 inch iron rod with cap stamped "W.P.L.S. 3437" found for corner.

North 42 degrees 17 minutes 07 seconds West, a distance of 432.00 feet to a 5/8 inch iron rod with cap stamped "TM" set for corner.

THORCK: departing the southerly line of said Tract 1 of Sonoma Verde Phase 1B and along the northerly line of said Tract 4 the following courses and distances:

North 34 degrees 42 minutes 06 seconds East, a distance of 377.66 feet to a 5/8 inch iron rod with cap stamped "TM" set for corner.

South 62 degrees 05 minutes 00 seconds East, a distance of 213.17 feet to a 5/8 inch iron rod with cap stamped "TM" set for corner at the beginning of a curve to the left.

With said curve to the left having a radius of 245.00 feet, a central angle of 83 degrees 03 minutes 13 seconds, an arc length of 451.46 feet, a chord bearing of North 71 degrees 01 minutes 20 seconds East, a distance of 398.02 feet to a 5/8 inch iron rod with cap stamped "TM" set for corner.

North 24 degrees 04 minute 45 seconds East, a distance of 204.68 feet to a 5/8 inch iron rod with cap stamped "TM" set for corner at the beginning of a curve to the left.

With said curve to the left having a radius of 1142.00 feet, a central angle of 04 degrees 03 minutes 19 seconds, an arc length of 38.04 feet, a chord bearing of South 49 degrees 49 minutes 11 seconds East, a distance of 38.32 feet to a 5/8 inch iron rod with cap stamped "TM" set for corner.

South 67 degrees 48 minutes 28 seconds East, a distance of 427.48 feet to a 5/8 inch iron rod with cap stamped "TM" set for corner at the beginning of a curve to the right.

With said curve to the right having a radius of 282.00 feet, a central angle of 24 degrees 17 minutes 21 seconds, an arc length of 378.03 feet, a chord bearing of South 19 degrees 42 minutes 00 seconds East, a distance of 35.91 feet to a 5/8 inch iron rod with cap stamped "TM" set for corner.

South 43 degrees 30 minutes 18 seconds East, a distance of 210.73 feet to a 5/8 inch iron rod with cap stamped "TM" set for corner.

South 13 degrees 38 minute 02 seconds East, a distance of 381.20 feet to a 5/8 inch iron rod with cap stamped "TM" set for corner at the beginning of a curve to the right.

With said curve to the right having a radius of 885.00 feet, a central angle of 03 degrees 01 minutes 51 seconds, an arc length of 44.88 feet, a chord bearing of South 19 degrees 20 minutes 20 seconds West, a distance of 44.88 feet to a 5/8 inch iron rod with cap stamped "TM" set for corner.

LEGAL DESCRIPTION TRACT C

SHREVE: Land Soldiers 01, LLC is the owner of a tract of land located in the King Latham Survey, Abstract No. 133, situated in the City of McKinney, Texas, and being all or a part of and called Tract 7 in Land Soldiers 01, LLC as recorded in Instrument Number 200802494 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

AGGOWING: all of some being on the north side of Sonoma Verde Phase 1, an addition to The City of McKinney Charlotte Texas, as recorded in Exhibit 1, add 37 of the Plat Records of Rockwall County, Texas, and being all or a part of and called Tract 7 in Land Soldiers 01, LLC as recorded in Instrument Number 200802494 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

THORCK: along the westerly and northerly line of said Tract 7 the following courses and distances:

North 28 degrees 03 minutes 03 seconds West, a distance of 142.90 feet to a 5/8 inch iron rod with cap stamped "TM" set for corner at the beginning of a curve to the right.

With said curve to the right having a radius of 580.00 feet, a central angle of 47 degrees 41 minute 47 seconds, an arc length of 616.39 feet, a chord bearing of North 46 degrees 12 minutes 12 seconds West, a distance of 616.79 feet to a 5/8 inch iron rod with cap stamped "TM" set for corner.

North 18 degrees 28 minutes 38 seconds East, a distance of 324.34 feet to a 5/8 inch iron rod with cap stamped "TM" set for corner at the beginning of a curve to the right.

With said curve to the right having a radius of 722.00 feet, a central angle of 78 degrees 24 minutes 07 seconds, an arc length of 816.39 feet, a chord bearing of North 46 degrees 12 minutes 12 seconds West, a distance of 816.79 feet to a 5/8 inch iron rod with cap stamped "TM" set for corner.

North 03 degrees 28 minutes 05 seconds West, a distance of 6.30 feet to a 5/8 inch iron rod with cap stamped "TM" set for corner.

North 28 degrees 21 minute 58 seconds East, a distance of 581.00 feet to a 5/8 inch iron rod with cap stamped "TM" set for corner.

North 12 degrees 11 minutes 43 seconds East, a distance of 133.24 feet to a 5/8 inch iron rod with cap stamped "TM" set for corner.

North 28 degrees 24 minute 19 seconds East, a distance of 124.48 feet to a 5/8 inch iron rod with cap stamped "TM" set for corner.

North 23 degrees 18 minutes 48 seconds East, a distance of 118.21 feet to a 5/8 inch iron rod with cap stamped "TM" set for corner.

North 26 degrees 02 minute 53 seconds East, a distance of 123.41 feet to a 5/8 inch iron rod with cap stamped "TM" set for corner.

North 28 degrees 28 minute 19 seconds East, a distance of 88.13 feet to a 5/8 inch iron rod with cap stamped "TM" set for corner.

North 18 degrees 21 minute 28 seconds East, a distance of 794.56 feet to a 5/8 inch iron rod with cap stamped "TM" set for corner at the beginning of a curve to the right.

With said curve to the right having a radius of 212.00 feet, a central angle of 04 degrees 20 minutes 01 seconds, an arc length of 86.21 feet, a chord bearing of North 17 degrees 48 minutes 16 seconds West, a distance of 86.20 feet to a 5/8 inch iron rod with cap stamped "TM" set for corner.

South 77 degrees 19 minute 02 seconds East, a distance of 226.30 feet to a 5/8 inch iron rod with cap stamped "TM" set for corner at the beginning of a curve to the left.

With said curve to the left having a radius of 880.00 feet, a central angle of 22 degrees 42 minute 27 seconds, an arc length of 41.21 feet, a chord bearing of South 17 degrees 48 minutes 16 seconds West, a distance of 41.20 feet to a 5/8 inch iron rod with cap stamped "TM" set for corner.

South 02 degrees 10 minutes 02 seconds East, a distance of 1211.84 feet to a 5/8 inch iron rod with cap stamped "TM" set for corner.

South 44 degrees 44 minute 36 seconds West, a distance of 1271.07 feet to a 5/8 inch iron rod with cap stamped "TM" set for corner.

North 02 degrees 02 minute 20 seconds West, a distance of 488.00 feet to a 5/8 inch iron rod with cap stamped "TM" set for corner at the beginning of a curve to the left.

With said curve to the left having a radius of 322.00 feet, a central angle of 06 degrees 28 minute 40 seconds, an arc length of 59.77 feet, a chord bearing of North 01 minute 28 seconds West, a distance of 59.73 feet to a 5/8 inch iron rod with cap stamped "TM" set for corner.

North 71 degrees 46 minute 31 seconds West, a distance of 103.83 feet to a 5/8 inch iron rod with cap stamped "TM" set for corner at the beginning of a curve to the left.

With said curve to the left having a radius of 119.00 feet, a central angle of 06 degree 28 minute 40 seconds, an arc length of 378.03 feet, a chord bearing of South 09 degrees 12 minutes 40 seconds West, a distance of 79.20 feet to a 5/8 inch iron rod with cap stamped "TM" set for corner.

South 78 degrees 38 minutes 28 seconds West, a distance of 288.10 feet to a 5/8 inch iron rod with cap stamped "TM" set for corner at the beginning of a curve to the left.

With said curve to the left having a radius of 475.00 feet, a central angle of 45 degrees 47 minutes 42 seconds, an arc length of 582.84 feet, a chord bearing of North 12 minutes 12 seconds West, a distance of 582.87 feet to a 5/8 inch iron rod with cap stamped "TM" set for corner.

South 20 degrees 03 minutes 03 seconds East, a distance of 91.27 feet to a 5/8 inch iron rod with cap stamped "W.P.L.S. 3437" found for the southeast corner of LOT 2, BLOCK 1, of the aforementioned Sonoma Verde Phase 1.

THORCK: South 44 degrees 44 minutes 36 seconds West, along the north line of said Sonoma Verde Phase 1, a distance of 582.84 feet to the POINT OF BEGINNING consisting 1,879,000 square feet, as shown on plat.

- 213 RESIDENTIAL LOTS & 2 OPEN SPACES -

FINAL PLAT
SONOMA VERDE PHASE 2

TRACT A = 6.881 ACRES
TRACT B = 18.341 ACRES
TRACT C = 08.042 ACRES
TOTAL = 41.374 ACRES

BEING THREE TRACTS OF LAND OUT OF THE KING LATHAM SURVEY, ABSTRACT NO. 133, AND A PORTION OF A TRACT OF LAND TO-WIT: 582-842-038-01, AS RECORDED IN 913-288-1000, PLAT 08, D.U.R.C. 7, IN THE CITY OF MCKINNEY CHAROLA, ROCKWALL COUNTY, TEXAS.

OWNER	PROJECT INFORMATION	SURVEYOR
SONOMA VERDE PHASE 2, LLC	Project No.: T0211885	525 Hickam Creek Road, Suite 1000
12441 E. LINDA LANE, SUITE 100	LOG: JUL 26, 2012	ARL, 10808 7501 J
Dallas, TX 75248	Drawn by: GGP	314.461.9807 or 214.461.9994
(972) 488.8600 (384x)	Scale: N/A	T&E, S. Registration No. 16166811
		www.tnppro.com



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

I, the undersigned, hereby certify that the above described property is **SONOMA VERDE PHASE 2** as indicated by the plat of subdivision (subdivision) Rockwall County, Texas and an hereby transferred to public use and the street right-of-way shown herein which are contemplated to be furnished with public improvement district assessments and which are to be dedicated to the public through public improvement district assessments as by the necessary annexation, due streets and other public improvements to be constructed within each right-of-way are not hereby dedicated as such, and may either be acquired or constructed with public improvement district assessments or transferred by separate instrument. The assessments shown herein are hereby reserved for purposes indicated, and public improvements to be constructed within each assessment are not hereby dedicated as such, and may either be acquired or constructed with public improvement district assessments or transferred by separate instrument. The utility and access easements shall be open to the public, and any public utility, garbage and refuse collection facilities, and all public and private utilities for each particular use. The maintenance of paving on the utility and access easements is the responsibility of the property owner, no building, fence, street, bridge, or other improvement or structure shall be constructed, reconstructed, or replaced upon or across the easements as shown, such easements being hereby reserved for the actual use and accommodation of all public utilities using or desiring to use the same. All, and any public utility shall have the right to access and have reserved all, or part of any building, fence, street, bridge or other improvement or structure which in any way interferes or interferes with the construction, maintenance or efficiency of all public utilities using or desiring to use the same. All, and any public utility shall have the right to install and use the same easements for the purpose of maintaining, reconstructing, inspecting, servicing, maintaining and using to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone, and public utility shall have the right of ingress and egress to private property for the purpose of making repairs and any easements and services required or authorized by that utility. This plat is approved subject to all Planning Department, rules, regulations and resolutions of the City of Rockwall-Clarksboro, Rockwall County, Texas.

Notwithstanding any disclaimer language contained on this plat, whether in this owner's certificate or otherwise, the City of Rockwall-Clarksboro and certifies that these improvements, including any real estate required for such improvements, constitute an authorized improvement as that certain PUD Service and Assessment plan approved by City Council on June 12, 2019 are not indicated by this plat. Further, the City certifies to make no guarantee that improvements with the proceeds of public improvement district assessments or bond proceeds the recipient of which is caused by such assessments.

OWNER: Land Solutions SV LLC
a Delaware limited liability company

By: *[Signature]*
Name: Spencer Taylor
Title: Manager

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared **Spencer Taylor**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this 16th day of August, 2019.

[Signature]
Karen M. Sherman
Notary Public in and for the State of Texas



SURVEYOR'S CERTIFICATE

I hereby certify that I prepared this Survey Plat which bears from all other surveys on the ground by me and that all corners are marked, and that all boundaries shown thereon are true and correct to the best of my knowledge and belief, and to the best of my knowledge and belief there are no encroachments, obstructions, improvements, easements, rights-of-way, or 100 year flood plain affecting the property shown as shown thereon.

Witness under my hand this the 5th day of August, 2019.

[Signature]
Brian J. Madley
Surveyor, State of Texas, No. 5888



STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared **Brian J. Madley**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this the 5th day of August, 2019.

[Signature]
Anna Pekarova Purpura
Notary Public in and for the State of Texas



APPROVED

I hereby certify that the above and foregoing plat of Sonoma Verde Phase 2 for the City of McAllen-Clarksboro, Texas was approved by the Mayor of the City of McAllen-Clarksboro on the 16th day of August, 2019.

This approval shall be invalid unless the approved Plat for each Addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one year from date of final approval. An extension may be granted by the City Council.

Said Addition shall be subject to all the requirements of the Planning Ordinance of the City of McAllen-Clarksboro. Witness my hand this 16th day of August, 2019.

City Secretary
[Signature]
City of McAllen-Clarksboro, Texas

Date
8/16/2019

Recommended by City Council

Chairman
[Signature]
Planning and Zoning Commission
City of McAllen-Clarksboro, Texas



Date
8/16/2019

Mayor
[Signature]
City of McAllen-Clarksboro, Texas

Date
8/16/2019

Title and Recording
Official Public Records
Dallas County, Texas
Recorder's Office, Texas
1807729 W. 11th St., 6th Fl.
8000-06
30-00000-0000

[Signature]

- 213 RESIDENTIAL LOTS & 2 OPEN SPACES -
FINAL PLAT
SONOMA VERDE PHASE 2
TRACT A = 6.881 ACRES
TRACT B = 18.341 ACRES
TRACT C = 38.642 ACRES
TOTAL = 63.864 ACRES

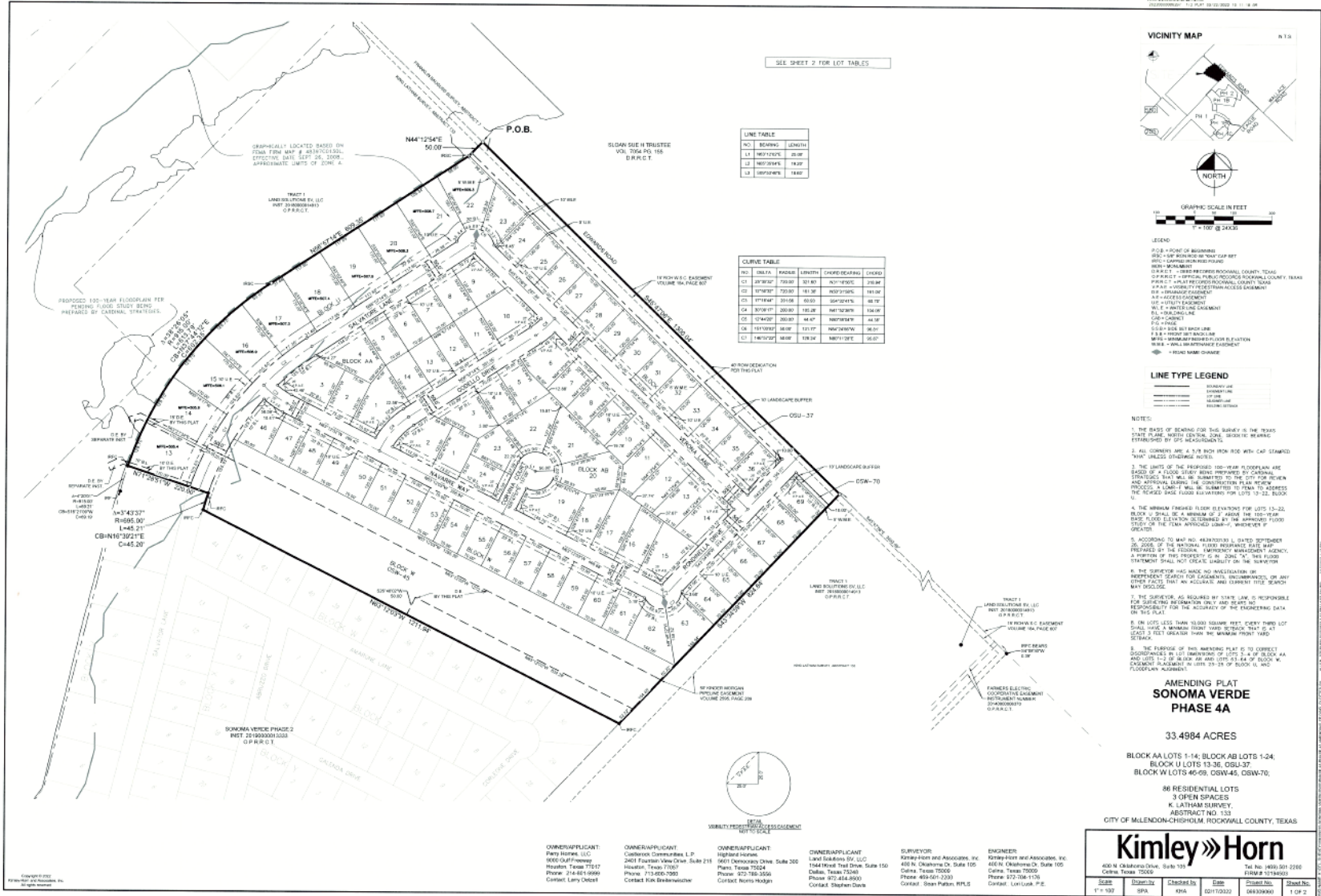
BEING THREE TRACTS OF LAND OUT OF THE KING LATHAM SURVEY, ABSTRACT NO. 133, AND A PORTION OF A TRACT OF LAND TO BE 500 LANE HOLDINGS, L.P., AS RECORDED IN VOLUME 4888, PAGE 294, D.B.R.C.T. IN THE CITY OF McALLEN-CLARKSBORO, ROCKWALL COUNTY, TEXAS.

OWNER LAND SOLUTIONS SV, LLC 19441 East Todd Drive, Suite 130 Dallas, TX 75228 872-4H-0000 (Dillon)	PROJECT INFORMATION Project No.: FCJ 18020 Date: June 26, 2019 Drawn By: SSS Scale: 5/8"	SURVEYOR 620 Walnut Creek Boulevard, Suite 1800 Allen, Texas 75015 214-401-9887 or 214-401-2884 fax T.S.P.L.S. Registration No. 10184301 www.tnpsurvey.com
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SHEET 1 of 7

EXHIBIT A-5 – FINAL PLAT FOR IMPROVEMENT AREA #3



OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

PLAT NO. 44
FILE NO. DESCRIPTION

GENERAL: LAND SOLUTIONS BY LLC, IS THE OWNER OF A TRACT OF LAND LOCATED IN NEIGHBORHOOD 2000000000000000 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS...

BEHAVING AS A BENCH INVOLVING WITH PLASTIC CAP STAMPED YAKI ON THE NORTH LINE OF SAID LOTS...

THENCE SOUTH 47° 49' 49" WEST, WITH SAID NORTH LINE AND ALONG SAID BENCH, A DISTANCE OF 1.100 FEET TO A CORNER...

THENCE SOUTH 47° 49' 49" WEST, LEAVING SAID NORTH LINE AND ROAD WITH THE WEST LINE OF SAID SEGMENT, A DISTANCE...

THENCE NORTH 0° 00' 00" WEST WITH THE NORTH LINE OF SAID PARCELS A DISTANCE OF 1.2134 FEET TO AN IRON ROD FOUND...

THENCE WITH SAID CURVE TO THE RIGHT AND EAST LINE, AN ARC DISTANCE OF 43.21 FEET TO AN IRON ROD FOUND FOR...

THENCE NORTH 17° 07' 07" WEST WITH A NORTH LINE OF SAID PARCELS A DISTANCE OF 220.00 FEET TO AN IRON ROD FOUND...

THENCE NORTH 0° 00' 00" WEST, CONTAINING OVER AND ACROSS SAID TRACT A DISTANCE OF 20.00 FEET TO A CORNER...

THENCE NORTH 41° 25' 41" EAST, CONTAINING OVER AND ACROSS SAID TRACT A DISTANCE OF 30.00 FEET TO THE POINT OF...

APPROVED: [Signature]
Notary Public in and for the State of Texas

OWNER: CASTLECRACK COMMUNITIES, L.P.
A TEXAS LIMITED LIABILITY COMPANY

BY: [Signature]
NAME: PHILIP W. DUNCAN
TITLE: ATTORNEY-IN-FACT

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY...

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 17th day of February, 2022

OWNER: PERRY HOMES, LLC
A TEXAS LIMITED LIABILITY COMPANY

BY: [Signature]
NAME: LAUREN BUCKLE
TITLE: VP OF REAL ESTATE

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY...

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 17th day of February, 2022

OWNER: LAND SOLUTIONS BY LLC
A TEXAS LIMITED LIABILITY COMPANY

BY: [Signature]
NAME: PHILIP W. DUNCAN
TITLE: ATTORNEY-IN-FACT

STATE OF TEXAS
COUNTY OF DALLAS

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COUNTY OF DALLAS

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GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 17th day of February, 2022

OWNER: CASTLECRACK COMMUNITIES, L.P.
A TEXAS LIMITED LIABILITY COMPANY

BY: [Signature]
NAME: PHILIP W. DUNCAN
TITLE: ATTORNEY-IN-FACT

OWNERS DECLARATION

STATE OF TEXAS
COUNTY OF ROCKWALL

PLAT NO. 44
FILE NO. DESCRIPTION

GENERAL: LAND SOLUTIONS BY LLC, IS THE OWNER OF A TRACT OF LAND LOCATED IN NEIGHBORHOOD 2000000000...

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APPROVED: [Signature]
Notary Public in and for the State of Texas

OWNER: CASTLECRACK COMMUNITIES, L.P.
A TEXAS LIMITED LIABILITY COMPANY

BY: [Signature]
NAME: PHILIP W. DUNCAN
TITLE: ATTORNEY-IN-FACT

STATE OF TEXAS
COUNTY OF DALLAS

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OWNER: PERRY HOMES, LLC
A TEXAS LIMITED LIABILITY COMPANY

BY: [Signature]
NAME: LAUREN BUCKLE
TITLE: VP OF REAL ESTATE

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY...

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 17th day of February, 2022

OWNER: LAND SOLUTIONS BY LLC
A TEXAS LIMITED LIABILITY COMPANY

BY: [Signature]
NAME: PHILIP W. DUNCAN
TITLE: ATTORNEY-IN-FACT

STATE OF TEXAS
COUNTY OF DALLAS

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A TEXAS LIMITED LIABILITY COMPANY

BY: [Signature]
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TITLE: ATTORNEY-IN-FACT

SURVEYORS CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

PLAT NO. 44
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APPROVED: [Signature]
Notary Public in and for the State of Texas

OWNER: CASTLECRACK COMMUNITIES, L.P.
A TEXAS LIMITED LIABILITY COMPANY

BY: [Signature]
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TITLE: ATTORNEY-IN-FACT

STATE OF TEXAS
COUNTY OF DALLAS

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OWNER: LAND SOLUTIONS BY LLC
A TEXAS LIMITED LIABILITY COMPANY

BY: [Signature]
NAME: PHILIP W. DUNCAN
TITLE: ATTORNEY-IN-FACT

STATE OF TEXAS
COUNTY OF DALLAS

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COUNTY OF DALLAS

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OWNER: CASTLECRACK COMMUNITIES, L.P.
A TEXAS LIMITED LIABILITY COMPANY

BY: [Signature]
NAME: PHILIP W. DUNCAN
TITLE: ATTORNEY-IN-FACT



Table with 4 columns: BLOCK, LOT TABLE, BLOCK, LOT TABLE, BLOCK, LOT TABLE, BLOCK, LOT TABLE. Each column contains lot numbers, acreage, and square feet.

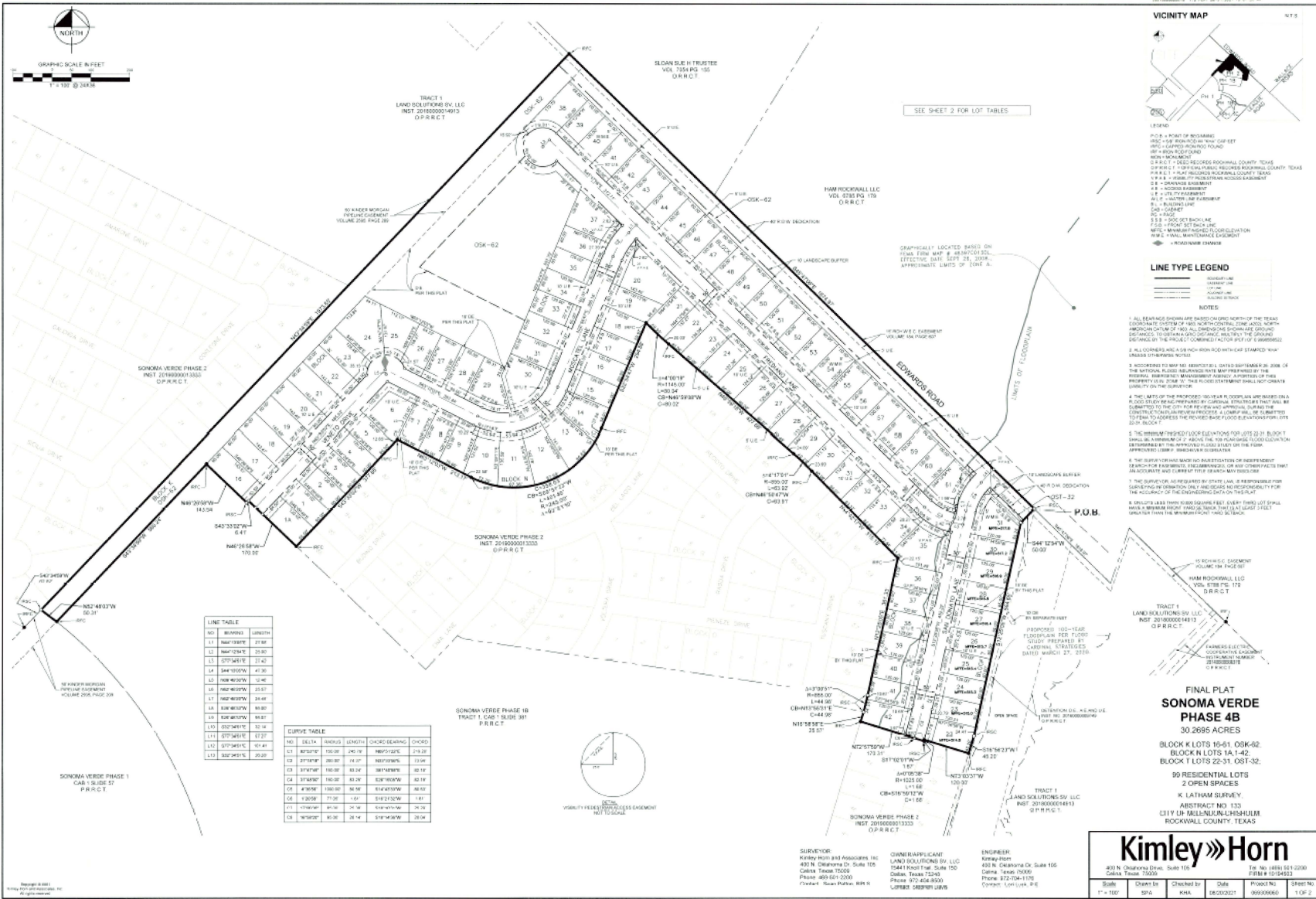
AMENDING PLAT
SONOMA VERDE
PHASE 4A

33.4984 ACRES
BLOCK AA LOTS 1-14; BLOCK AB LOTS 1-24;
BLOCK U LOTS 13-36; OSU-37;
BLOCK W LOTS 46-59; OSW-45; OSW-70.

85 RESIDENTIAL LOTS
3 OPEN SPACES
K LATHAM SURVEY
ABSTRACT NO. 133
CITY OF MCKENNA-CHESTER, ROCKWALL COUNTY, TEXAS



400 W. Oklahoma Drive, Suite 105
Carroll, Texas 75006
Tel: 409.561.2200
Fax: 409.561.1500



OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

PHASE 4 B

IN REMEMBRANCE

OVERSEAS LAND SOLUTIONS, L.P. IS THE OWNER OF A TRACT OF LAND HEREINAFTER DESCRIBED... DESCRIBED AS FOLLOWS:

BEARING AS TO A 56-FOOT-00 INCH RADIUS CURVE... BEARING AS TO A 56-FOOT-00 INCH RADIUS CURVE...

BEARING AS TO A 56-FOOT-00 INCH RADIUS CURVE... BEARING AS TO A 56-FOOT-00 INCH RADIUS CURVE...

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BEARING AS TO A 56-FOOT-00 INCH RADIUS CURVE... BEARING AS TO A 56-FOOT-00 INCH RADIUS CURVE...

OWNERS DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

THAT WE DO HEREBY ADOPT THIS PLAN DESIGNATING THE HEREIN DESCRIBED PROPERTY AS MEMORIAL VERDE... THAT WE DO HEREBY ADOPT THIS PLAN...

NOT WITHSTANDING ANY DEDICATOR LANGUAGE CONTAINED ON THIS PLAN... NOT WITHSTANDING ANY DEDICATOR LANGUAGE...

OWNER: LAND SOLUTIONS, L.P.
A DELAWARE LIMITED LIABILITY COMPANY

BY: [Signature]
NAME: [Signature]
TITLE: [Signature]

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE... BEFORE ME, THE UNDERSIGNED AUTHORITY...

OWNER: LAND SOLUTIONS, L.P.
A DELAWARE LIMITED LIABILITY COMPANY

BY: [Signature]
NAME: [Signature]
TITLE: [Signature]

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE... BEFORE ME, THE UNDERSIGNED AUTHORITY...

OWNER: LAND SOLUTIONS, L.P.
A DELAWARE LIMITED LIABILITY COMPANY

BY: [Signature]
NAME: [Signature]
TITLE: [Signature]

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE... BEFORE ME, THE UNDERSIGNED AUTHORITY...

OWNER: LAND SOLUTIONS, L.P.
A DELAWARE LIMITED LIABILITY COMPANY

BY: [Signature]
NAME: [Signature]
TITLE: [Signature]

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE... BEFORE ME, THE UNDERSIGNED AUTHORITY...

OWNER: LAND SOLUTIONS, L.P.
A DELAWARE LIMITED LIABILITY COMPANY

BY: [Signature]
NAME: [Signature]
TITLE: [Signature]

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE... BEFORE ME, THE UNDERSIGNED AUTHORITY...

SURVEYORS CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

I, SEAN PATTON HERBERT, CERTIFY THAT I PREPARED THIS SURVEY PLAN SUBMITTED FROM AN ACTUAL SURVEY... I, SEAN PATTON HERBERT, CERTIFY THAT I PREPARED THIS SURVEY PLAN...

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE... BEFORE ME, THE UNDERSIGNED AUTHORITY...

OWNER: LAND SOLUTIONS, L.P.
A DELAWARE LIMITED LIABILITY COMPANY

BY: [Signature]
NAME: [Signature]
TITLE: [Signature]

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE... BEFORE ME, THE UNDERSIGNED AUTHORITY...

OWNER: LAND SOLUTIONS, L.P.
A DELAWARE LIMITED LIABILITY COMPANY

BY: [Signature]
NAME: [Signature]
TITLE: [Signature]

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE... BEFORE ME, THE UNDERSIGNED AUTHORITY...

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STATE OF TEXAS
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A DELAWARE LIMITED LIABILITY COMPANY

BY: [Signature]
NAME: [Signature]
TITLE: [Signature]

STATE OF TEXAS
COUNTY OF ROCKWALL

Table with columns: BLOCK, LOT, ACRES, SQ. FT., BEARING, DIST., BLOCK, LOT, ACRES, SQ. FT., BEARING, DIST., BLOCK, LOT, ACRES, SQ. FT., BEARING, DIST.

Final Plat Sonoma Verde Phase 4B. Kimley Horn logo and contact information. Includes address: 458 N. Chisholm Drive, Suite 105, Carrollton, Texas 75006. Phone: 972-334-1176.

EXHIBIT A-6 – IMPROVEMENT AREA #4 BOUNDARY

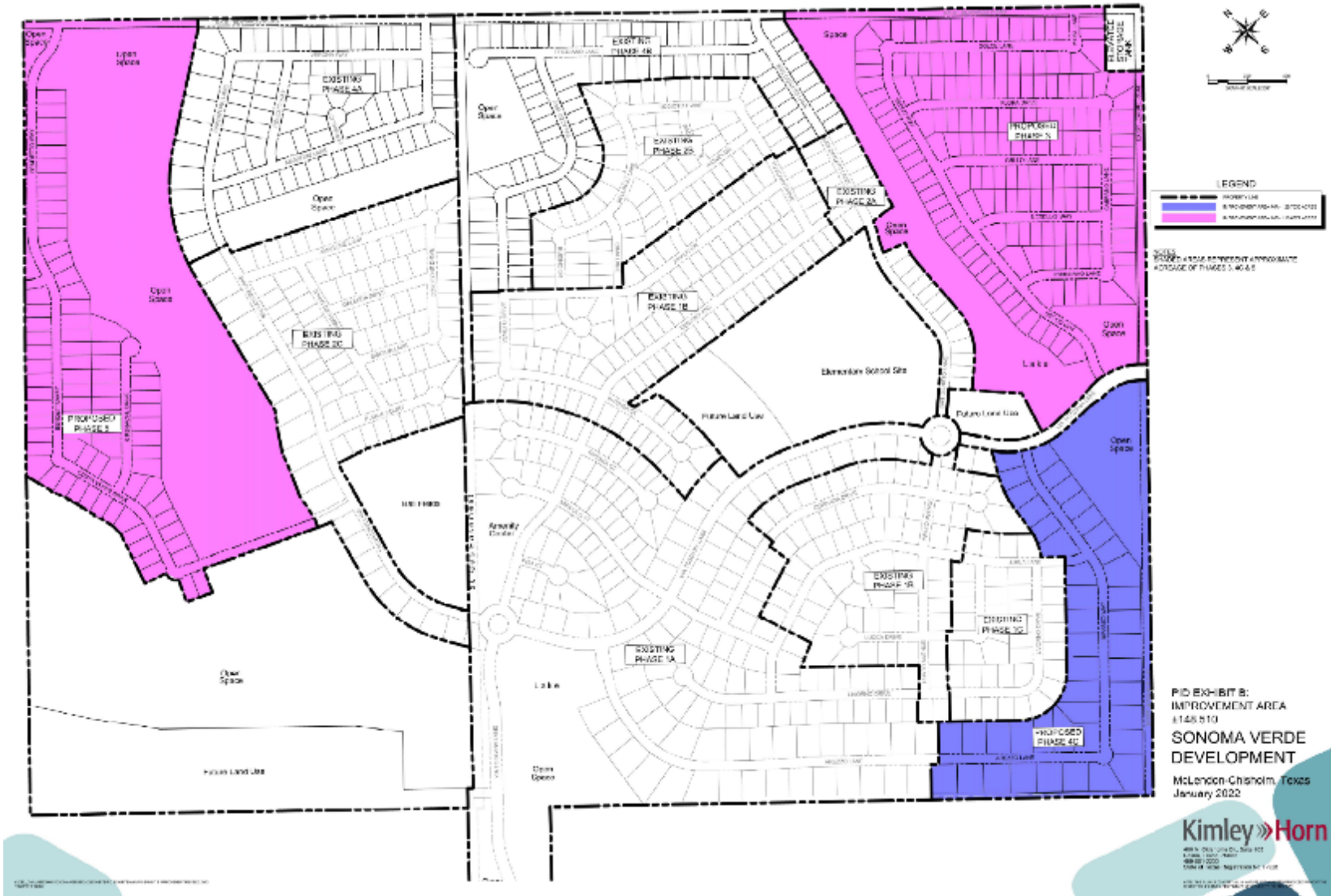


EXHIBIT A-7 – IMPROVEMENT AREA #4-A BOUNDARY

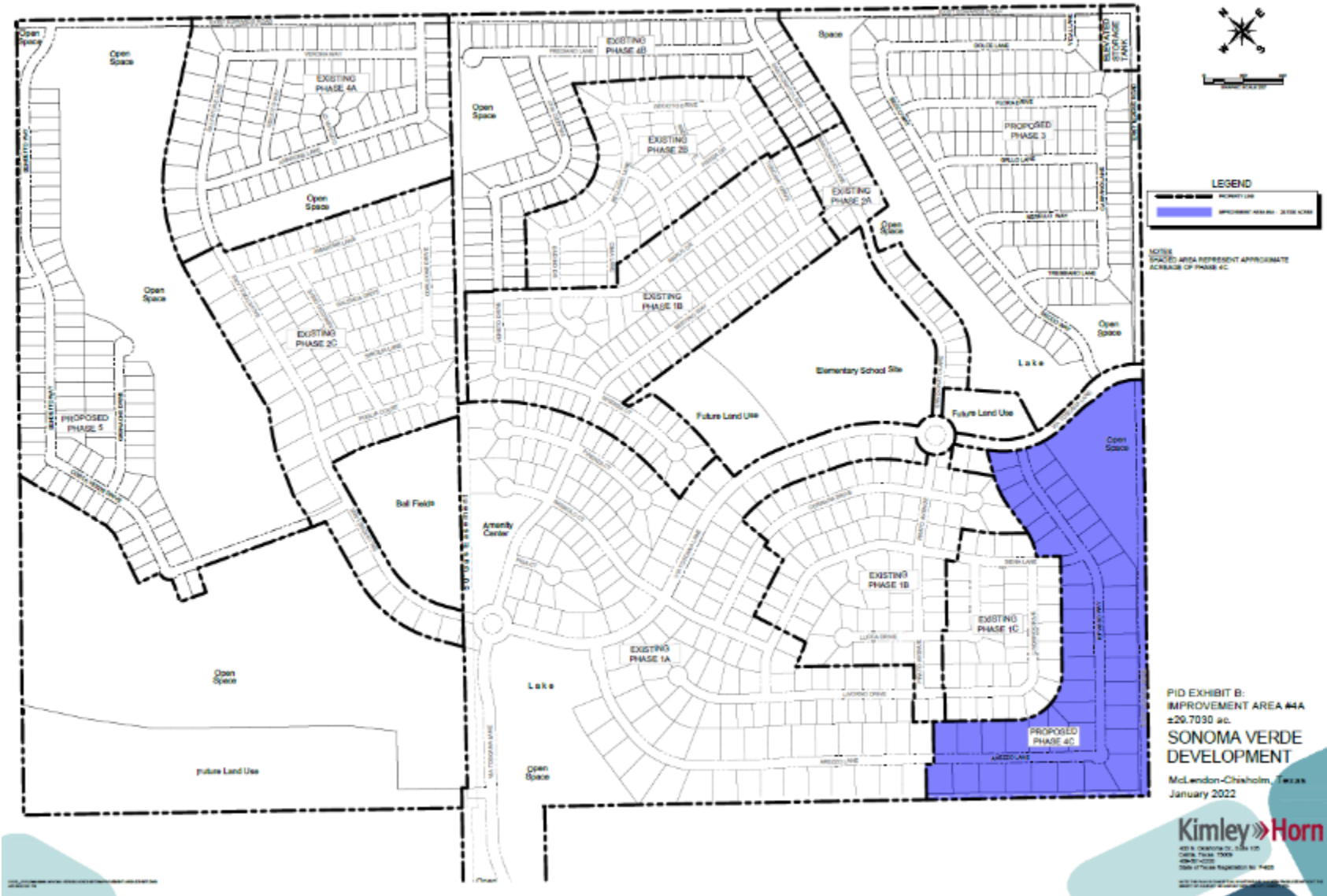


EXHIBIT A-8 – IMPROVEMENT AREA #4-B BOUNDARY

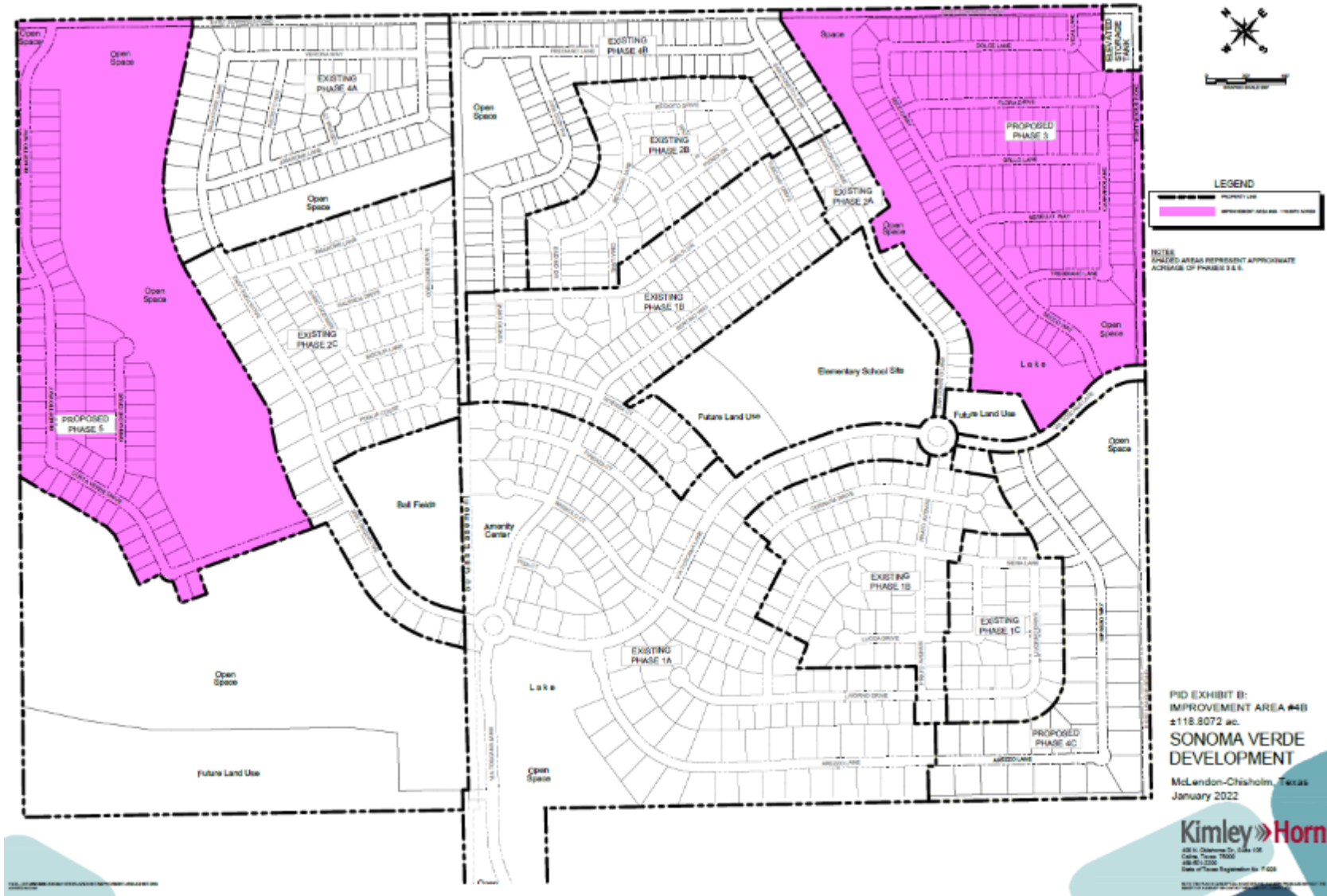


EXHIBIT B – AUTHORIZED IMPROVEMENTS

	Total Costs	Phase 1		Improvement Area #1C		Improvement Area #2		Improvement Area #3		Improvement Area #4			
		% ¹	Cost	% ²	Cost	% ³	Cost	%	Cost	Improvement Area #4-A		Improvement Area #4-B	
										%	Cost	%	Cost
Major Improvements²													
Roadway Improvements	\$ 321,346	33.74%	\$ 108,423	3.98%	\$ 12,797	18.38%	\$ 59,075	17.29%	\$ 55,574	5.15%	\$ 16,541	21.45%	\$ 68,935
Water Distribution System Improvements	78,085	33.74%	26,346	3.98%	3,110	18.38%	14,355	17.29%	13,504	5.15%	4,019	21.45%	16,751
Sanitary Sewer Collection System Improvements	1,525,144	33.74%	514,587	3.98%	60,738	18.38%	280,379	17.29%	263,748	5.15%	78,509	21.45%	327,183
Storm Drainage Collection System Improvements	82,153	33.74%	27,719	3.98%	3,272	18.38%	15,103	17.29%	14,208	5.15%	4,229	21.45%	17,623
Contingency for hard costs	156,764	33.74%	52,892	3.98%	6,243	18.38%	28,819	17.29%	27,111	5.15%	8,069	21.45%	33,629
Soft Costs ^{1,7}	301,098	42.37%	127,573	4.60%	13,862	21.25%	63,989	12.52%	37,695	3.73%	11,220	15.53%	46,758
	<u>\$ 2,464,590</u>		<u>\$ 857,540</u>		<u>\$ 100,022</u>		<u>\$ 461,720</u>		<u>\$ 411,839</u>		<u>\$ 122,588</u>		<u>\$ 510,880</u>
Phase 1 Improvements													
Road Improvements	\$ 3,498,998	100.00%	\$ 3,498,998	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -
Water Improvements	1,579,466	100.00%	1,579,466	0.00%	-	0.00%	-	0.00%	-	0.00%	-	0.00%	-
Sanitary Sewer Improvements	1,012,461	100.00%	1,012,461	0.00%	-	0.00%	-	0.00%	-	0.00%	-	0.00%	-
Storm Drainage Improvements	1,617,278	100.00%	1,617,278	0.00%	-	0.00%	-	0.00%	-	0.00%	-	0.00%	-
Contingency for hard costs	794,730	100.00%	794,730	0.00%	-	0.00%	-	0.00%	-	0.00%	-	0.00%	-
Soft Costs ¹	1,612,175	100.00%	1,612,175	0.00%	-	0.00%	-	0.00%	-	0.00%	-	0.00%	-
	<u>\$ 10,115,108</u>		<u>\$ 10,115,108</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ -</u>
Phase 2 Improvements													
Road Improvements	\$ 2,349,701	0.00%	\$ -	17.81%	\$ 418,379	82.19%	\$ 1,931,322	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -
Water Improvements	1,008,093	0.00%	-	17.81%	179,497	82.19%	828,596	0.00%	-	0.00%	-	0.00%	-
Sanitary Sewer Improvements	920,852	0.00%	-	17.81%	163,963	82.19%	756,889	0.00%	-	0.00%	-	0.00%	-
Storm Drainage Improvements	1,777,546	0.00%	-	17.81%	316,503	82.19%	1,461,043	0.00%	-	0.00%	-	0.00%	-
Soft Costs ¹	1,579,069	0.00%	-	17.81%	281,163	82.19%	1,297,906	0.00%	-	0.00%	-	0.00%	-
	<u>\$ 7,635,261</u>		<u>\$ -</u>		<u>\$ 1,359,505</u>		<u>\$ 6,275,756</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ -</u>
Improvement Area #3 Improvements													
Street	\$ 1,457,927	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	100.00%	\$ 1,457,927	0.00%	\$ -	0.00%	\$ -
Right of Way ⁴	-	0.00%	-	0.00%	-	0.00%	-	100.00%	-	0.00%	-	0.00%	-
Water ⁴	516,335	0.00%	-	0.00%	-	0.00%	-	100.00%	516,335	0.00%	-	0.00%	-
Sewer	516,558	0.00%	-	0.00%	-	0.00%	-	100.00%	516,558	0.00%	-	0.00%	-
Storm Drainage	862,993	0.00%	-	0.00%	-	0.00%	-	100.00%	862,993	0.00%	-	0.00%	-
Soft Costs	1,833,475	0.00%	-	0.00%	-	0.00%	-	100.00%	1,833,475	0.00%	-	0.00%	-
	<u>\$ 5,187,289</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ 5,187,289</u>		<u>\$ -</u>		<u>\$ -</u>
Improvement Area #4 Improvements													
Road Improvements	\$ 3,781,004	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	19.35%	\$ 731,696	80.65%	\$ 3,049,308
Storm Drainage Improvements	2,292,729	0.00%	-	0.00%	-	0.00%	-	0.00%	-	19.35%	443,686	80.65%	1,849,043
Sanitary Sewer Improvements	1,884,915	0.00%	-	0.00%	-	0.00%	-	0.00%	-	19.35%	364,767	80.65%	1,520,148
Right of Way ⁵	-	0.00%	-	0.00%	-	0.00%	-	0.00%	-	19.35%	-	80.65%	-
Water Improvements ⁶	1,287,820	0.00%	-	0.00%	-	0.00%	-	0.00%	-	19.35%	249,217	80.65%	1,038,602
Soft Costs	2,524,395	0.00%	-	0.00%	-	0.00%	-	0.00%	-	19.35%	488,518	80.65%	2,035,876
	<u>\$ 11,770,862</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ 2,277,884</u>		<u>\$ 9,492,978</u>
Bond Issuance Costs													
Reserve Fund	\$ 1,887,043		\$ 276,000		\$ 50,669		\$ 233,899		\$ 342,400		\$ 188,261		\$ 795,814
Capitalized Interest	1,300,584		571,188		-		425,250		115,612		36,025		152,508
Underwriter Discount	754,483		-		-		366,583		118,700		51,500		217,700
Underwriter Counsel	193,950		-		-		-		59,350		25,750		108,850
Cost of Issuance	2,837,294		1,285,200		-		598,581		326,461		119,960		507,092
Original Issue Discount	71,101		-		-		-		-		13,461		57,640
Rounding Amount	4,985		-		-		-		4,546		(1,730)		2,169
	<u>\$ 7,049,439</u>		<u>\$ 2,132,388</u>		<u>\$ 50,669</u>		<u>\$ 1,624,313</u>		<u>\$ 967,069</u>		<u>\$ 433,227</u>		<u>\$ 1,841,773</u>
Other Costs													
Initial Administrative Fund Deposit	\$ 83,919		\$ -		\$ -		\$ 23,919		\$ 25,000		\$ 6,773		\$ 28,227
	<u>\$ 83,919</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ 23,919</u>		<u>\$ 25,000</u>		<u>\$ 6,773</u>		<u>\$ 28,227</u>
Total	\$ 44,306,469		\$ 13,105,036		\$ 1,510,196		\$ 8,385,708		\$ 6,591,198		\$ 2,840,472		\$ 11,873,858

Notes:

- 1) Soft costs include engineering, design, surveying, geotechnical and materials testing, general contractor, project general conditions, ROW dedication, City inspection fees, etc.
- 2) Major Improvements totals and allocations for Phase 1, Improvement Area #1C, and Improvement Area #2 per the 2019 MuniCap SAP.
- 3) Includes Underwriter's Discount, financial advisors, bond counsel, rounding amounts, etc.
- 4) In accordance with the 2021 Amended and Restated Service and Assessment Plan, Improvement Area #3 Bonds were issued, and the water improvements, as defined in Section III.A.4, were replaced by rights-of-way acquisition, which rights-of-way acquisition cost shall not exceed (i) the Actual Costs of water improvements, and (ii) the fair market value supported by an independent appraisal as required by Section 252.051 of the Texas Local Government Code.
- 5) Unless otherwise approved by the City Council, in the event Improvement Area #4 Bonds are not issued, rights-of-way acquisition, as defined in Section III.A.5, shall not be a reimbursable Authorized Improvement, but instead will be replaced by the Actual Costs of water improvements.
- 6) Unless otherwise approved by the City Council, in the event Improvement Area #4 Bonds are issued, the water improvements, as defined in Section III.A.5, will be replaced by rights-of-way acquisition, which rights-of-way acquisition cost shall not exceed (i) the Actual Costs of water improvements, and (ii) the fair market value supported by an independent appraisal as required by Section 252.051 of the Texas Local Government Code.
- 7) Major Improvement soft costs also include PID Establishment Costs allocated to each phase, as described in the 2019 MuniCap SAP.

EXHIBIT C – SERVICE PLAN

Phase 1						
Annual Installment Due	1/31/2023	1/31/2024	1/31/2025	1/31/2026	1/31/2027	
Principal	\$ 265,000.00	\$ 275,000.00	\$ 285,000.00	\$ 295,000.00	\$ 305,000.00	
Interest	\$ 288,650.00	\$ 278,050.00	\$ 267,050.00	\$ 255,650.00	\$ 243,850.00	
(1)	\$ 553,650.00	\$ 553,050.00	\$ 552,050.00	\$ 550,650.00	\$ 548,850.00	
<i>Administrative Expenses</i>						
Administrative Costs	\$ 59,686.71	\$ 60,880.44	\$ 62,098.05	\$ 63,340.01	\$ 64,606.81	
Maintenance and Operation Costs	\$ 22,444.00	\$ 22,444.00	\$ 22,444.00	\$ 22,444.00	\$ 22,444.00	
(2)	\$ 82,130.71	\$ 83,324.44	\$ 84,542.05	\$ 85,784.01	\$ 87,050.81	
Total Annual Installment	(3) = (1) + (2)	\$ 635,780.71	\$ 636,374.44	\$ 636,592.05	\$ 636,434.01	\$ 635,900.81

Improvement Area #1C						
Annual Installment Due	1/31/2023	1/31/2024	1/31/2025	1/31/2026	1/31/2027	
Principal	\$ 12,901.82	\$ 21,681.70	\$ 22,965.25	\$ 24,324.80	\$ 25,764.83	
Interest	\$ 106,071.44	\$ 69,633.40	\$ 68,349.84	\$ 66,990.30	\$ 65,550.27	
(1)	\$ 118,973.26	\$ 91,315.10	\$ 91,315.10	\$ 91,315.10	\$ 91,315.10	
<i>Administrative Expenses</i>						
Administrative Costs	\$ 4,333.17	\$ 4,419.83	\$ 4,508.23	\$ 4,598.39	\$ 4,690.36	
Maintenance and Operation Costs	\$ 2,418.00	\$ 2,418.00	\$ 2,418.00	\$ 2,418.00	\$ 2,418.00	
(2)	\$ 6,751.17	\$ 6,837.83	\$ 6,926.23	\$ 7,016.39	\$ 7,108.36	
Total Annual Installment	(3) = (1) + (2)	\$ 125,724.43	\$ 98,152.93	\$ 98,241.33	\$ 98,331.49	\$ 98,423.46

Improvement Area #2						
Annual Installment Due	1/31/2023	1/31/2024	1/31/2025	1/31/2026	1/31/2027	
Principal	\$ 120,000.00	\$ 125,000.00	\$ 130,000.00	\$ 135,000.00	\$ 140,000.00	
Interest	\$ 251,137.50	\$ 246,937.50	\$ 242,562.50	\$ 237,687.50	\$ 232,625.00	
(1)	\$ 371,137.50	\$ 371,937.50	\$ 372,562.50	\$ 372,687.50	\$ 372,625.00	
<i>Administrative Expenses</i>						
Administrative Costs	\$ 41,443.94	\$ 42,272.82	\$ 43,118.28	\$ 43,980.64	\$ 44,860.25	
Maintenance and Operation Costs	\$ 13,082.00	\$ 13,082.00	\$ 13,082.00	\$ 13,082.00	\$ 13,082.00	
(2)	\$ 54,525.94	\$ 55,354.82	\$ 56,200.28	\$ 57,062.64	\$ 57,942.25	
Additional Interest	(3)	\$ 29,725.00	\$ 29,125.00	\$ 28,500.00	\$ 27,850.00	\$ 27,175.00
Total Annual Installment	(4) = (1) + (2) + (3)	\$ 455,388.44	\$ 456,417.32	\$ 457,262.78	\$ 457,600.14	\$ 457,742.25

Improvement Area #3						
Annual Installment Due	1/31/2023	1/31/2024	1/31/2025	1/31/2026	1/31/2027	
Principal	\$ 120,000.00	\$ 125,000.00	\$ 125,000.00	\$ 130,000.00	\$ 135,000.00	
Interest	\$ 212,631.26	\$ 209,481.26	\$ 206,200.00	\$ 202,918.76	\$ 199,506.26	
(1)	\$ 332,631.26	\$ 334,481.26	\$ 331,200.00	\$ 332,918.76	\$ 334,506.26	
<i>Administrative Expenses</i>						
Administrative Costs	\$ 20,618.12	\$ 21,030.48	\$ 21,451.09	\$ 21,880.11	\$ 22,317.72	
Maintenance and Operation Costs	\$ 11,470.00	\$ 11,470.00	\$ 11,470.00	\$ 11,470.00	\$ 11,470.00	
(2)	\$ 32,088.12	\$ 32,500.48	\$ 32,921.09	\$ 33,350.11	\$ 33,787.72	
Additional Interest	(3)	\$ 29,100.00	\$ 28,500.00	\$ 27,875.00	\$ 27,250.00	\$ 26,600.00
Total Annual Installment	(4) = (1) + (2) + (3)	\$ 393,819.38	\$ 395,481.74	\$ 391,996.09	\$ 393,518.87	\$ 394,893.98

Improvement Area #4-A						
Annual Installment Due	1/31/2023	1/31/2024	1/31/2025	1/31/2026	1/31/2027	
Principal	\$ 35,000.00	\$ 35,000.00	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	
Interest	\$ 145,718.76	\$ 143,968.76	\$ 142,218.76	\$ 140,218.76	\$ 138,218.76	
(1)	\$ 180,718.76	\$ 178,968.76	\$ 182,218.76	\$ 180,218.76	\$ 178,218.76	
<i>Administrative Expenses</i>						
Administrative Costs	\$ 9,052.28	\$ 9,233.33	\$ 9,417.99	\$ 9,606.35	\$ 9,798.48	
Maintenance and Operation Costs	\$ 2,666.00	\$ 2,666.00	\$ 2,666.00	\$ 2,666.00	\$ 2,666.00	
(2)	\$ 11,718.28	\$ 11,899.33	\$ 12,083.99	\$ 12,272.35	\$ 12,464.48	
Additional Interest	(3)	\$ 12,875.00	\$ 12,700.00	\$ 12,525.00	\$ 12,325.00	\$ 12,125.00
Total Annual Installment	(4) = (1) + (2) + (3)	\$ 205,312.04	\$ 203,568.09	\$ 206,827.75	\$ 204,816.11	\$ 202,808.24

Improvement Area #4-B						
Annual Installment Due	1/31/2023	1/31/2024	1/31/2025	1/31/2026	1/31/2027	
Principal	\$ -	\$ 155,000.00	\$ 165,000.00	\$ 170,000.00	\$ 180,000.00	
Interest	\$ 616,887.50	\$ 616,887.50	\$ 609,137.50	\$ 600,887.50	\$ 592,387.50	
(1)	\$ 616,887.50	\$ 771,887.50	\$ 774,137.50	\$ 770,887.50	\$ 772,387.50	
<i>Administrative Expenses</i>						
Administrative Costs	\$ 37,724.97	\$ 38,479.47	\$ 39,249.06	\$ 40,034.04	\$ 40,834.72	
Maintenance and Operation Costs	\$ 15,376.00	\$ 15,376.00	\$ 15,376.00	\$ 15,376.00	\$ 15,376.00	
(2)	\$ 53,100.97	\$ 53,855.47	\$ 54,625.06	\$ 55,410.04	\$ 56,210.72	
Additional Interest	(3)	\$ 54,425.00	\$ 54,425.00	\$ 53,650.00	\$ 52,825.00	\$ 51,975.00
Total Annual Installment	(4) = (1) + (2) + (3)	\$ 724,413.47	\$ 880,167.97	\$ 882,412.56	\$ 879,122.54	\$ 880,573.22

EXHIBIT D – SOURCES AND USES OF FUNDS

	Phase 1	Improvement Area #1C	Improvement Area #2	Improvement Area #3	Improvement Area #4-A	Improvement Area #4-B
Sources						
Phase 1 Assessments ²	\$ 10,135,000	\$ -	\$ -	\$ -	\$ -	\$ -
Improvement Area #1C Assessments ²	-	1,290,079	-	-	-	-
Improvement Area #2 Assessments ²	-	-	6,170,000	-	-	-
Improvement Area #3 Assessments ²	-	-	-	5,935,000	-	-
Improvement Area #3 Reoffering Premium	-	-	-	47,069	-	-
Improvement Area #4-A Assessments ²	-	-	-	-	2,575,000	-
Improvement Area #4-B Assessments ²	-	-	-	-	-	10,885,000
Owner Contribution ¹	2,970,036	220,117	2,215,708	609,128	265,472	988,858
Total Sources	\$ 13,105,036	\$ 1,510,196	\$ 8,385,708	\$ 6,591,198	\$ 2,840,472	\$ 11,873,858
Uses						
Major Improvements	\$ 857,540	\$ 100,022	\$ 461,720	\$ 411,839	\$ 122,588	\$ 510,880
Phase 1 Improvements	10,115,108	-	-	-	-	-
Phase 2 Improvements	-	1,359,505	6,275,756	-	-	-
Improvement Area #3 Improvements	-	-	-	5,187,289	-	-
Improvement Area #4 Improvements	-	-	-	-	2,277,884	9,492,978
	<u>\$ 10,972,648</u>	<u>\$ 1,459,527</u>	<u>\$ 6,737,476</u>	<u>\$ 5,599,128</u>	<u>\$ 2,400,472</u>	<u>\$ 10,003,858</u>
<i>Bond Issuance Costs</i>						
Reserve Fund	\$ 276,000	\$ 50,669	\$ 233,899	\$ 342,400	\$ 188,261	\$ 795,814
Capitalized Interest	571,188	-	425,250	115,612	36,025	152,508
Underwriter Discount	-	-	366,583	118,700	51,500	217,700
Underwriter Counsel	-	-	-	59,350	25,750	108,850
Cost of Issuance	1,285,200	-	598,581	326,461	119,960	507,092
Original Issue Discount	-	-	-	-	13,461	57,640
Rounding Amount	-	-	-	4,546	(1,730)	2,169
	<u>\$ 2,132,388</u>	<u>\$ 50,669</u>	<u>\$ 1,624,313</u>	<u>\$ 967,069</u>	<u>\$ 433,227</u>	<u>\$ 1,841,773</u>
<i>Other Costs</i>						
Initial Administrative Fund Deposit	\$ -	\$ -	\$ 23,919	\$ 25,000	\$ 6,773	\$ 28,227
	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 23,919</u>	<u>\$ 25,000</u>	<u>\$ 6,773</u>	<u>\$ 28,227</u>
Total Uses	\$ 13,105,036	\$ 1,510,196	\$ 8,385,708	\$ 6,591,198	\$ 2,840,472	\$ 11,873,858

Notes:

- 1) Not reimbursable to Owner through Assessments.
- 2) Figures shown are the amounts levied pursuant the applicable Assessment Ordinance.

EXHIBIT E-1 – PHASE 1 ASSESSMENT ROLL

Property ID	Lot Type	Notes	Phase 1 ^[a]	
			Outstanding Assessment ^[b]	Annual Installment Due 1/31/2023 ^[c]
86960	Non-Benefitted Property		\$ -	\$ -
86961	6		\$ 35,140.41	\$ 2,518.40
86962	6		\$ 35,140.41	\$ 2,518.40
86963	6		\$ 35,140.41	\$ 2,518.40
86964	6		\$ 35,140.41	\$ 2,518.40
86965	6		\$ 35,140.41	\$ 2,518.40
86966	6		\$ 35,140.41	\$ 2,518.40
86967	6		\$ 35,140.41	\$ 2,518.40
86968	6		\$ 35,140.41	\$ 2,518.40
86969	Non-Benefitted Property		\$ -	\$ -
86970	2		\$ 36,458.18	\$ 2,610.52
86971	2		\$ 36,458.18	\$ 2,610.52
86972	2		\$ 36,458.18	\$ 2,610.52
86973	2		\$ 36,458.18	\$ 2,610.52
86974	2		\$ 36,458.18	\$ 2,610.52
86975	2		\$ 36,458.18	\$ 2,610.52
86976	2		\$ 36,458.18	\$ 2,610.52
86977	2		\$ 36,458.18	\$ 2,610.52
86978	2		\$ 36,458.18	\$ 2,610.52
86979	2		\$ 36,458.18	\$ 2,610.52
86980	2		\$ 36,458.18	\$ 2,610.52
86981	2		\$ 36,458.18	\$ 2,610.52
86982	2		\$ 36,458.18	\$ 2,610.52
86983	2		\$ 36,458.18	\$ 2,610.52
86984	2		\$ 36,458.18	\$ 2,610.52
86985	3		\$ 28,112.33	\$ 2,027.12
86986	3		\$ 28,112.33	\$ 2,027.12
86987	3		\$ 28,112.33	\$ 2,027.12
86988	3		\$ 28,112.33	\$ 2,027.12
86989	4		\$ 25,476.80	\$ 1,842.89
86990	4		\$ 25,476.80	\$ 1,842.89
86991	4		\$ 25,476.80	\$ 1,842.89
86992	4		\$ 25,476.80	\$ 1,842.89
86993	4		\$ 25,476.80	\$ 1,842.89
86994	4		\$ 25,476.80	\$ 1,842.89
86995	4		\$ 25,476.80	\$ 1,842.89
86996	4		\$ 25,476.80	\$ 1,842.89
86997	4		\$ 25,476.80	\$ 1,842.89
86998	4		\$ 25,476.80	\$ 1,842.89
86999	4		\$ 25,476.80	\$ 1,842.89

Property ID	Lot Type	Notes	Phase 1 ^[a]	
			Outstanding Assessment ^[b]	Annual Installment Due 1/31/2023 ^[c]
87000	4		\$ 25,476.80	\$ 1,842.89
87001	4		\$ 25,476.80	\$ 1,842.89
87002	4		\$ 25,476.80	\$ 1,842.89
87003	4		\$ 25,476.80	\$ 1,842.89
87004	4		\$ 25,476.80	\$ 1,842.89
87005	4		\$ 25,476.80	\$ 1,842.89
87006	4		\$ 25,476.80	\$ 1,842.89
87007	4		\$ 25,476.80	\$ 1,842.89
87008	4		\$ 25,476.80	\$ 1,842.89
87009	4		\$ 25,476.80	\$ 1,842.89
87010	4		\$ 25,476.80	\$ 1,842.89
87011	4	[d]	\$ -	\$ -
87012	4		\$ 25,476.80	\$ 1,842.89
87013	4		\$ 25,476.80	\$ 1,842.89
87014	4		\$ 25,476.80	\$ 1,842.89
87015	4		\$ 25,476.80	\$ 1,842.89
87016	2		\$ 36,458.18	\$ 2,610.52
87017	2		\$ 36,458.18	\$ 2,610.52
87018	2		\$ 36,458.18	\$ 2,610.52
87019	2		\$ 36,458.18	\$ 2,610.52
87020	2		\$ 36,458.18	\$ 2,610.52
87021	2		\$ 36,458.18	\$ 2,610.52
87022	2		\$ 36,458.18	\$ 2,610.52
87023	2		\$ 36,458.18	\$ 2,610.52
87024	2		\$ 36,458.18	\$ 2,610.52
87025	2		\$ 36,458.18	\$ 2,610.52
87026	2		\$ 36,458.18	\$ 2,610.52
87027	2		\$ 36,458.18	\$ 2,610.52
87028	2		\$ 36,458.18	\$ 2,610.52
87029	2		\$ 36,458.18	\$ 2,610.52
87030	4		\$ 25,476.80	\$ 1,842.89
87031	4		\$ 25,476.80	\$ 1,842.89
87032	4		\$ 25,476.80	\$ 1,842.89
87033	4		\$ 25,476.80	\$ 1,842.89
87034	4		\$ 25,476.80	\$ 1,842.89
87035	4		\$ 25,476.80	\$ 1,842.89
87036	4		\$ 25,476.80	\$ 1,842.89
87037	4		\$ 25,476.80	\$ 1,842.89
87038	4		\$ 25,476.80	\$ 1,842.89
87039	4		\$ 25,476.80	\$ 1,842.89

Property ID	Lot Type	Notes	Phase 1 ^[a]	
			Outstanding Assessment ^[b]	Annual Installment Due 1/31/2023 ^[c]
87040	4		\$ 25,476.80	\$ 1,842.89
87041	4		\$ 25,476.80	\$ 1,842.89
87042	4		\$ 25,476.80	\$ 1,842.89
87043	4		\$ 25,476.80	\$ 1,842.89
87044	4		\$ 25,476.80	\$ 1,842.89
87045	4		\$ 25,476.80	\$ 1,842.89
87046	3		\$ 28,112.33	\$ 2,027.12
87047	3		\$ 28,112.33	\$ 2,027.12
87048	3		\$ 28,112.33	\$ 2,027.12
87049	3		\$ 28,112.33	\$ 2,027.12
87050	3		\$ 28,112.33	\$ 2,027.12
87051	3		\$ 28,112.33	\$ 2,027.12
87052	3		\$ 28,112.33	\$ 2,027.12
87053	3		\$ 28,112.33	\$ 2,027.12
87054	3		\$ 28,112.33	\$ 2,027.12
87055	3		\$ 28,112.33	\$ 2,027.12
87056	3		\$ 28,112.33	\$ 2,027.12
87057	3		\$ 28,112.33	\$ 2,027.12
87058	3		\$ 28,112.33	\$ 2,027.12
87059	3		\$ 28,112.33	\$ 2,027.12
87060	Non-Benefitted Property		\$ -	\$ -
87061	4		\$ 25,476.80	\$ 1,842.89
87062	4		\$ 25,476.80	\$ 1,842.89
87063	4		\$ 25,476.80	\$ 1,842.89
87064	4		\$ 25,476.80	\$ 1,842.89
87065	4		\$ 25,476.80	\$ 1,842.89
87066	4		\$ 25,476.80	\$ 1,842.89
87067	3		\$ 28,112.33	\$ 2,027.12
87068	3		\$ 28,112.33	\$ 2,027.12
87069	3		\$ 28,112.33	\$ 2,027.12
87070	3		\$ 28,112.33	\$ 2,027.12
87071	3		\$ 28,112.33	\$ 2,027.12
87072	3		\$ 28,112.33	\$ 2,027.12
87073	5		\$ 20,205.74	\$ 1,474.43
87074	5		\$ 20,205.74	\$ 1,474.43
87075	5		\$ 20,205.74	\$ 1,474.43
87076	5		\$ 20,205.74	\$ 1,474.43
87077	5		\$ 20,205.74	\$ 1,474.43
87078	5		\$ 20,205.74	\$ 1,474.43
87079	5		\$ 20,205.74	\$ 1,474.43

Property ID	Lot Type	Notes	Phase 1 ^[a]	
			Outstanding Assessment ^[b]	Annual Installment Due 1/31/2023 ^[c]
87080	5		\$ 20,205.74	\$ 1,474.43
87081	5		\$ 20,205.74	\$ 1,474.43
87082	5		\$ 20,205.74	\$ 1,474.43
87083	5		\$ 20,205.74	\$ 1,474.43
87084	5		\$ 20,205.74	\$ 1,474.43
87085	5		\$ 20,205.74	\$ 1,474.43
87086	5		\$ 20,205.74	\$ 1,474.43
87087	5		\$ 20,205.74	\$ 1,474.43
87088	5		\$ 20,205.74	\$ 1,474.43
87089	5		\$ 20,205.74	\$ 1,474.43
87090	5		\$ 20,205.74	\$ 1,474.43
87091	5		\$ 20,205.74	\$ 1,474.43
87092	5		\$ 20,205.74	\$ 1,474.43
87093	5		\$ 20,205.74	\$ 1,474.43
87094	5		\$ 20,205.74	\$ 1,474.43
87095	5		\$ 20,205.74	\$ 1,474.43
87096	5		\$ 20,205.74	\$ 1,474.43
87097	3		\$ 28,112.33	\$ 2,027.12
87098	3		\$ 28,112.33	\$ 2,027.12
87099	3		\$ 28,112.33	\$ 2,027.12
87100	3		\$ 28,112.33	\$ 2,027.12
87101	3		\$ 28,112.33	\$ 2,027.12
87102	3		\$ 28,112.33	\$ 2,027.12
87103	Non-Benefitted Property		\$ -	\$ -
87104	4		\$ 25,476.80	\$ 1,842.89
87105	5		\$ 20,205.74	\$ 1,474.43
87106	5		\$ 20,205.74	\$ 1,474.43
87107	5		\$ 20,205.74	\$ 1,474.43
87108	4		\$ 25,476.80	\$ 1,842.89
87109	4		\$ 25,476.80	\$ 1,842.89
87110	4		\$ 25,476.80	\$ 1,842.89
87111	5		\$ 20,205.74	\$ 1,474.43
87112	5		\$ 20,205.74	\$ 1,474.43
87113	5		\$ 20,205.74	\$ 1,474.43
87114	5		\$ 20,205.74	\$ 1,474.43
87115	5		\$ 20,205.74	\$ 1,474.43
87116	5		\$ 20,205.74	\$ 1,474.43
87117	5		\$ 20,205.74	\$ 1,474.43
87118	5		\$ 20,205.74	\$ 1,474.43
87119	5		\$ 20,205.74	\$ 1,474.43

Property ID	Lot Type	Notes	Phase 1 ^[a]	
			Outstanding Assessment ^[b]	Annual Installment Due 1/31/2023 ^[c]
87120	5		\$ 20,205.74	\$ 1,474.43
87121	5		\$ 20,205.74	\$ 1,474.43
87122	5		\$ 20,205.74	\$ 1,474.43
87123	5		\$ 20,205.74	\$ 1,474.43
87124	5		\$ 20,205.74	\$ 1,474.43
87125	5		\$ 20,205.74	\$ 1,474.43
87126	5		\$ 20,205.74	\$ 1,474.43
87127	5		\$ 20,205.74	\$ 1,474.43
87128	5		\$ 20,205.74	\$ 1,474.43
87129	5		\$ 20,205.74	\$ 1,474.43
87130	5		\$ 20,205.74	\$ 1,474.43
87131	5		\$ 20,205.74	\$ 1,474.43
87132	5		\$ 20,205.74	\$ 1,474.43
87133	5		\$ 20,205.74	\$ 1,474.43
87134	5		\$ 20,205.74	\$ 1,474.43
87135	5		\$ 20,205.74	\$ 1,474.43
87136	5		\$ 20,205.74	\$ 1,474.43
87137	Non-Benefitted Property		\$ -	\$ -
87138	Non-Benefitted Property		\$ -	\$ -
87139	Non-Benefitted Property		\$ -	\$ -
87140	Non-Benefitted Property		\$ -	\$ -
89847	4		\$ 25,476.80	\$ 1,842.89
89848	4		\$ 25,476.80	\$ 1,842.89
89849	4		\$ 25,476.80	\$ 1,842.89
89850	4		\$ 25,476.80	\$ 1,842.89
89851	4		\$ 25,476.80	\$ 1,842.89
89852	4		\$ 25,476.80	\$ 1,842.89
89853	4		\$ 25,476.80	\$ 1,842.89
89854	4		\$ 25,476.80	\$ 1,842.89
89855	4		\$ 25,476.80	\$ 1,842.89
89856	4		\$ 25,476.80	\$ 1,842.89
89857	4 - Partial Prepayment - 89857	[e]	\$ 17,081.95	\$ 1,256.07
89858	4		\$ 25,476.80	\$ 1,842.89
89859	4		\$ 25,476.80	\$ 1,842.89
89860	4		\$ 25,476.80	\$ 1,842.89
89861	4		\$ 25,476.80	\$ 1,842.89
89862	4	[d]	\$ -	\$ -
89863	4		\$ 25,476.80	\$ 1,842.89
89864	4		\$ 25,476.80	\$ 1,842.89
89865	4		\$ 25,476.80	\$ 1,842.89

Property ID	Lot Type	Notes	Phase 1 ^[a]	
			Outstanding Assessment ^[b]	Annual Installment Due 1/31/2023 ^[c]
89866	4		\$ 25,476.80	\$ 1,842.89
89867	4		\$ 25,476.80	\$ 1,842.89
89868	4		\$ 25,476.80	\$ 1,842.89
89869	4		\$ 25,476.80	\$ 1,842.89
89870	4		\$ 25,476.80	\$ 1,842.89
89871	4		\$ 25,476.80	\$ 1,842.89
89872	4		\$ 25,476.80	\$ 1,842.89
89873	4		\$ 25,476.80	\$ 1,842.89
89874	4		\$ 25,476.80	\$ 1,842.89
89875	4		\$ 25,476.80	\$ 1,842.89
89876	4		\$ 25,476.80	\$ 1,842.89
89877	4		\$ 25,476.80	\$ 1,842.89
89878	4		\$ 25,476.80	\$ 1,842.89
89879	4		\$ 25,476.80	\$ 1,842.89
89880	4		\$ 25,476.80	\$ 1,842.89
89881	4		\$ 25,476.80	\$ 1,842.89
89882	4		\$ 25,476.80	\$ 1,842.89
89883	4		\$ 25,476.80	\$ 1,842.89
89884	4		\$ 25,476.80	\$ 1,842.89
89885	4		\$ 25,476.80	\$ 1,842.89
89886	4		\$ 25,476.80	\$ 1,842.89
89887	4		\$ 25,476.80	\$ 1,842.89
89888	4		\$ 25,476.80	\$ 1,842.89
89889	4		\$ 25,476.80	\$ 1,842.89
89890	4		\$ 25,476.80	\$ 1,842.89
89891	4		\$ 25,476.80	\$ 1,842.89
89892	4		\$ 25,476.80	\$ 1,842.89
89893	4		\$ 25,476.80	\$ 1,842.89
89894	4		\$ 25,476.80	\$ 1,842.89
89895	4		\$ 25,476.80	\$ 1,842.89
89896	4		\$ 25,476.80	\$ 1,842.89
89897	4		\$ 25,476.80	\$ 1,842.89
89898	4		\$ 25,476.80	\$ 1,842.89
89899	4		\$ 25,476.80	\$ 1,842.89
89900	4		\$ 25,476.80	\$ 1,842.89
89901	4		\$ 25,476.80	\$ 1,842.89
89902	5		\$ 20,205.74	\$ 1,474.43
89903	5		\$ 20,205.74	\$ 1,474.43
89904	5		\$ 20,205.74	\$ 1,474.43
89905	5		\$ 20,205.74	\$ 1,474.43

Property ID	Lot Type	Notes	Phase 1 ^[a]	
			Outstanding Assessment ^[b]	Annual Installment Due 1/31/2023 ^[c]
89906	5		\$ 20,205.74	\$ 1,474.43
89907	5		\$ 20,205.74	\$ 1,474.43
89908	5		\$ 20,205.74	\$ 1,474.43
89909	5		\$ 20,205.74	\$ 1,474.43
89910	5		\$ 20,205.74	\$ 1,474.43
89911	5		\$ 20,205.74	\$ 1,474.43
89912	5		\$ 20,205.74	\$ 1,474.43
89913	5		\$ 20,205.74	\$ 1,474.43
89914	5		\$ 20,205.74	\$ 1,474.43
89915	5		\$ 20,205.74	\$ 1,474.43
89916	5		\$ 20,205.74	\$ 1,474.43
89917	5		\$ 20,205.74	\$ 1,474.43
89918	5		\$ 20,205.74	\$ 1,474.43
89919	5		\$ 20,205.74	\$ 1,474.43
89920	5		\$ 20,205.74	\$ 1,474.43
89921	5		\$ 20,205.74	\$ 1,474.43
89922	5		\$ 20,205.74	\$ 1,474.43
89923	5		\$ 20,205.74	\$ 1,474.43
89924	5		\$ 20,205.74	\$ 1,474.43
89925	5		\$ 20,205.74	\$ 1,474.43
89926	5		\$ 20,205.74	\$ 1,474.43
89927	5		\$ 20,205.74	\$ 1,474.43
89928	5		\$ 20,205.74	\$ 1,474.43
89929	5		\$ 20,205.74	\$ 1,474.43
89930	5		\$ 20,205.74	\$ 1,474.43
89931	5		\$ 20,205.74	\$ 1,474.43
89932	5		\$ 20,205.74	\$ 1,474.43
89933	5		\$ 20,205.74	\$ 1,474.43
89934	5		\$ 20,205.74	\$ 1,474.43
89935	5		\$ 20,205.74	\$ 1,474.43
89936	5		\$ 20,205.74	\$ 1,474.43
89937	5		\$ 20,205.74	\$ 1,474.43
89938	5		\$ 20,205.74	\$ 1,474.43
89939	5		\$ 20,205.74	\$ 1,474.43
89940	5		\$ 20,205.74	\$ 1,474.43
89941	5		\$ 20,205.74	\$ 1,474.43
89942	5		\$ 20,205.74	\$ 1,474.43
89943	5		\$ 20,205.74	\$ 1,474.43
89944	5		\$ 20,205.74	\$ 1,474.43
89945	5		\$ 20,205.74	\$ 1,474.43

Property ID	Lot Type	Notes	Phase 1 ^[a]	
			Outstanding Assessment ^[b]	Annual Installment Due 1/31/2023 ^[c]
89946	5		\$ 20,205.74	\$ 1,474.43
89947	5		\$ 20,205.74	\$ 1,474.43
89948	5		\$ 20,205.74	\$ 1,474.43
89949	5		\$ 20,205.74	\$ 1,474.43
89950	5		\$ 20,205.74	\$ 1,474.43
89951	5		\$ 20,205.74	\$ 1,474.43
89952	5		\$ 20,205.74	\$ 1,474.43
89953	5		\$ 20,205.74	\$ 1,474.43
89954	5		\$ 20,205.74	\$ 1,474.43
89955	5		\$ 20,205.74	\$ 1,474.43
89956	5		\$ 20,205.74	\$ 1,474.43
89957	5		\$ 20,205.74	\$ 1,474.43
89958	5		\$ 20,205.74	\$ 1,474.43
89959	5		\$ 20,205.74	\$ 1,474.43
89960	5		\$ 20,205.74	\$ 1,474.43
89961	5		\$ 20,205.74	\$ 1,474.43
89962	5		\$ 20,205.74	\$ 1,474.43
89963	5		\$ 20,205.74	\$ 1,474.43
89964	5		\$ 20,205.74	\$ 1,474.43
89965	5		\$ 20,205.74	\$ 1,474.43
89966	5		\$ 20,205.74	\$ 1,474.43
89967	5		\$ 20,205.74	\$ 1,474.43
89968	5		\$ 20,205.74	\$ 1,474.43
89969	5		\$ 20,205.74	\$ 1,474.43
89970	5		\$ 20,205.74	\$ 1,474.43
89971	5		\$ 20,205.74	\$ 1,474.43
89972	5		\$ 20,205.74	\$ 1,474.43
89973	5		\$ 20,205.74	\$ 1,474.43
89974	5		\$ 20,205.74	\$ 1,474.43
89975	5		\$ 20,205.74	\$ 1,474.43
89976	5		\$ 20,205.74	\$ 1,474.43
89977	5		\$ 20,205.74	\$ 1,474.43
89978	5		\$ 20,205.74	\$ 1,474.43
89979	5		\$ 20,205.74	\$ 1,474.43
89980	5		\$ 20,205.74	\$ 1,474.43
89981	5		\$ 20,205.74	\$ 1,474.43
89982	5		\$ 20,205.74	\$ 1,474.43
89983	5		\$ 20,205.74	\$ 1,474.43
89984	5		\$ 20,205.74	\$ 1,474.43
89985	5		\$ 20,205.74	\$ 1,474.43

Property ID	Lot Type	Notes	Phase 1 ^[a]	
			Outstanding Assessment ^[b]	Annual Installment Due 1/31/2023 ^[c]
89986	5		\$ 20,205.74	\$ 1,474.43
89987	5		\$ 20,205.74	\$ 1,474.43
89988	5		\$ 20,205.74	\$ 1,474.43
89989	5		\$ 20,205.74	\$ 1,474.43
89990	5		\$ 20,205.74	\$ 1,474.43
89991	5		\$ 20,205.74	\$ 1,474.43
89992	5		\$ 20,205.74	\$ 1,474.43
89993	5		\$ 20,205.74	\$ 1,474.43
89994	5		\$ 20,205.74	\$ 1,474.43
89995	5		\$ 20,205.74	\$ 1,474.43
89996	5		\$ 20,205.74	\$ 1,474.43
89997	5		\$ 20,205.74	\$ 1,474.43
89998	5		\$ 20,205.74	\$ 1,474.43
89999	5		\$ 20,205.74	\$ 1,474.43
90000	5		\$ 20,205.74	\$ 1,474.43
90001	5		\$ 20,205.74	\$ 1,474.43
90002	5		\$ 20,205.74	\$ 1,474.43
90003	5		\$ 20,205.74	\$ 1,474.43
90004	5		\$ 20,205.74	\$ 1,474.43
90005	5		\$ 20,205.74	\$ 1,474.43
90006	5		\$ 20,205.74	\$ 1,474.43
90007	5		\$ 20,205.74	\$ 1,474.43
90008	5		\$ 20,205.74	\$ 1,474.43
90009	5		\$ 20,205.74	\$ 1,474.43
90010	5		\$ 20,205.74	\$ 1,474.43
90011	5		\$ 20,205.74	\$ 1,474.43
90012	5		\$ 20,205.74	\$ 1,474.43
90013	5		\$ 20,205.74	\$ 1,474.43
90014	5		\$ 20,205.74	\$ 1,474.43
90015	5		\$ 20,205.74	\$ 1,474.43
90016	5		\$ 20,205.74	\$ 1,474.43
90017	5		\$ 20,205.74	\$ 1,474.43
90018	5		\$ 20,205.74	\$ 1,474.43
90019	5		\$ 20,205.74	\$ 1,474.43
90020	5		\$ 20,205.74	\$ 1,474.43
90021	5		\$ 20,205.74	\$ 1,474.43
90022	5		\$ 20,205.74	\$ 1,474.43
90023	5		\$ 20,205.74	\$ 1,474.43
90024	4		\$ 25,476.80	\$ 1,842.89
90025	4		\$ 25,476.80	\$ 1,842.89

Property ID	Lot Type	Notes	Phase 1 ^[a]	
			Outstanding Assessment ^[b]	Annual Installment Due 1/31/2023 ^[c]
90026	4		\$ 25,476.80	\$ 1,842.89
90027	4		\$ 25,476.80	\$ 1,842.89
90028	4		\$ 25,476.80	\$ 1,842.89
90029	4		\$ 25,476.80	\$ 1,842.89
90030	4		\$ 25,476.80	\$ 1,842.89
90031	4		\$ 25,476.80	\$ 1,842.89
90032	4		\$ 25,476.80	\$ 1,842.89
90033	4		\$ 25,476.80	\$ 1,842.89
90034	4		\$ 25,476.80	\$ 1,842.89
90035	4		\$ 25,476.80	\$ 1,842.89
90036	4		\$ 25,476.80	\$ 1,842.89
90037	4		\$ 25,476.80	\$ 1,842.89
90038	Non-Benefitted Property		\$ -	\$ -
101862	Non-Benefitted Property		\$ -	\$ -
Total			\$ 8,766,606.05	\$ 635,251.11

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 Phase 1 Bonds.

[b] Outstanding Assessment prior to 1/31/2023 Annual Installment.

[c] The Annual Installment covers the period September 15, 2022 to September 14, 2023, and is due by January 31, 2023.

[d] Property ID has prepaid Assessment in full.

[e] Property ID has partially prepaid Assessment.

EXHIBIT E-2 – PHASE 1 ANNUAL INSTALLMENTS

Installment Due 1/31	Administrative Expenses				
	Principal	Interest	Administrative Costs	Maintenance and Operation Costs	Total
2023	\$ 265,000.00	\$ 288,650.00	\$ 59,686.71	\$ 22,444.00	\$ 635,780.71
2024	\$ 275,000.00	\$ 278,050.00	\$ 60,880.44	\$ 22,444.00	\$ 636,374.44
2025	\$ 285,000.00	\$ 267,050.00	\$ 62,098.05	\$ 22,444.00	\$ 636,592.05
2026	\$ 295,000.00	\$ 255,650.00	\$ 63,340.01	\$ 22,444.00	\$ 636,434.01
2027	\$ 305,000.00	\$ 243,850.00	\$ 64,606.81	\$ 22,444.00	\$ 635,900.81
2028	\$ 320,000.00	\$ 231,650.00	\$ 65,898.95	\$ 22,444.00	\$ 639,992.95
2029	\$ 330,000.00	\$ 218,850.00	\$ 67,216.93	\$ 22,444.00	\$ 638,510.93
2030	\$ 340,000.00	\$ 205,650.00	\$ 68,561.27	\$ 22,444.00	\$ 636,655.27
2031	\$ 355,000.00	\$ 192,050.00	\$ 69,932.49	\$ 22,444.00	\$ 639,426.49
2032	\$ 360,000.00	\$ 183,175.00	\$ 71,331.14	\$ 22,444.00	\$ 636,950.14
2033	\$ 370,000.00	\$ 174,175.00	\$ 72,757.77	\$ 22,444.00	\$ 639,376.77
2034	\$ 375,000.00	\$ 164,925.00	\$ 74,212.92	\$ 22,444.00	\$ 636,581.92
2035	\$ 385,000.00	\$ 155,550.00	\$ 75,697.18	\$ 22,444.00	\$ 638,691.18
2036	\$ 395,000.00	\$ 145,925.00	\$ 77,211.12	\$ 22,444.00	\$ 640,580.12
2037	\$ 405,000.00	\$ 132,100.00	\$ 78,755.35	\$ 22,444.00	\$ 638,299.35
2038	\$ 420,000.00	\$ 117,925.00	\$ 80,330.45	\$ 22,444.00	\$ 640,699.45
2039	\$ 430,000.00	\$ 103,225.00	\$ 81,937.06	\$ 22,444.00	\$ 637,606.06
2040	\$ 445,000.00	\$ 88,175.00	\$ 83,575.80	\$ 22,444.00	\$ 639,194.80
2041	\$ 460,000.00	\$ 72,600.00	\$ 85,247.32	\$ 22,444.00	\$ 640,291.32
2042	\$ 470,000.00	\$ 58,800.00	\$ 86,952.27	\$ 22,444.00	\$ 638,196.27
2043	\$ 485,000.00	\$ 44,700.00	\$ 88,691.31	\$ 22,444.00	\$ 640,835.31
2044	\$ 495,000.00	\$ 30,150.00	\$ 90,465.14	\$ 22,444.00	\$ 638,059.14
2045	\$ 510,000.00	\$ 15,300.00	\$ 92,274.44	\$ 22,444.00	\$ 640,018.44
Total	\$ 8,775,000.00	\$ 3,668,175.00	\$ 1,721,660.95	\$ 516,212.00	\$ 14,681,047.95

Note: 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%.

EXHIBIT F-1 – IMPROVEMENT AREA #1C ASSESSMENT ROLL

Property ID	Lot Type	Notes	Improvement Area #1C ^[a]	
			Outstanding Assessment ^[b]	Annual Installment Due 1/31/2023 ^[c]
95434	4		\$ 30,875.43	\$ 3,263.59
95435	4		\$ 30,875.43	\$ 3,263.59
95436	4		\$ 30,875.43	\$ 3,263.59
95437	4		\$ 30,875.43	\$ 3,263.59
95438	4		\$ 30,875.43	\$ 3,263.59
95439	4		\$ 30,875.43	\$ 3,263.59
95440	4		\$ 30,875.43	\$ 3,263.59
95441	4		\$ 30,875.43	\$ 3,263.59
95442	4		\$ 30,875.43	\$ 3,263.59
95443	4		\$ 30,875.43	\$ 3,263.59
95444	4		\$ 30,875.43	\$ 3,263.59
95445	4		\$ 30,875.43	\$ 3,263.59
95446	4		\$ 30,875.43	\$ 3,263.59
95447	4		\$ 30,875.43	\$ 3,263.59
95448	4		\$ 30,875.43	\$ 3,263.59
95449	4		\$ 30,875.43	\$ 3,263.59
95450	4	[d]	\$ -	\$ -
95451	4 - Partial Prepayment - 95451	[e]	\$ 15,875.43	\$ 1,708.18
95452	4		\$ 30,875.43	\$ 3,263.59
95453	4		\$ 30,875.43	\$ 3,263.59
95454	4		\$ 30,875.43	\$ 3,263.59
95455	4		\$ 30,875.43	\$ 3,263.59
95456	4		\$ 30,875.43	\$ 3,263.59
95457	4		\$ 30,875.43	\$ 3,263.59
95458	4		\$ 30,875.43	\$ 3,263.59
95459	4		\$ 30,875.43	\$ 3,263.59
95460	4		\$ 30,875.43	\$ 3,263.59
95461	4		\$ 30,875.43	\$ 3,263.59
95462	4		\$ 30,875.43	\$ 3,263.59
95463	4		\$ 30,875.43	\$ 3,263.59
95464	4		\$ 30,875.43	\$ 3,263.59
95465	4		\$ 30,875.43	\$ 3,263.59
95466	4		\$ 30,875.43	\$ 3,263.59
95467	4		\$ 30,875.43	\$ 3,263.59
95468	4		\$ 30,875.43	\$ 3,263.59
95469	4		\$ 30,875.43	\$ 3,263.59
95470	4		\$ 30,875.43	\$ 3,263.59
95471	4	[d]	\$ -	\$ -
95472	4		\$ 30,875.43	\$ 3,263.59
95473	4		\$ 30,875.43	\$ 3,263.59
95474	4		\$ 30,875.43	\$ 3,263.59
Total			\$ 1,189,141.77	\$ 125,724.60

Notes:

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

[b] Outstanding Assessment prior to 1/31/2023 Annual Installment.

[c] The Annual Installment covers the period October 13, 2021 to October 12, 2022, and is due by January 31, 2023.

[d] Property ID has prepaid Assessment in full.

[e] Property ID has partially prepaid Assessment.

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

Installment Due 1/31	Administrative Expenses					Total Annual Installment
	Principal	Interest	Administrative Costs	Maintenance and Operation Costs		
2023	\$ 12,901.82	\$ 106,071.44	\$ 4,333.17	\$ 2,418.00	\$ 125,724.43	
2024	\$ 21,681.70	\$ 69,633.40	\$ 4,419.83	\$ 2,418.00	\$ 98,152.93	
2025	\$ 22,965.25	\$ 68,349.84	\$ 4,508.23	\$ 2,418.00	\$ 98,241.33	
2026	\$ 24,324.80	\$ 66,990.30	\$ 4,598.39	\$ 2,418.00	\$ 98,331.49	
2027	\$ 25,764.83	\$ 65,550.27	\$ 4,690.36	\$ 2,418.00	\$ 98,423.46	
2028	\$ 27,290.10	\$ 64,025.00	\$ 4,784.17	\$ 2,418.00	\$ 98,517.27	
2029	\$ 28,905.68	\$ 62,409.42	\$ 4,879.85	\$ 2,418.00	\$ 98,612.95	
2030	\$ 30,616.89	\$ 60,698.21	\$ 4,977.45	\$ 2,418.00	\$ 98,710.55	
2031	\$ 32,429.41	\$ 58,885.69	\$ 5,077.00	\$ 2,418.00	\$ 98,810.10	
2032	\$ 34,349.24	\$ 56,965.86	\$ 5,178.54	\$ 2,418.00	\$ 98,911.64	
2033	\$ 36,382.71	\$ 54,932.39	\$ 5,282.11	\$ 2,418.00	\$ 99,015.21	
2034	\$ 38,536.57	\$ 52,778.53	\$ 5,387.75	\$ 2,418.00	\$ 99,120.85	
2035	\$ 40,817.93	\$ 50,497.17	\$ 5,495.51	\$ 2,418.00	\$ 99,228.61	
2036	\$ 43,234.35	\$ 48,080.75	\$ 5,605.42	\$ 2,418.00	\$ 99,338.52	
2037	\$ 45,793.83	\$ 45,521.27	\$ 5,717.53	\$ 2,418.00	\$ 99,450.63	
2038	\$ 48,504.82	\$ 42,810.28	\$ 5,831.88	\$ 2,418.00	\$ 99,564.98	
2039	\$ 51,376.31	\$ 39,938.79	\$ 5,948.51	\$ 2,418.00	\$ 99,681.61	
2040	\$ 54,417.78	\$ 36,897.32	\$ 6,067.48	\$ 2,418.00	\$ 99,800.58	
2041	\$ 57,639.32	\$ 33,675.78	\$ 6,188.83	\$ 2,418.00	\$ 99,921.93	
2042	\$ 61,051.56	\$ 30,263.54	\$ 6,312.61	\$ 2,418.00	\$ 100,045.71	
2043	\$ 64,665.82	\$ 26,649.28	\$ 6,438.86	\$ 2,418.00	\$ 100,171.96	
2044	\$ 68,494.03	\$ 22,821.07	\$ 6,567.64	\$ 2,418.00	\$ 100,300.74	
2045	\$ 72,548.88	\$ 18,766.22	\$ 6,698.99	\$ 2,418.00	\$ 100,432.09	
2046	\$ 76,843.77	\$ 14,471.33	\$ 6,832.97	\$ 2,418.00	\$ 100,566.07	
2047	\$ 81,392.92	\$ 9,922.18	\$ 6,969.63	\$ 2,418.00	\$ 100,702.73	
2048	\$ 86,211.39	\$ 5,103.71	\$ 7,109.02	\$ 2,418.00	\$ 100,842.12	
Total	\$ 1,189,141.71	\$ 1,212,709.04	\$ 145,901.76	\$ 62,868.00	\$ 2,610,620.51	

Note: 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.

EXHIBIT G-1 – IMPROVEMENT AREA #2 ASSESSMENT ROLL

Property ID	Lot Type	Notes	Improvement Area #2 ^[a]	
			Outstanding Assessment ^[b]	Installment Due 1/31/23 ^[c]
101420	5		\$ 25,137.47	\$ 1,935.96
101421	5		\$ 25,137.47	\$ 1,935.96
101422	5		\$ 25,137.47	\$ 1,935.96
101423	5	[d]	\$ -	\$ -
101424	5		\$ 25,137.47	\$ 1,935.96
101425	5		\$ 25,137.47	\$ 1,935.96
101426	5		\$ 25,137.47	\$ 1,935.96
101427	5		\$ 25,137.47	\$ 1,935.96
101428	5		\$ 25,137.47	\$ 1,935.96
101429	5		\$ 25,137.47	\$ 1,935.96
101430	5		\$ 25,137.47	\$ 1,935.96
101431	5		\$ 25,137.47	\$ 1,935.96
101432	5		\$ 25,137.47	\$ 1,935.96
101433	5		\$ 25,137.47	\$ 1,935.96
101434	5		\$ 25,137.47	\$ 1,935.96
101435	5		\$ 25,137.47	\$ 1,935.96
101436	5		\$ 25,137.47	\$ 1,935.96
101437	5		\$ 25,137.47	\$ 1,935.96
101438	5		\$ 25,137.47	\$ 1,935.96
101439	5		\$ 25,137.47	\$ 1,935.96
101440	5		\$ 25,137.47	\$ 1,935.96
101441	5		\$ 25,137.47	\$ 1,935.96
101442	5		\$ 25,137.47	\$ 1,935.96
101443	5		\$ 25,137.47	\$ 1,935.96
101444	5		\$ 25,137.47	\$ 1,935.96
101445	5		\$ 25,137.47	\$ 1,935.96
101446	5		\$ 25,137.47	\$ 1,935.96
101447	5		\$ 25,137.47	\$ 1,935.96
101448	5		\$ 25,137.47	\$ 1,935.96
101449	5		\$ 25,137.47	\$ 1,935.96
101450	5		\$ 25,137.47	\$ 1,935.96
101451	5		\$ 25,137.47	\$ 1,935.96
101452	5		\$ 25,137.47	\$ 1,935.96
101453	5		\$ 25,137.47	\$ 1,935.96
101454	5		\$ 25,137.47	\$ 1,935.96
101455	5		\$ 25,137.47	\$ 1,935.96
101456	5		\$ 25,137.47	\$ 1,935.96
101457	5		\$ 25,137.47	\$ 1,935.96
101458	5		\$ 25,137.47	\$ 1,935.96
101459	5		\$ 25,137.47	\$ 1,935.96

Property ID	Lot Type	Notes	Improvement Area #2 ^[a]	
			Outstanding Assessment ^[b]	Installment Due 1/31/23 ^[c]
101460	5		\$ 25,137.47	\$ 1,935.96
101461	5		\$ 25,137.47	\$ 1,935.96
101462	5		\$ 25,137.47	\$ 1,935.96
101463	5		\$ 25,137.47	\$ 1,935.96
101464	5		\$ 25,137.47	\$ 1,935.96
101465	5		\$ 25,137.47	\$ 1,935.96
101466	5		\$ 25,137.47	\$ 1,935.96
101467	5	[d]	\$ -	\$ -
101468	5		\$ 25,137.47	\$ 1,935.96
101469	5		\$ 25,137.47	\$ 1,935.96
101470	5		\$ 25,137.47	\$ 1,935.96
101471	5		\$ 25,137.47	\$ 1,935.96
101472	5		\$ 25,137.47	\$ 1,935.96
101473	5		\$ 25,137.47	\$ 1,935.96
101474	5		\$ 25,137.47	\$ 1,935.96
101475	5		\$ 25,137.47	\$ 1,935.96
101476	5		\$ 25,137.47	\$ 1,935.96
101477	5		\$ 25,137.47	\$ 1,935.96
101478	5		\$ 25,137.47	\$ 1,935.96
101479	5		\$ 25,137.47	\$ 1,935.96
101480	5		\$ 25,137.47	\$ 1,935.96
101481	5		\$ 25,137.47	\$ 1,935.96
101482	5		\$ 25,137.47	\$ 1,935.96
101483	5		\$ 25,137.47	\$ 1,935.96
101484	5		\$ 25,137.47	\$ 1,935.96
101485	5		\$ 25,137.47	\$ 1,935.96
101486	5		\$ 25,137.47	\$ 1,935.96
101487	5		\$ 25,137.47	\$ 1,935.96
101488	5		\$ 25,137.47	\$ 1,935.96
101489	5		\$ 25,137.47	\$ 1,935.96
101490	5		\$ 25,137.47	\$ 1,935.96
101491	5		\$ 25,137.47	\$ 1,935.96
101492	5		\$ 25,137.47	\$ 1,935.96
101493	5		\$ 25,137.47	\$ 1,935.96
101494	5	[d]	\$ -	\$ -
101495	5		\$ 25,137.47	\$ 1,935.96
101496	5		\$ 25,137.47	\$ 1,935.96
101497	5		\$ 25,137.47	\$ 1,935.96
101498	5		\$ 25,137.47	\$ 1,935.96
101499	5		\$ 25,137.47	\$ 1,935.96

Property ID	Lot Type	Notes	Improvement Area #2 ^[a]	
			Outstanding Assessment ^[b]	Installment Due 1/31/23 ^[c]
101500	5		\$ 25,137.47	\$ 1,935.96
101501	5		\$ 25,137.47	\$ 1,935.96
101502	5		\$ 25,137.47	\$ 1,935.96
101503	5		\$ 25,137.47	\$ 1,935.96
101504	5		\$ 25,137.47	\$ 1,935.96
101505	5		\$ 25,137.47	\$ 1,935.96
101506	5		\$ 25,137.47	\$ 1,935.96
101507	5		\$ 25,137.47	\$ 1,935.96
101508	5		\$ 25,137.47	\$ 1,935.96
101509	5		\$ 25,137.47	\$ 1,935.96
101510	5		\$ 25,137.47	\$ 1,935.96
101511	5		\$ 25,137.47	\$ 1,935.96
101512	5		\$ 25,137.47	\$ 1,935.96
101513	5		\$ 25,137.47	\$ 1,935.96
101514	5		\$ 25,137.47	\$ 1,935.96
101515	5		\$ 25,137.47	\$ 1,935.96
101516	5		\$ 25,137.47	\$ 1,935.96
101517	5		\$ 25,137.47	\$ 1,935.96
101518	5		\$ 25,137.47	\$ 1,935.96
101519	5		\$ 25,137.47	\$ 1,935.96
101520	3		\$ 34,973.86	\$ 2,669.25
101521	3		\$ 34,973.86	\$ 2,669.25
101522	3		\$ 34,973.86	\$ 2,669.25
101523	3		\$ 34,973.86	\$ 2,669.25
101524	3		\$ 34,973.86	\$ 2,669.25
101525	3		\$ 34,973.86	\$ 2,669.25
101526	3		\$ 34,973.86	\$ 2,669.25
101527	3		\$ 34,973.86	\$ 2,669.25
101528	2		\$ 45,356.73	\$ 3,443.28
101529	2		\$ 45,356.73	\$ 3,443.28
101530	2		\$ 45,356.73	\$ 3,443.28
101531	2		\$ 45,356.73	\$ 3,443.28
101532	2		\$ 45,356.73	\$ 3,443.28
101533	2		\$ 45,356.73	\$ 3,443.28
101534	2		\$ 45,356.73	\$ 3,443.28
101535	2		\$ 45,356.73	\$ 3,443.28
101536	2	[d]	\$ -	\$ -
101537	2		\$ 45,356.73	\$ 3,443.28
101538	2		\$ 45,356.73	\$ 3,443.28
101539	2		\$ 45,356.73	\$ 3,443.28

Property ID	Lot Type	Notes	Improvement Area #2 ^[a]	
			Outstanding Assessment ^[b]	Installation Due 1/31/23 ^[c]
101540	10		\$ 28,612.16	\$ 2,195.00
101541	10		\$ 28,612.16	\$ 2,195.00
101542	10		\$ 28,612.16	\$ 2,195.00
101543	10		\$ 28,612.16	\$ 2,195.00
101544	10		\$ 28,612.16	\$ 2,195.00
101545	10		\$ 28,612.16	\$ 2,195.00
101546	10		\$ 28,612.16	\$ 2,195.00
101547	10		\$ 28,612.16	\$ 2,195.00
101548	10		\$ 28,612.16	\$ 2,195.00
101549	10		\$ 28,612.16	\$ 2,195.00
101550	10		\$ 28,612.16	\$ 2,195.00
101551	10		\$ 28,612.16	\$ 2,195.00
101552	10	[d]	\$ -	\$ -
101553	10		\$ 28,612.16	\$ 2,195.00
101554	10		\$ 28,612.16	\$ 2,195.00
101555	10		\$ 28,612.16	\$ 2,195.00
101556	10		\$ 28,612.16	\$ 2,195.00
101557	10		\$ 28,612.16	\$ 2,195.00
101558	10		\$ 28,612.16	\$ 2,195.00
101559	10		\$ 28,612.16	\$ 2,195.00
101560	10		\$ 28,612.16	\$ 2,195.00
101561	10		\$ 28,612.16	\$ 2,195.00
101562	10		\$ 28,612.16	\$ 2,195.00
101563	10		\$ 28,612.16	\$ 2,195.00
101564	10		\$ 28,612.16	\$ 2,195.00
101565	10		\$ 28,612.16	\$ 2,195.00
101566	10		\$ 28,612.16	\$ 2,195.00
101567	10		\$ 28,612.16	\$ 2,195.00
101568	10		\$ 28,612.16	\$ 2,195.00
101569	10		\$ 28,612.16	\$ 2,195.00
101570	10		\$ 28,612.16	\$ 2,195.00
101571	10		\$ 28,612.16	\$ 2,195.00
101572	10		\$ 28,612.16	\$ 2,195.00
101573	10		\$ 28,612.16	\$ 2,195.00
101574	10		\$ 28,612.16	\$ 2,195.00
101575	10		\$ 28,612.16	\$ 2,195.00
101576	10		\$ 28,612.16	\$ 2,195.00
101577	10		\$ 28,612.16	\$ 2,195.00
101578	10		\$ 28,612.16	\$ 2,195.00
101579	10		\$ 28,612.16	\$ 2,195.00

Property ID	Lot Type	Notes	Improvement Area #2 ^[a]	
			Outstanding Assessment ^[b]	Installment Due 1/31/23 ^[c]
101580	10		\$ 28,612.16	\$ 2,195.00
101581	10		\$ 28,612.16	\$ 2,195.00
101582	10		\$ 28,612.16	\$ 2,195.00
101583	10		\$ 28,612.16	\$ 2,195.00
101584	10		\$ 28,612.16	\$ 2,195.00
101585	10		\$ 28,612.16	\$ 2,195.00
101586	10		\$ 28,612.16	\$ 2,195.00
101587	10		\$ 28,612.16	\$ 2,195.00
101588	10		\$ 28,612.16	\$ 2,195.00
101589	10		\$ 28,612.16	\$ 2,195.00
101590	10		\$ 28,612.16	\$ 2,195.00
101591	10		\$ 28,612.16	\$ 2,195.00
101592	10		\$ 28,612.16	\$ 2,195.00
101593	10		\$ 28,612.16	\$ 2,195.00
101594	10		\$ 28,612.16	\$ 2,195.00
101595	10		\$ 28,612.16	\$ 2,195.00
101596	10	[d]	\$ -	\$ -
101597	10		\$ 28,612.16	\$ 2,195.00
101598	10		\$ 28,612.16	\$ 2,195.00
101599	10		\$ 28,612.16	\$ 2,195.00
101600	10		\$ 28,612.16	\$ 2,195.00
101601	10		\$ 28,612.16	\$ 2,195.00
101602	10		\$ 28,612.16	\$ 2,195.00
101603	10		\$ 28,612.16	\$ 2,195.00
101604	10		\$ 28,612.16	\$ 2,195.00
101605	10		\$ 28,612.16	\$ 2,195.00
101606	10		\$ 28,612.16	\$ 2,195.00
101607	10		\$ 28,612.16	\$ 2,195.00
101608	10		\$ 28,612.16	\$ 2,195.00
101609	10		\$ 28,612.16	\$ 2,195.00
101610	10		\$ 28,612.16	\$ 2,195.00
101611	10		\$ 28,612.16	\$ 2,195.00
101612	10		\$ 28,612.16	\$ 2,195.00
101613	10		\$ 28,612.16	\$ 2,195.00
101614	10		\$ 28,612.16	\$ 2,195.00
101615	10		\$ 28,612.16	\$ 2,195.00
101616	10		\$ 28,612.16	\$ 2,195.00
101617	10		\$ 28,612.16	\$ 2,195.00
101618	10		\$ 28,612.16	\$ 2,195.00
101619	10		\$ 28,612.16	\$ 2,195.00

Property ID	Lot Type	Notes	Improvement Area #2 ^[a]	
			Outstanding Assessment ^[b]	Installment Due 1/31/23 ^[c]
101620	10		\$ 28,612.16	\$ 2,195.00
101621	10		\$ 28,612.16	\$ 2,195.00
101622	10		\$ 28,612.16	\$ 2,195.00
101623	10		\$ 28,612.16	\$ 2,195.00
101624	10		\$ 28,612.16	\$ 2,195.00
101625	10		\$ 28,612.16	\$ 2,195.00
101626	10		\$ 28,612.16	\$ 2,195.00
101627	10		\$ 28,612.16	\$ 2,195.00
101628	10		\$ 28,612.16	\$ 2,195.00
101629	10		\$ 28,612.16	\$ 2,195.00
101630	10		\$ 28,612.16	\$ 2,195.00
101631	10		\$ 28,612.16	\$ 2,195.00
101632	10		\$ 28,612.16	\$ 2,195.00
101633	Non-Benefitted Property		\$ -	\$ -
101634	Non-Benefitted Property		\$ -	\$ -
Total			\$ 5,820,756.06	\$ 446,763.20

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 1/31/2023 Annual Installment.

[c] The Annual Installment covers the period September 15, 2022 to September 14, 2023, and is due by January 31, 2023.

[d] Property ID has prepaid Assessment in full.

EXHIBIT G-2 – IMPROVEMENT AREA #2 ANNUAL INSTALLMENTS

Annual Installment Due 1/31	Administrative Expenses						Total Annual Installment
	Principal	Interest	Additional Interest	Administrative Costs	Maintenance and Operation Costs		
2023	\$ 120,000.00	\$ 251,137.50	\$ 29,725.00	\$ 41,443.94	\$ 12,834.00	\$ 455,140.44	
2024	\$ 125,000.00	\$ 246,937.50	\$ 29,125.00	\$ 42,272.82	\$ 12,834.00	\$ 456,169.32	
2025	\$ 130,000.00	\$ 242,562.50	\$ 28,500.00	\$ 43,118.28	\$ 12,834.00	\$ 457,014.78	
2026	\$ 135,000.00	\$ 237,687.50	\$ 27,850.00	\$ 43,980.64	\$ 12,834.00	\$ 457,352.14	
2027	\$ 140,000.00	\$ 232,625.00	\$ 27,175.00	\$ 44,860.25	\$ 12,834.00	\$ 457,494.25	
2028	\$ 145,000.00	\$ 227,375.00	\$ 26,475.00	\$ 45,757.46	\$ 12,834.00	\$ 457,441.46	
2029	\$ 150,000.00	\$ 221,937.50	\$ 25,750.00	\$ 46,672.61	\$ 12,834.00	\$ 457,194.11	
2030	\$ 160,000.00	\$ 216,312.50	\$ 25,000.00	\$ 47,606.06	\$ 12,834.00	\$ 461,752.56	
2031	\$ 165,000.00	\$ 209,512.50	\$ 24,200.00	\$ 48,558.18	\$ 12,834.00	\$ 460,104.68	
2032	\$ 175,000.00	\$ 202,500.00	\$ 23,375.00	\$ 49,529.34	\$ 12,834.00	\$ 463,238.34	
2033	\$ 180,000.00	\$ 195,062.50	\$ 22,500.00	\$ 50,519.93	\$ 12,834.00	\$ 460,916.43	
2034	\$ 190,000.00	\$ 187,412.50	\$ 21,600.00	\$ 51,530.33	\$ 12,834.00	\$ 463,376.83	
2035	\$ 200,000.00	\$ 179,337.50	\$ 20,650.00	\$ 52,560.94	\$ 12,834.00	\$ 465,382.44	
2036	\$ 210,000.00	\$ 170,837.50	\$ 19,650.00	\$ 53,612.16	\$ 12,834.00	\$ 466,933.66	
2037	\$ 215,000.00	\$ 161,912.50	\$ 18,600.00	\$ 54,684.40	\$ 12,834.00	\$ 463,030.90	
2038	\$ 225,000.00	\$ 152,775.00	\$ 17,525.00	\$ 55,778.09	\$ 12,834.00	\$ 463,912.09	
2039	\$ 230,000.00	\$ 143,212.50	\$ 16,400.00	\$ 56,893.65	\$ 12,834.00	\$ 459,340.15	
2040	\$ 245,000.00	\$ 133,437.50	\$ 15,250.00	\$ 58,031.52	\$ 12,834.00	\$ 464,553.02	
2041	\$ 255,000.00	\$ 122,718.74	\$ 14,025.00	\$ 59,192.15	\$ 12,834.00	\$ 463,769.89	
2042	\$ 270,000.00	\$ 111,562.50	\$ 12,750.00	\$ 60,375.99	\$ 12,834.00	\$ 467,522.49	
2043	\$ 280,000.00	\$ 99,750.00	\$ 11,400.00	\$ 61,583.51	\$ 12,834.00	\$ 465,567.51	
2044	\$ 295,000.00	\$ 87,500.00	\$ 10,000.00	\$ 62,815.19	\$ 12,834.00	\$ 468,149.19	
2045	\$ 310,000.00	\$ 74,593.74	\$ 8,525.00	\$ 64,071.49	\$ 12,834.00	\$ 470,024.23	
2046	\$ 325,000.00	\$ 61,031.26	\$ 6,975.00	\$ 65,352.92	\$ 12,834.00	\$ 471,193.18	
2047	\$ 340,000.00	\$ 46,812.50	\$ 5,350.00	\$ 66,659.98	\$ 12,834.00	\$ 471,656.48	
2048	\$ 355,000.00	\$ 31,937.50	\$ 3,650.00	\$ 67,993.18	\$ 12,834.00	\$ 471,414.68	
2049	\$ 375,000.00	\$ 16,406.24	\$ 1,875.00	\$ 69,353.04	\$ 12,834.00	\$ 475,468.28	
Total	\$ 5,945,000.00	\$ 4,264,887.48	\$ 493,900.00	\$ 1,464,808.04	\$ 346,518.00	\$ 12,515,113.52	

Note: 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.

EXHIBIT H-1 – IMPROVEMENT AREA #3 ASSESSMENT ROLL

Property ID ¹	Lot Type	Improvement Area #3 ^[a]	
		Outstanding Assessment ^[b]	Annual Installment Due 1/31/2023 ^[c]
79963	Non-Benefitted Property	\$ -	\$ -
111823	Non-Benefitted Property	\$ -	\$ -
112166	3	\$ 39,771.25	\$ 2,674.80
112167	3	\$ 39,771.25	\$ 2,674.80
112168	3	\$ 39,771.25	\$ 2,674.80
112169	3	\$ 39,771.25	\$ 2,674.80
112170	3	\$ 39,771.25	\$ 2,674.80
112171	3	\$ 39,771.25	\$ 2,674.80
112172	3	\$ 39,771.25	\$ 2,674.80
112173	3	\$ 39,771.25	\$ 2,674.80
112174	3	\$ 39,771.25	\$ 2,674.80
112175	2	\$ 32,693.32	\$ 2,209.81
112176	2	\$ 32,693.32	\$ 2,209.81
112177	2	\$ 32,693.32	\$ 2,209.81
112178	2	\$ 32,693.32	\$ 2,209.81
112179	2	\$ 32,693.32	\$ 2,209.81
112180	2	\$ 32,693.32	\$ 2,209.81
112181	2	\$ 32,693.32	\$ 2,209.81
112182	2	\$ 32,693.32	\$ 2,209.81
112183	2	\$ 32,693.32	\$ 2,209.81
112184	2	\$ 32,693.32	\$ 2,209.81
112185	2	\$ 32,693.32	\$ 2,209.81
112186	2	\$ 32,693.32	\$ 2,209.81
112187	2	\$ 32,693.32	\$ 2,209.81
112188	2	\$ 32,693.32	\$ 2,209.81
112189	2	\$ 32,693.32	\$ 2,209.81
112190	2	\$ 32,693.32	\$ 2,209.81
112191	2	\$ 32,693.32	\$ 2,209.81
112192	2	\$ 32,693.32	\$ 2,209.81
112193	2	\$ 32,693.32	\$ 2,209.81
112194	2	\$ 32,693.32	\$ 2,209.81
112195	2	\$ 32,693.32	\$ 2,209.81
112196	2	\$ 32,693.32	\$ 2,209.81
112197	2	\$ 32,693.32	\$ 2,209.81
112198	2	\$ 32,693.32	\$ 2,209.81
112199	2	\$ 32,693.32	\$ 2,209.81
112200	2	\$ 32,693.32	\$ 2,209.81
112201	2	\$ 32,693.32	\$ 2,209.81
112202	2	\$ 32,693.32	\$ 2,209.81
112203	2	\$ 32,693.32	\$ 2,209.81

Property ID ¹	Lot Type	Improvement Area #3 ^[a]	
		Outstanding Assessment ^[b]	Annual Installment Due 1/31/2023 ^[c]
112204	2	\$ 32,693.32	\$ 2,209.81
112205	2	\$ 32,693.32	\$ 2,209.81
112206	2	\$ 32,693.32	\$ 2,209.81
112207	2	\$ 32,693.32	\$ 2,209.81
112208	2	\$ 32,693.32	\$ 2,209.81
112209	2	\$ 32,693.32	\$ 2,209.81
112210	2	\$ 32,693.32	\$ 2,209.81
112211	2	\$ 32,693.32	\$ 2,209.81
112212	2	\$ 32,693.32	\$ 2,209.81
112213	2	\$ 32,693.32	\$ 2,209.81
112214	2	\$ 32,693.32	\$ 2,209.81
112215	2	\$ 32,693.32	\$ 2,209.81
112216	2	\$ 32,693.32	\$ 2,209.81
112217	2	\$ 32,693.32	\$ 2,209.81
112218	2	\$ 32,693.32	\$ 2,209.81
112219	2	\$ 32,693.32	\$ 2,209.81
112220	2	\$ 32,693.32	\$ 2,209.81
112221	2	\$ 32,693.32	\$ 2,209.81
112222	2	\$ 32,693.32	\$ 2,209.81
112223	2	\$ 32,693.32	\$ 2,209.81
112224	2	\$ 32,693.32	\$ 2,209.81
112225	2	\$ 32,693.32	\$ 2,209.81
112226	2	\$ 32,693.32	\$ 2,209.81
112227	2	\$ 32,693.32	\$ 2,209.81
112228	2	\$ 32,693.32	\$ 2,209.81
112229	2	\$ 32,693.32	\$ 2,209.81
112230	2	\$ 32,693.32	\$ 2,209.81
112231	2	\$ 32,693.32	\$ 2,209.81
112232	2	\$ 32,693.32	\$ 2,209.81
112233	2	\$ 32,693.32	\$ 2,209.81
112234	2	\$ 32,693.32	\$ 2,209.81
112235	2	\$ 32,693.32	\$ 2,209.81
112236	2	\$ 32,693.32	\$ 2,209.81
112237	2	\$ 32,693.32	\$ 2,209.81
112238	2	\$ 32,693.32	\$ 2,209.81
112239	2	\$ 32,693.32	\$ 2,209.81
112240	2	\$ 32,693.32	\$ 2,209.81
112241	2	\$ 32,693.32	\$ 2,209.81
112242	2	\$ 32,693.32	\$ 2,209.81
112243	2	\$ 32,693.32	\$ 2,209.81

Property ID ¹	Lot Type	Improvement Area #3 ^[a]	
		Outstanding Assessment ^[b]	Annual Installment Due 1/31/2023 ^[c]
112244	2	\$ 32,693.32	\$ 2,209.81
112245	2	\$ 32,693.32	\$ 2,209.81
112246	2	\$ 32,693.32	\$ 2,209.81
112247	2	\$ 32,693.32	\$ 2,209.81
112248	2	\$ 32,693.32	\$ 2,209.81
112249	2	\$ 32,693.32	\$ 2,209.81
112250	2	\$ 32,693.32	\$ 2,209.81
112251	2	\$ 32,693.32	\$ 2,209.81
112252	Non-Benefitted Property	\$ -	\$ -
112253	Non-Benefitted Property	\$ -	\$ -
112254	Non-Benefitted Property	\$ -	\$ -
112255	1	\$ 29,744.18	\$ 2,016.07
112256	1	\$ 29,744.18	\$ 2,016.07
112257	1	\$ 29,744.18	\$ 2,016.07
112258	1	\$ 29,744.18	\$ 2,016.07
112259	1	\$ 29,744.18	\$ 2,016.07
112260	1	\$ 29,744.18	\$ 2,016.07
112261	1	\$ 29,744.18	\$ 2,016.07
112262	1	\$ 29,744.18	\$ 2,016.07
112263	1	\$ 29,744.18	\$ 2,016.07
112264	1	\$ 29,744.18	\$ 2,016.07
112265	1	\$ 29,744.18	\$ 2,016.07
112266	1	\$ 29,744.18	\$ 2,016.07
112267	1	\$ 29,744.18	\$ 2,016.07
112268	1	\$ 29,744.18	\$ 2,016.07
112269	1	\$ 29,744.18	\$ 2,016.07
112270	1	\$ 29,744.18	\$ 2,016.07
112271	1	\$ 29,744.18	\$ 2,016.07
112272	1	\$ 29,744.18	\$ 2,016.07
112273	1	\$ 29,744.18	\$ 2,016.07
112274	1	\$ 29,744.18	\$ 2,016.07
112275	1	\$ 29,744.18	\$ 2,016.07
112276	1	\$ 29,744.18	\$ 2,016.07
112277	1	\$ 29,744.18	\$ 2,016.07
112278	1	\$ 29,744.18	\$ 2,016.07
112279	1	\$ 29,744.18	\$ 2,016.07
112280	1	\$ 29,744.18	\$ 2,016.07
112281	1	\$ 29,744.18	\$ 2,016.07
112282	1	\$ 29,744.18	\$ 2,016.07
112283	1	\$ 29,744.18	\$ 2,016.07

Property ID ¹	Lot Type	Improvement Area #3 ^[a]	
		Outstanding Assessment ^[b]	Annual Installment Due 1/31/2023 ^[c]
112284	1	\$ 29,744.18	\$ 2,016.07
112285	1	\$ 29,744.18	\$ 2,016.07
112286	1	\$ 29,744.18	\$ 2,016.07
112287	1	\$ 29,744.18	\$ 2,016.07
112288	1	\$ 29,744.18	\$ 2,016.07
112289	1	\$ 29,744.18	\$ 2,016.07
112290	1	\$ 29,744.18	\$ 2,016.07
112291	1	\$ 29,744.18	\$ 2,016.07
112292	1	\$ 29,744.18	\$ 2,016.07
112293	1	\$ 29,744.18	\$ 2,016.07
112294	1	\$ 29,744.18	\$ 2,016.07
112295	1	\$ 29,744.18	\$ 2,016.07
112296	1	\$ 29,744.18	\$ 2,016.07
112297	1	\$ 29,744.18	\$ 2,016.07
112298	1	\$ 29,744.18	\$ 2,016.07
112299	1	\$ 29,744.18	\$ 2,016.07
112300	1	\$ 29,744.18	\$ 2,016.07
112301	Non-Benefitted Property	\$ -	\$ -
112302	1	\$ 29,744.18	\$ 2,016.07
112303	1	\$ 29,744.18	\$ 2,016.07
112304	1	\$ 29,744.18	\$ 2,016.07
112305	1	\$ 29,744.18	\$ 2,016.07
112306	1	\$ 29,744.18	\$ 2,016.07
112307	1	\$ 29,744.18	\$ 2,016.07
112308	1	\$ 29,744.18	\$ 2,016.07
112309	1	\$ 29,744.18	\$ 2,016.07
112310	1	\$ 29,744.18	\$ 2,016.07
112311	1	\$ 29,744.18	\$ 2,016.07
112312	1	\$ 29,744.18	\$ 2,016.07
112313	1	\$ 29,744.18	\$ 2,016.07
112314	1	\$ 29,744.18	\$ 2,016.07
112315	1	\$ 29,744.18	\$ 2,016.07
112316	1	\$ 29,744.18	\$ 2,016.07
112317	1	\$ 29,744.18	\$ 2,016.07
112318	1	\$ 29,744.18	\$ 2,016.07
112319	1	\$ 29,744.18	\$ 2,016.07
112320	1	\$ 29,744.18	\$ 2,016.07
112321	1	\$ 29,744.18	\$ 2,016.07
112322	1	\$ 29,744.18	\$ 2,016.07
112323	1	\$ 29,744.18	\$ 2,016.07

Property ID ¹	Lot Type	Improvement Area #3 ^[a]	
		Outstanding Assessment ^[b]	Annual Installment Due 1/31/2023 ^[c]
112324	1	\$ 29,744.18	\$ 2,016.07
112325	1	\$ 29,744.18	\$ 2,016.07
112326	1	\$ 29,744.18	\$ 2,016.07
112327	1	\$ 29,744.18	\$ 2,016.07
112328	1	\$ 29,744.18	\$ 2,016.07
112329	1	\$ 29,744.18	\$ 2,016.07
112330	1	\$ 29,744.18	\$ 2,016.07
112331	1	\$ 29,744.18	\$ 2,016.07
112332	1	\$ 29,744.18	\$ 2,016.07
112333	1	\$ 29,744.18	\$ 2,016.07
112334	1	\$ 29,744.18	\$ 2,016.07
112335	1	\$ 29,744.18	\$ 2,016.07
112336	1	\$ 29,744.18	\$ 2,016.07
112337	1	\$ 29,744.18	\$ 2,016.07
112338	1	\$ 29,744.18	\$ 2,016.07
112339	1	\$ 29,744.18	\$ 2,016.07
112340	1	\$ 29,744.18	\$ 2,016.07
112341	1	\$ 29,744.18	\$ 2,016.07
112342	1	\$ 29,744.18	\$ 2,016.07
112343	1	\$ 29,744.18	\$ 2,016.07
112344	1	\$ 29,744.18	\$ 2,016.07
112345	1	\$ 29,744.18	\$ 2,016.07
112346	1	\$ 29,744.18	\$ 2,016.07
112347	1	\$ 29,744.18	\$ 2,016.07
112348	1	\$ 29,744.18	\$ 2,016.07
112349	1	\$ 29,744.18	\$ 2,016.07
112350	1	\$ 29,744.18	\$ 2,016.07
112351	1	\$ 29,744.18	\$ 2,016.07
112352	1	\$ 29,744.18	\$ 2,016.07
112353	1	\$ 29,744.18	\$ 2,016.07
112354	1	\$ 29,744.18	\$ 2,016.07
112355	Non-Benefitted Property	\$ -	\$ -
Total		\$ 5,820,000.71	\$ 393,819.50

Footnotes:

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

[b] Outstanding Assessment prior to 1/31/2023 Annual Installment.

[c] The Annual Installment covers the period September 15, 2022 to September 14, 2023, and is due by January 31, 2023.

EXHIBIT H-2 – IMPROVEMENT AREA #3 ANNUAL INSTALLMENTS

Administrative Expenses							
Annual Installment Due 1/31	Principal	Interest	Additional Interest	Administrative Costs	Maintenance and Operation Costs	Reserve Fund	Total Annual Installment
2023	120,000.00	212,631.26	29,100.00	20,618.12	11,470.00	-	393,819.38
2024	125,000.00	209,481.26	28,500.00	21,030.48	11,470.00	-	395,481.74
2025	125,000.00	206,200.00	27,875.00	21,451.09	11,470.00	-	391,996.09
2026	130,000.00	202,918.76	27,250.00	21,880.11	11,470.00	-	393,518.87
2027	135,000.00	199,506.26	26,600.00	22,317.72	11,470.00	-	394,893.98
2028	140,000.00	195,287.50	25,925.00	22,764.07	11,470.00	-	395,446.57
2029	145,000.00	190,912.50	25,225.00	23,219.35	11,470.00	-	395,826.85
2030	150,000.00	186,381.26	24,500.00	23,683.74	11,470.00	-	396,035.00
2031	150,000.00	181,693.76	23,750.00	24,157.41	11,470.00	-	391,071.17
2032	155,000.00	177,006.26	23,000.00	24,640.56	11,470.00	-	391,116.82
2033	165,000.00	171,387.50	22,225.00	25,133.37	11,470.00	-	395,215.87
2034	170,000.00	165,406.26	21,400.00	25,636.04	11,470.00	-	393,912.30
2035	175,000.00	159,243.76	20,550.00	26,148.76	11,470.00	-	392,412.52
2036	180,000.00	152,900.00	19,675.00	26,671.74	11,470.00	-	390,716.74
2037	190,000.00	146,375.00	18,775.00	27,205.17	11,470.00	-	393,825.17
2038	195,000.00	139,487.50	17,825.00	27,749.27	11,470.00	-	391,531.77
2039	205,000.00	132,418.76	16,850.00	28,304.26	11,470.00	-	394,043.02
2040	210,000.00	124,987.50	15,825.00	28,870.35	11,470.00	-	391,152.85
2041	220,000.00	117,375.00	14,775.00	29,447.75	11,470.00	-	393,067.75
2042	225,000.00	109,400.00	13,675.00	30,036.71	11,470.00	-	389,581.71
2043	235,000.00	100,400.00	12,550.00	30,637.44	11,470.00	-	390,057.44
2044	245,000.00	91,000.00	11,375.00	31,250.19	11,470.00	-	390,095.19
2045	255,000.00	81,200.00	10,150.00	31,875.19	11,470.00	-	389,695.19
2046	270,000.00	71,000.00	8,875.00	32,512.70	11,470.00	-	393,857.70
2047	280,000.00	60,200.00	7,525.00	33,162.95	11,470.00	-	392,357.95
2048	290,000.00	49,000.00	6,125.00	33,826.21	11,470.00	-	390,421.21
2049	305,000.00	37,400.00	4,675.00	34,502.74	11,470.00	-	393,047.74
2050	315,000.00	25,200.00	3,150.00	35,192.79	11,470.00	-	390,012.79
2051	315,000.00	12,600.00	1,575.00	35,896.65	11,470.00	(342,400.00)	34,141.65
Total	\$ 5,820,000.00	\$ 3,909,000.10	\$ 509,300.00	\$ 799,822.95	\$ 332,630.00	\$ (342,400.00)	\$ 11,028,353.05

Note: 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.

EXHIBIT I-1 – IMPROVEMENT AREA #4-A ASSESSMENT ROLL

Property ID ¹	Improvement Area #4-A ²	
	Outstanding Assessment ³	Annual Installment Due 1/31/2023
Improvement Area #4-A Initial Parcel	\$ 2,575,000.00	\$ 205,312.04
Total	\$ 2,575,000.00	\$ 205,312.04

Notes:

- 1) The Improvement Area #4-A Initial Parcel is wholly contained within Property ID 109465.
- 2) Totals may not match the total outstanding Assessment or Annual Installment due to rounding.
- 3) Outstanding Assessment prior to 1/31/2023 Annual Installment.

EXHIBIT I-2 – IMPROVEMENT AREA #4-A ANNUAL INSTALLMENTS

Annual Installment Due 1/31	Administrative Expenses								
	Principal	Interest ^[b]	Capitalized Interest	Additional Interest	Administrative Costs	Maintenance and Operation Costs	Reserve Fund	Total Annual Installment ^[c]	
2022 ^[a]	\$ -	\$ 36,024.91	\$ (36,024.91)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2023	\$ 35,000.00	\$ 145,718.76	\$ -	\$ 12,875.00	\$ 9,052.28	\$ 2,666.00	\$ -	\$ -	\$ 205,312.04
2024	\$ 35,000.00	\$ 143,968.76	\$ -	\$ 12,700.00	\$ 9,233.33	\$ 2,666.00	\$ -	\$ -	\$ 203,568.09
2025	\$ 40,000.00	\$ 142,218.76	\$ -	\$ 12,525.00	\$ 9,417.99	\$ 2,666.00	\$ -	\$ -	\$ 206,827.75
2026	\$ 40,000.00	\$ 140,218.76	\$ -	\$ 12,325.00	\$ 9,606.35	\$ 2,666.00	\$ -	\$ -	\$ 204,816.11
2027	\$ 40,000.00	\$ 138,218.76	\$ -	\$ 12,125.00	\$ 9,798.48	\$ 2,666.00	\$ -	\$ -	\$ 202,808.24
2028	\$ 45,000.00	\$ 136,218.76	\$ -	\$ 11,925.00	\$ 9,994.45	\$ 2,666.00	\$ -	\$ -	\$ 205,804.21
2029	\$ 45,000.00	\$ 133,800.00	\$ -	\$ 11,700.00	\$ 10,194.34	\$ 2,666.00	\$ -	\$ -	\$ 203,360.34
2030	\$ 50,000.00	\$ 131,381.26	\$ -	\$ 11,475.00	\$ 10,398.23	\$ 2,666.00	\$ -	\$ -	\$ 205,920.49
2031	\$ 50,000.00	\$ 128,693.76	\$ -	\$ 11,225.00	\$ 10,606.19	\$ 2,666.00	\$ -	\$ -	\$ 203,190.95
2032	\$ 55,000.00	\$ 126,006.26	\$ -	\$ 10,975.00	\$ 10,818.32	\$ 2,666.00	\$ -	\$ -	\$ 205,465.58
2033	\$ 60,000.00	\$ 123,050.00	\$ -	\$ 10,700.00	\$ 11,034.68	\$ 2,666.00	\$ -	\$ -	\$ 207,450.68
2034	\$ 60,000.00	\$ 119,600.00	\$ -	\$ 10,400.00	\$ 11,255.38	\$ 2,666.00	\$ -	\$ -	\$ 203,921.38
2035	\$ 65,000.00	\$ 116,150.00	\$ -	\$ 10,100.00	\$ 11,480.48	\$ 2,666.00	\$ -	\$ -	\$ 205,396.48
2036	\$ 70,000.00	\$ 112,412.50	\$ -	\$ 9,775.00	\$ 11,710.09	\$ 2,666.00	\$ -	\$ -	\$ 206,563.59
2037	\$ 75,000.00	\$ 108,387.50	\$ -	\$ 9,425.00	\$ 11,944.29	\$ 2,666.00	\$ -	\$ -	\$ 207,422.79
2038	\$ 80,000.00	\$ 104,075.00	\$ -	\$ 9,050.00	\$ 12,183.18	\$ 2,666.00	\$ -	\$ -	\$ 207,974.18
2039	\$ 80,000.00	\$ 99,475.00	\$ -	\$ 8,650.00	\$ 12,426.84	\$ 2,666.00	\$ -	\$ -	\$ 203,217.84
2040	\$ 85,000.00	\$ 94,875.00	\$ -	\$ 8,250.00	\$ 12,675.38	\$ 2,666.00	\$ -	\$ -	\$ 203,466.38
2041	\$ 95,000.00	\$ 89,987.50	\$ -	\$ 7,825.00	\$ 12,928.89	\$ 2,666.00	\$ -	\$ -	\$ 208,407.39
2042	\$ 100,000.00	\$ 84,525.00	\$ -	\$ 7,350.00	\$ 13,187.47	\$ 2,666.00	\$ -	\$ -	\$ 207,728.47
2043	\$ 105,000.00	\$ 78,775.00	\$ -	\$ 6,850.00	\$ 13,451.22	\$ 2,666.00	\$ -	\$ -	\$ 206,742.22
2044	\$ 110,000.00	\$ 72,737.50	\$ -	\$ 6,325.00	\$ 13,720.24	\$ 2,666.00	\$ -	\$ -	\$ 205,448.74
2045	\$ 115,000.00	\$ 66,412.50	\$ -	\$ 5,775.00	\$ 13,994.64	\$ 2,666.00	\$ -	\$ -	\$ 203,848.14
2046	\$ 125,000.00	\$ 59,800.00	\$ -	\$ 5,200.00	\$ 14,274.54	\$ 2,666.00	\$ -	\$ -	\$ 206,940.54
2047	\$ 130,000.00	\$ 52,612.50	\$ -	\$ 4,575.00	\$ 14,560.03	\$ 2,666.00	\$ -	\$ -	\$ 204,413.53
2048	\$ 140,000.00	\$ 45,137.50	\$ -	\$ 3,925.00	\$ 14,851.23	\$ 2,666.00	\$ -	\$ -	\$ 206,579.73
2049	\$ 150,000.00	\$ 37,087.50	\$ -	\$ 3,225.00	\$ 15,148.25	\$ 2,666.00	\$ -	\$ -	\$ 208,126.75
2050	\$ 155,000.00	\$ 28,462.50	\$ -	\$ 2,475.00	\$ 15,451.22	\$ 2,666.00	\$ -	\$ -	\$ 204,054.72
2051	\$ 165,000.00	\$ 19,550.00	\$ -	\$ 1,700.00	\$ 15,760.24	\$ 2,666.00	\$ -	\$ -	\$ 204,676.24
2052	\$ 175,000.00	\$ 10,062.50	\$ -	\$ 875.00	\$ 16,075.45	\$ 2,666.00	\$ (188,261.00)	\$ -	\$ 16,417.95
Total	\$ 2,575,000.00	\$ 2,925,643.75	\$ (36,024.91)	\$ 252,300.00	\$ 367,233.70	\$ 79,980.00	\$ (188,261.00)	\$ -	\$ 5,975,871.54

Notes:

[a] Annual Installment due 1/31/22 to be paid from Improvement Area #4 Bond capitalized interest.

[b] 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.

[c] 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.

EXHIBIT J-1 – IMPROVEMENT AREA #4-B ASSESSMENT ROLL

Property ID ¹	Improvement Area #4-B ²	
	Outstanding Assessment ³	Annual Installment Due 1/31/2023
Improvement Area #4-B Initial Parcel	\$ 10,885,000.00	\$ 724,413.47
Total	\$ 10,885,000.00	\$ 724,413.47

Footnotes:

- 1) The Improvement Area #4-B Initial Parcel is wholly contained within Property ID 79963.
- 2) Totals may not match the total outstanding Assessment or Annual Installment due to rounding.
- 3) Outstanding Assessment prior to 1/31/2023 Annual Installment.

EXHIBIT J-2 – IMPROVEMENT AREA #4-B ANNUAL INSTALLMENTS

Annual Installment Due 1/31	Administrative Expenses								Total Annual Installment ^[c]
	Principal	Interest ^[b]	Capitalized Interest	Additional Interest	Administrative Costs	Maintenance and Operation Costs	Reserve Fund		
2022 ^[a]	\$ -	\$ 152,508.30	\$ (152,508.30)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2023	\$ -	\$ 616,887.50	\$ -	\$ 54,425.00	\$ 37,724.97	\$ 15,376.00	\$ -	\$ -	\$ 724,413.47
2024	\$ 155,000.00	\$ 616,887.50	\$ -	\$ 54,425.00	\$ 38,479.47	\$ 15,376.00	\$ -	\$ -	\$ 880,167.97
2025	\$ 165,000.00	\$ 609,137.50	\$ -	\$ 53,650.00	\$ 39,249.06	\$ 15,376.00	\$ -	\$ -	\$ 882,412.56
2026	\$ 170,000.00	\$ 600,887.50	\$ -	\$ 52,825.00	\$ 40,034.04	\$ 15,376.00	\$ -	\$ -	\$ 879,122.54
2027	\$ 180,000.00	\$ 592,387.50	\$ -	\$ 51,975.00	\$ 40,834.72	\$ 15,376.00	\$ -	\$ -	\$ 880,573.22
2028	\$ 190,000.00	\$ 583,387.50	\$ -	\$ 51,075.00	\$ 41,651.41	\$ 15,376.00	\$ -	\$ -	\$ 881,489.91
2029	\$ 200,000.00	\$ 573,175.00	\$ -	\$ 50,125.00	\$ 42,484.44	\$ 15,376.00	\$ -	\$ -	\$ 881,160.44
2030	\$ 210,000.00	\$ 562,425.00	\$ -	\$ 49,125.00	\$ 43,334.13	\$ 15,376.00	\$ -	\$ -	\$ 880,260.13
2031	\$ 225,000.00	\$ 551,137.50	\$ -	\$ 48,075.00	\$ 44,200.81	\$ 15,376.00	\$ -	\$ -	\$ 883,789.31
2032	\$ 235,000.00	\$ 539,043.76	\$ -	\$ 46,950.00	\$ 45,084.83	\$ 15,376.00	\$ -	\$ -	\$ 881,454.59
2033	\$ 250,000.00	\$ 526,412.50	\$ -	\$ 45,775.00	\$ 45,986.53	\$ 15,376.00	\$ -	\$ -	\$ 883,550.03
2034	\$ 265,000.00	\$ 512,037.50	\$ -	\$ 44,525.00	\$ 46,906.26	\$ 15,376.00	\$ -	\$ -	\$ 883,844.76
2035	\$ 280,000.00	\$ 496,800.00	\$ -	\$ 43,200.00	\$ 47,844.38	\$ 15,376.00	\$ -	\$ -	\$ 883,220.38
2036	\$ 295,000.00	\$ 480,700.00	\$ -	\$ 41,800.00	\$ 48,801.27	\$ 15,376.00	\$ -	\$ -	\$ 881,677.27
2037	\$ 315,000.00	\$ 463,737.50	\$ -	\$ 40,325.00	\$ 49,777.29	\$ 15,376.00	\$ -	\$ -	\$ 884,215.79
2038	\$ 330,000.00	\$ 445,625.00	\$ -	\$ 38,750.00	\$ 50,772.84	\$ 15,376.00	\$ -	\$ -	\$ 880,523.84
2039	\$ 350,000.00	\$ 426,650.00	\$ -	\$ 37,100.00	\$ 51,788.30	\$ 15,376.00	\$ -	\$ -	\$ 880,914.30
2040	\$ 375,000.00	\$ 406,525.00	\$ -	\$ 35,350.00	\$ 52,824.06	\$ 15,376.00	\$ -	\$ -	\$ 885,075.06
2041	\$ 395,000.00	\$ 384,962.50	\$ -	\$ 33,475.00	\$ 53,880.54	\$ 15,376.00	\$ -	\$ -	\$ 882,694.04
2042	\$ 420,000.00	\$ 362,250.00	\$ -	\$ 31,500.00	\$ 54,958.15	\$ 15,376.00	\$ -	\$ -	\$ 884,084.15
2043	\$ 445,000.00	\$ 338,100.00	\$ -	\$ 29,400.00	\$ 56,057.32	\$ 15,376.00	\$ -	\$ -	\$ 883,933.32
2044	\$ 470,000.00	\$ 312,512.50	\$ -	\$ 27,175.00	\$ 57,178.46	\$ 15,376.00	\$ -	\$ -	\$ 882,241.96
2045	\$ 500,000.00	\$ 285,487.50	\$ -	\$ 24,825.00	\$ 58,322.03	\$ 15,376.00	\$ -	\$ -	\$ 884,010.53
2046	\$ 530,000.00	\$ 256,737.50	\$ -	\$ 22,325.00	\$ 59,488.47	\$ 15,376.00	\$ -	\$ -	\$ 883,926.97
2047	\$ 565,000.00	\$ 226,262.50	\$ -	\$ 19,675.00	\$ 60,678.24	\$ 15,376.00	\$ -	\$ -	\$ 886,991.74
2048	\$ 595,000.00	\$ 193,775.00	\$ -	\$ 16,850.00	\$ 61,891.81	\$ 15,376.00	\$ -	\$ -	\$ 882,892.81
2049	\$ 635,000.00	\$ 159,562.50	\$ -	\$ 13,875.00	\$ 63,129.64	\$ 15,376.00	\$ -	\$ -	\$ 886,943.14
2050	\$ 670,000.00	\$ 123,050.00	\$ -	\$ 10,700.00	\$ 64,392.24	\$ 15,376.00	\$ -	\$ -	\$ 883,518.24
2051	\$ 715,000.00	\$ 84,525.00	\$ -	\$ 7,350.00	\$ 65,680.08	\$ 15,376.00	\$ -	\$ -	\$ 887,931.08
2052	\$ 755,000.00	\$ 43,412.50	\$ -	\$ 3,775.00	\$ 66,993.68	\$ 15,376.00	\$ (795,814.00)	\$ -	\$ 88,743.18
Total	\$ 10,885,000.00	\$ 12,526,989.56	\$ (152,508.30)	\$ 1,080,400.00	\$ 1,530,429.49	\$ 461,280.00	\$ (795,814.00)	\$ -	\$ 25,535,776.75

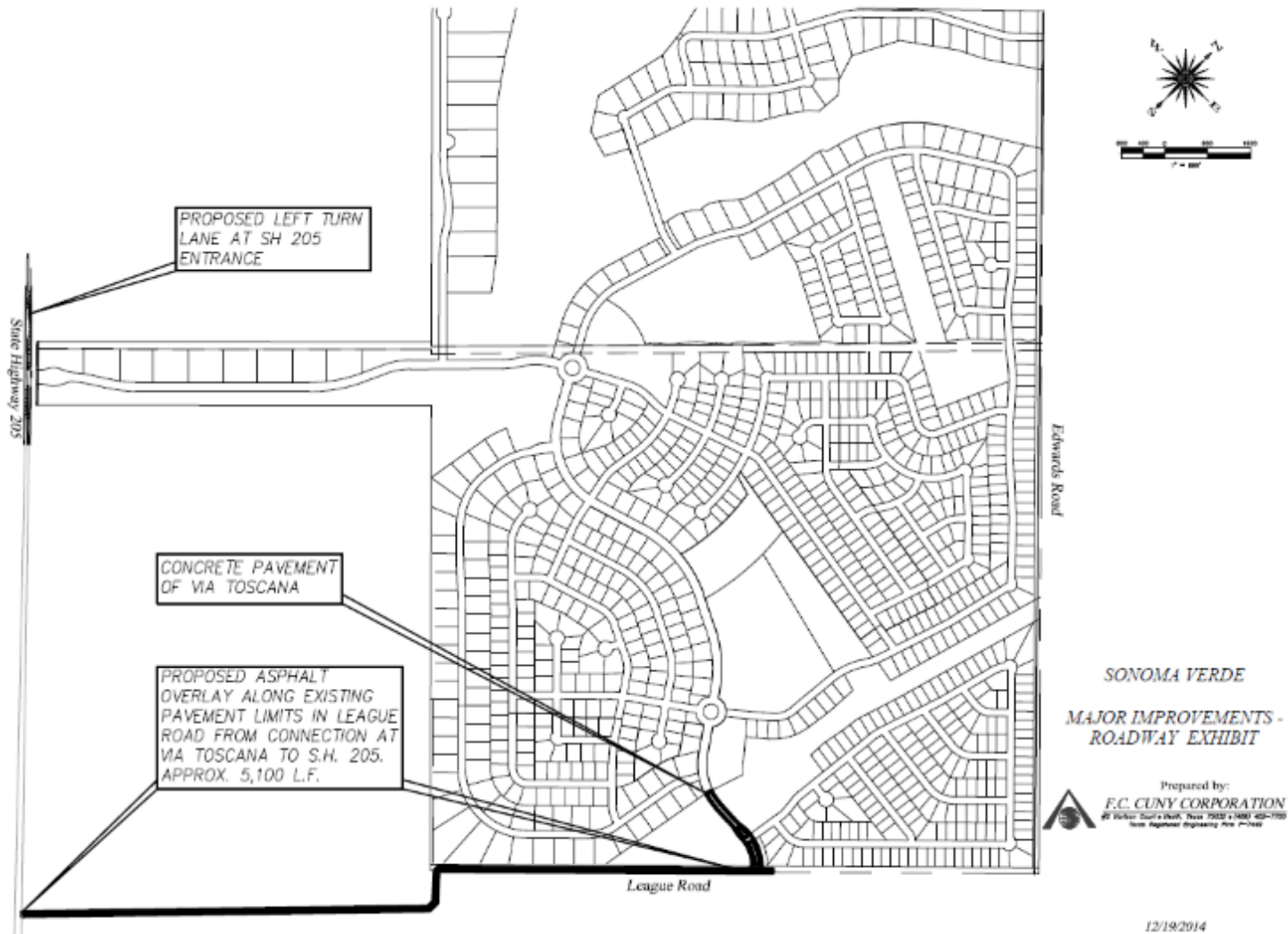
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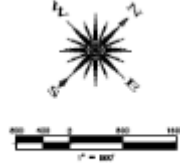
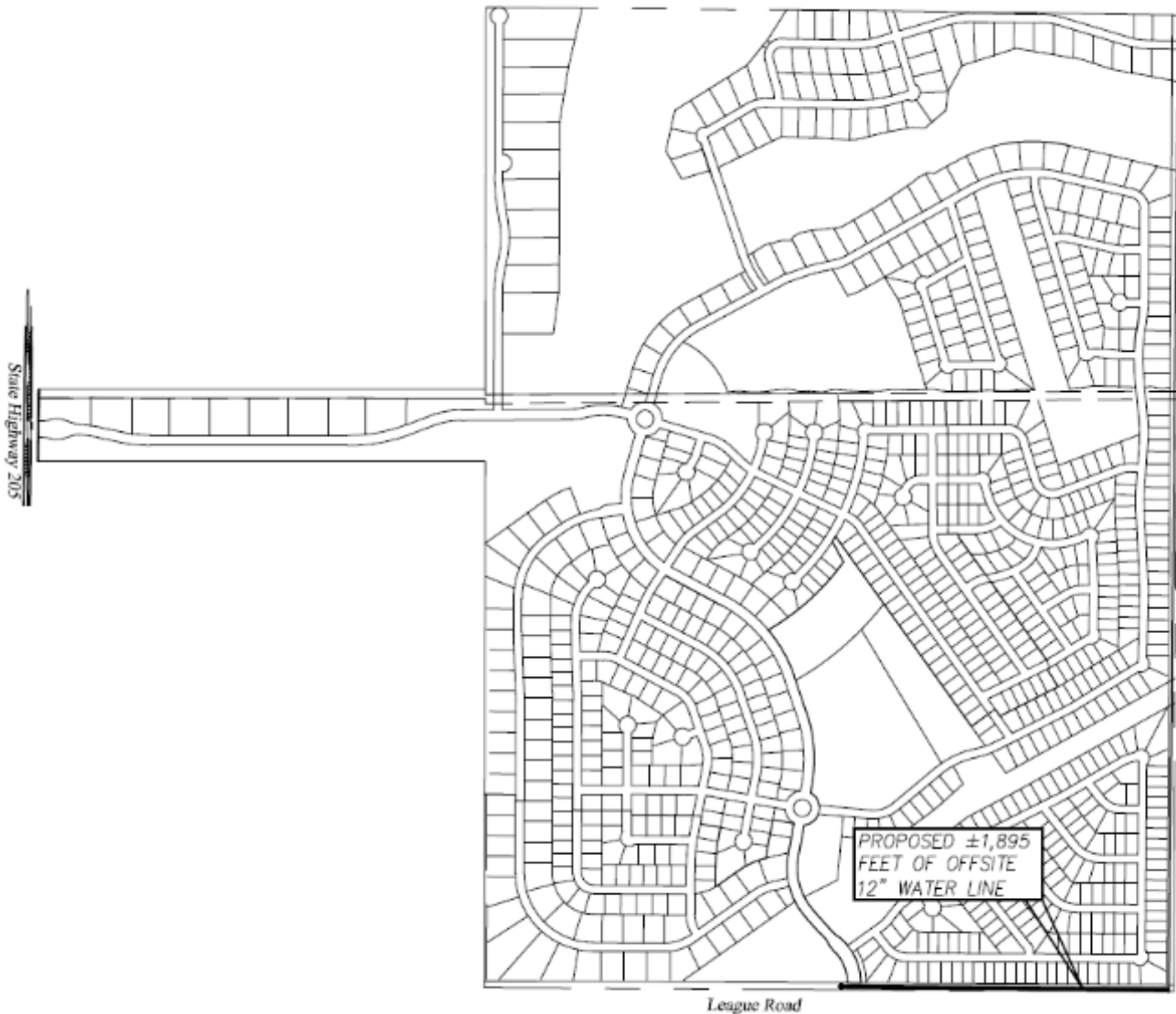
[a] Annual Installment due 1/31/22 to be paid from Improvement Area #4 Bond capitalized interest.

[b] 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.

[c] 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.

EXHIBIT K-1 – MAPS OF MAJOR IMPROVEMENTS

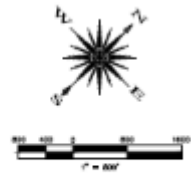
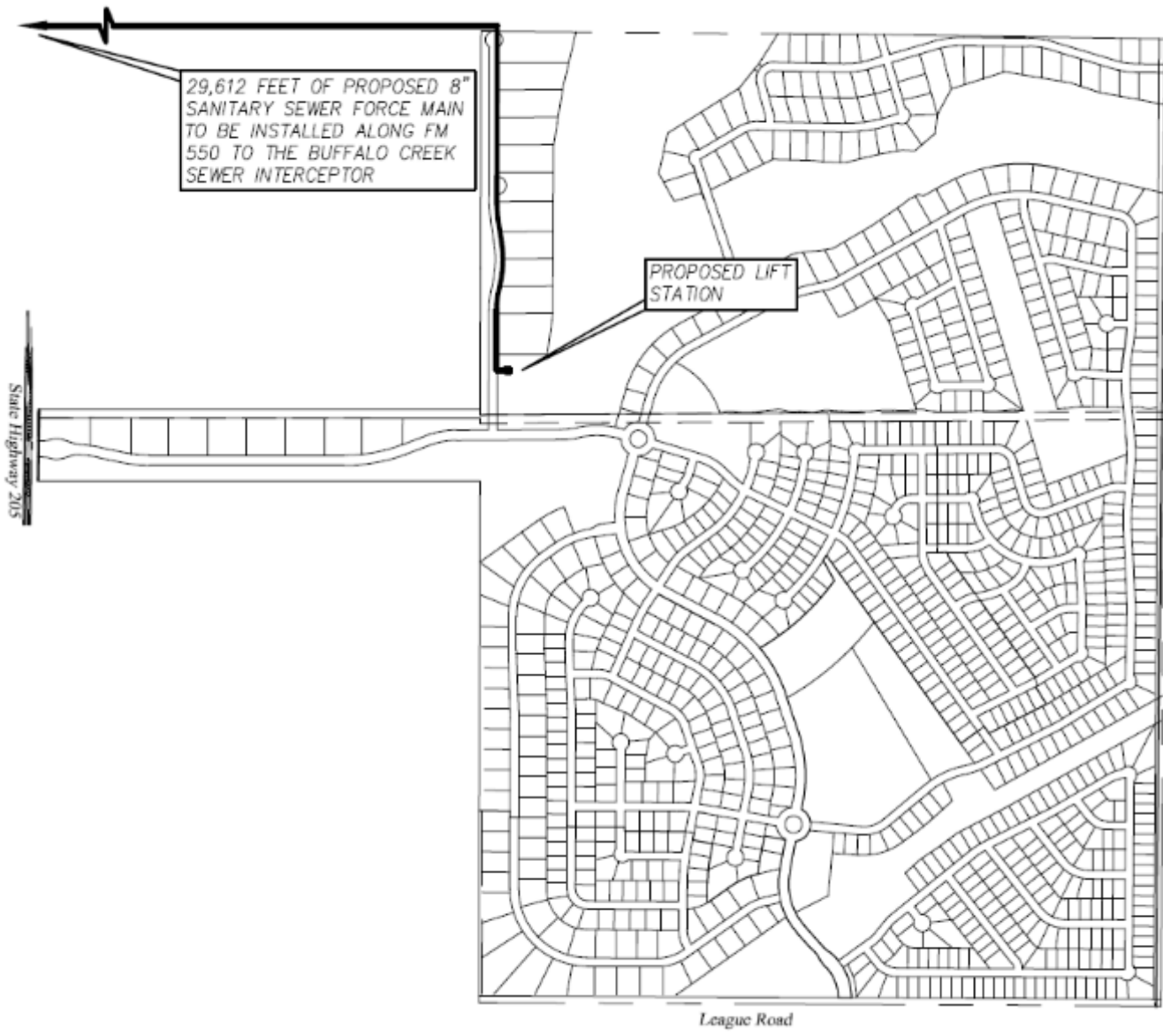




SONOMA VERDE
MAJOR IMPROVEMENTS -
WATER EXHIBIT

Prepared by:
F.C. CUNY CORPORATION
94 Wilbur Court • Ukiah, CA 95522 • (707) 482-7000
 *Civil Engineering License #1112

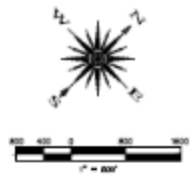
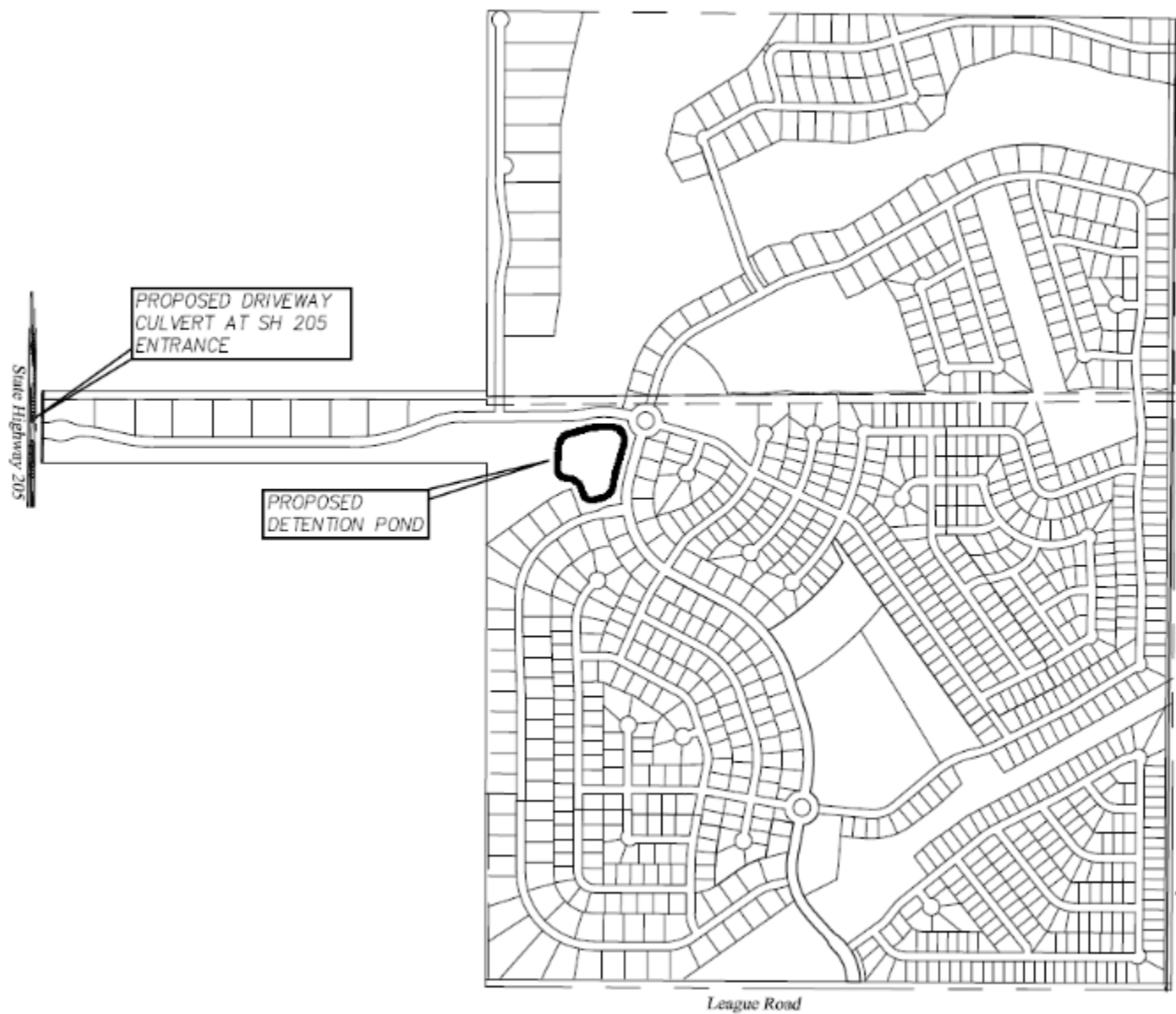
12/19/2014



SONOMA VERDE
MAJOR IMPROVEMENTS -
WASTE WATER EXHIBIT

Prepared by:
F.C. CUNY CORPORATION
40 Parkside Court • South, Suite 200 • 70601 • 408-7700
 Texas Registered Engineering Firm #1468

12/19/2014



SONOMA VERDE
**MAJOR IMPROVEMENTS -
 DRAINAGE EXHIBIT**

Prepared by:
F.C. CUNY CORPORATION
22 Wilbur Court • North, Suite 200 • Ukiah, CA 95522 • (707) 432-7700
 State Registered Engineering Firm # 7448

12/19/2014

EXHIBIT K-2 – MAPS OF PHASE 1 IMPROVEMENTS







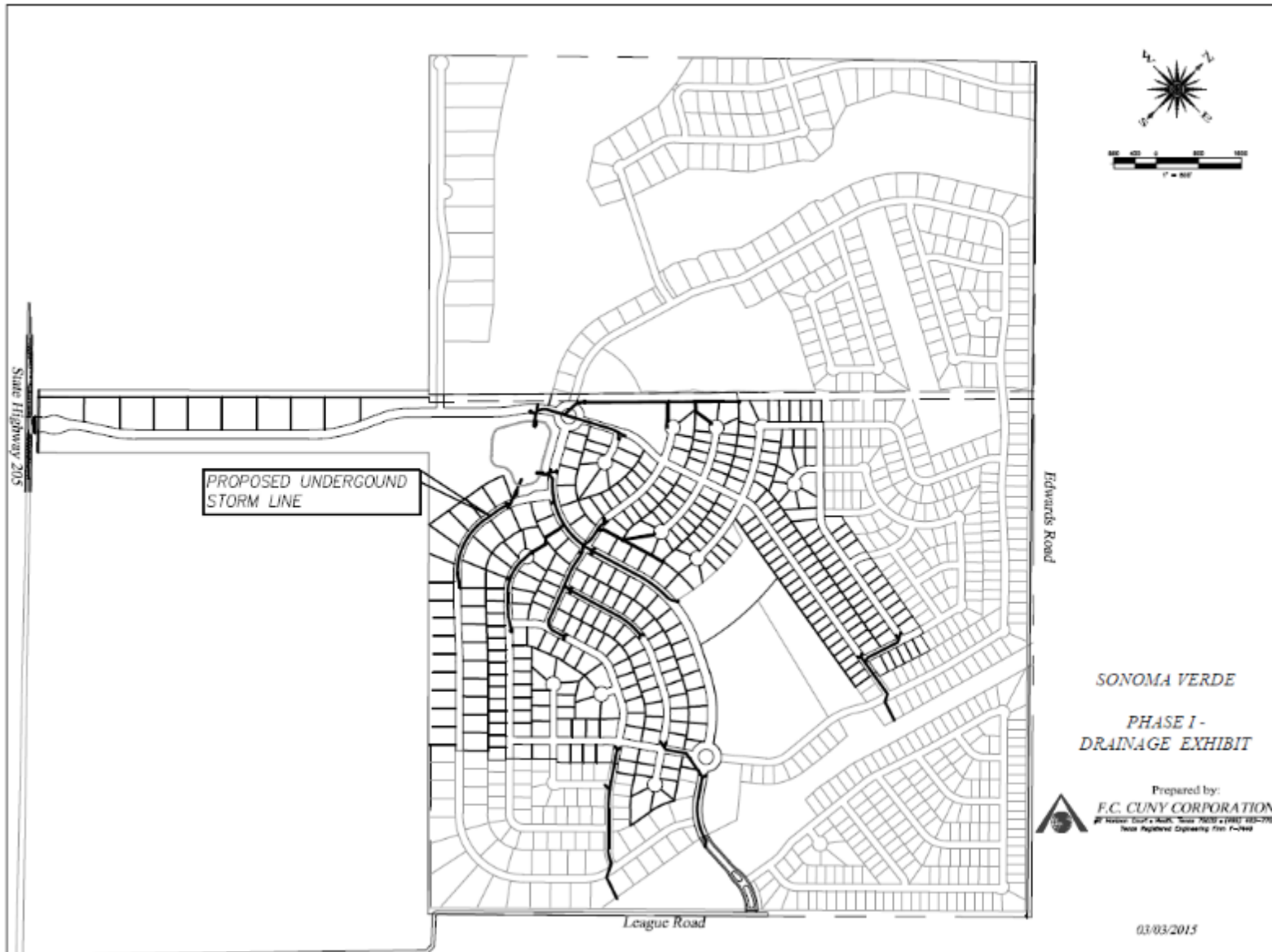
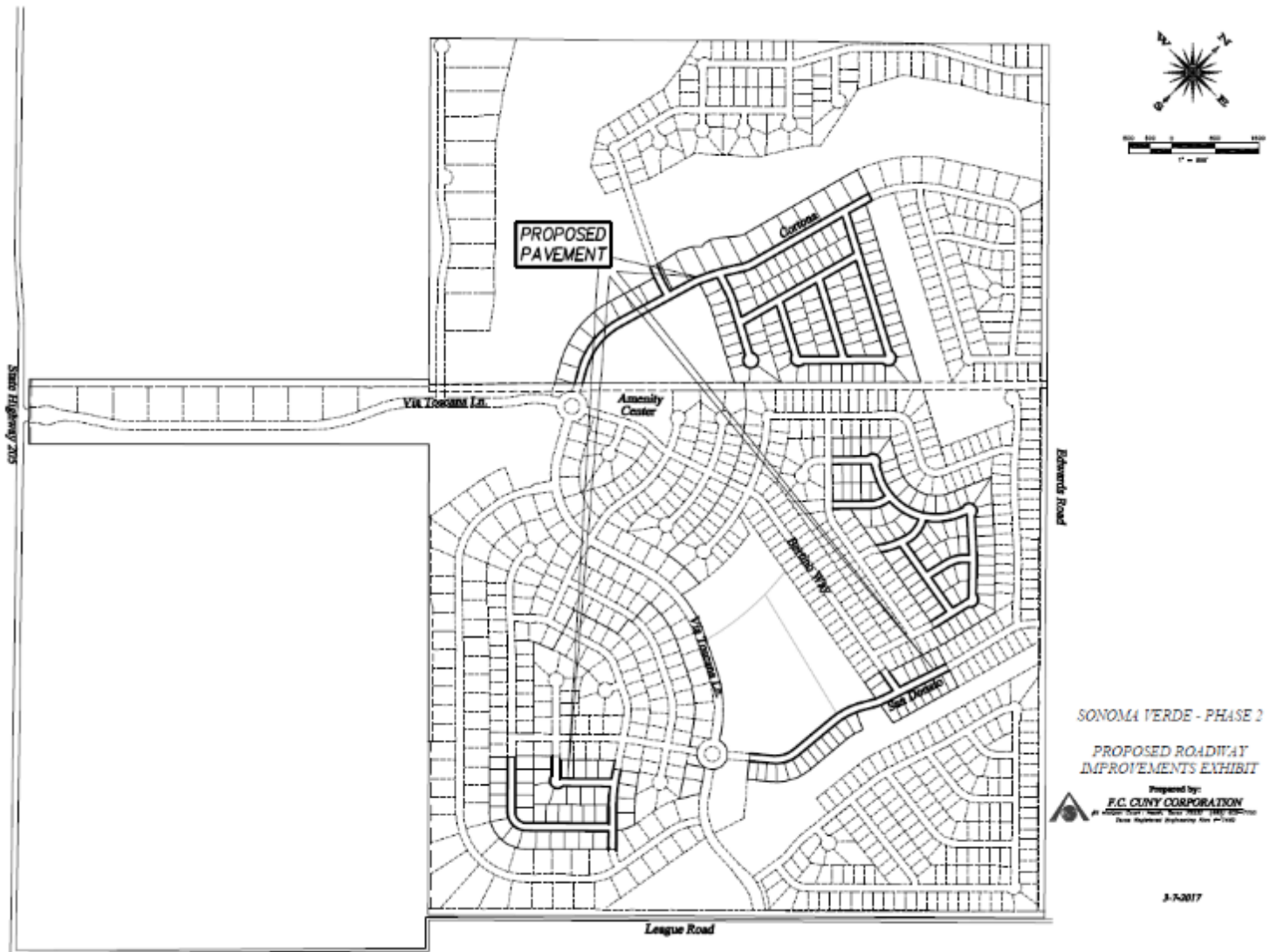
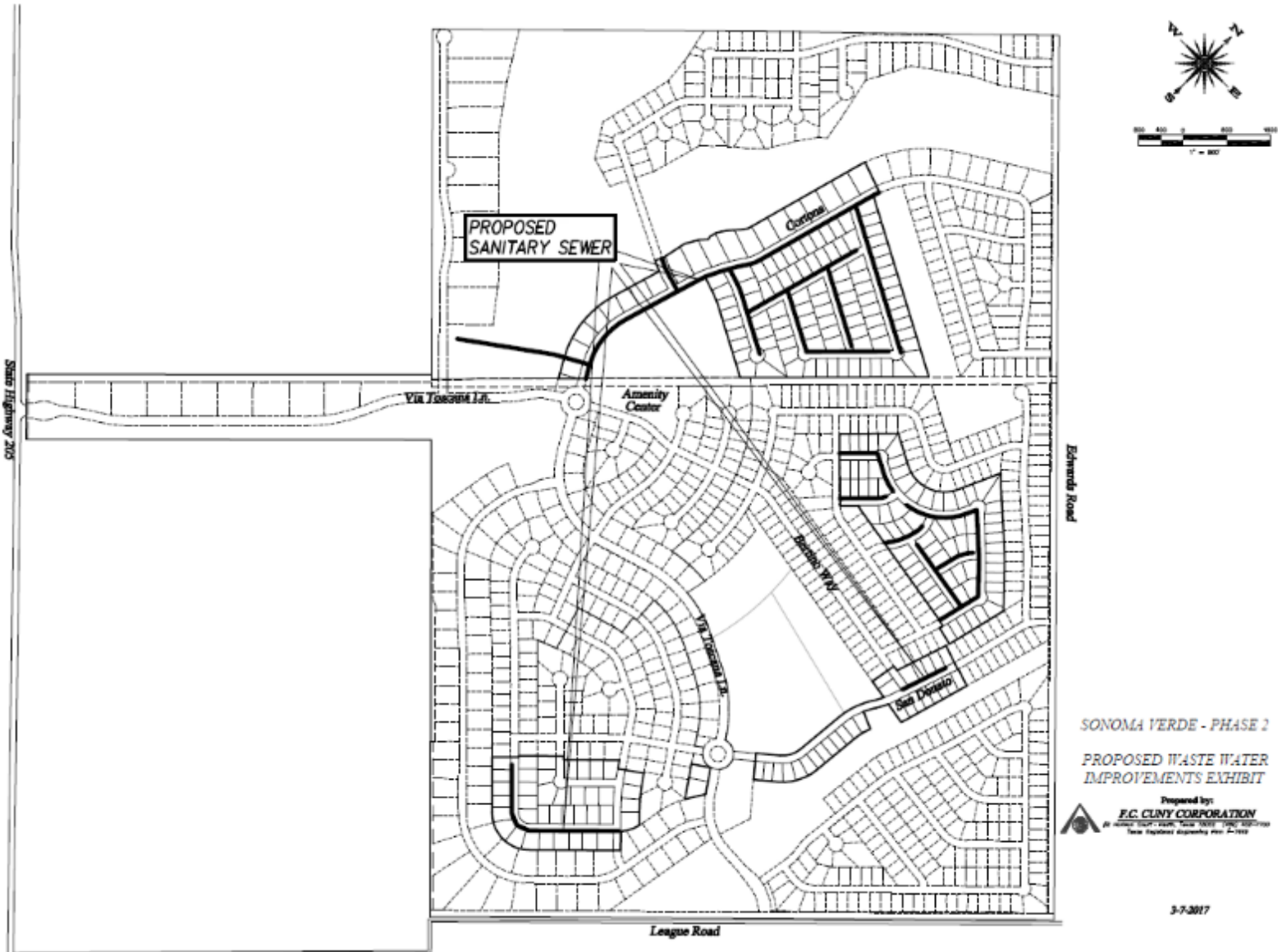


EXHIBIT K-3 – MAPS OF PHASE 2 IMPROVEMENTS







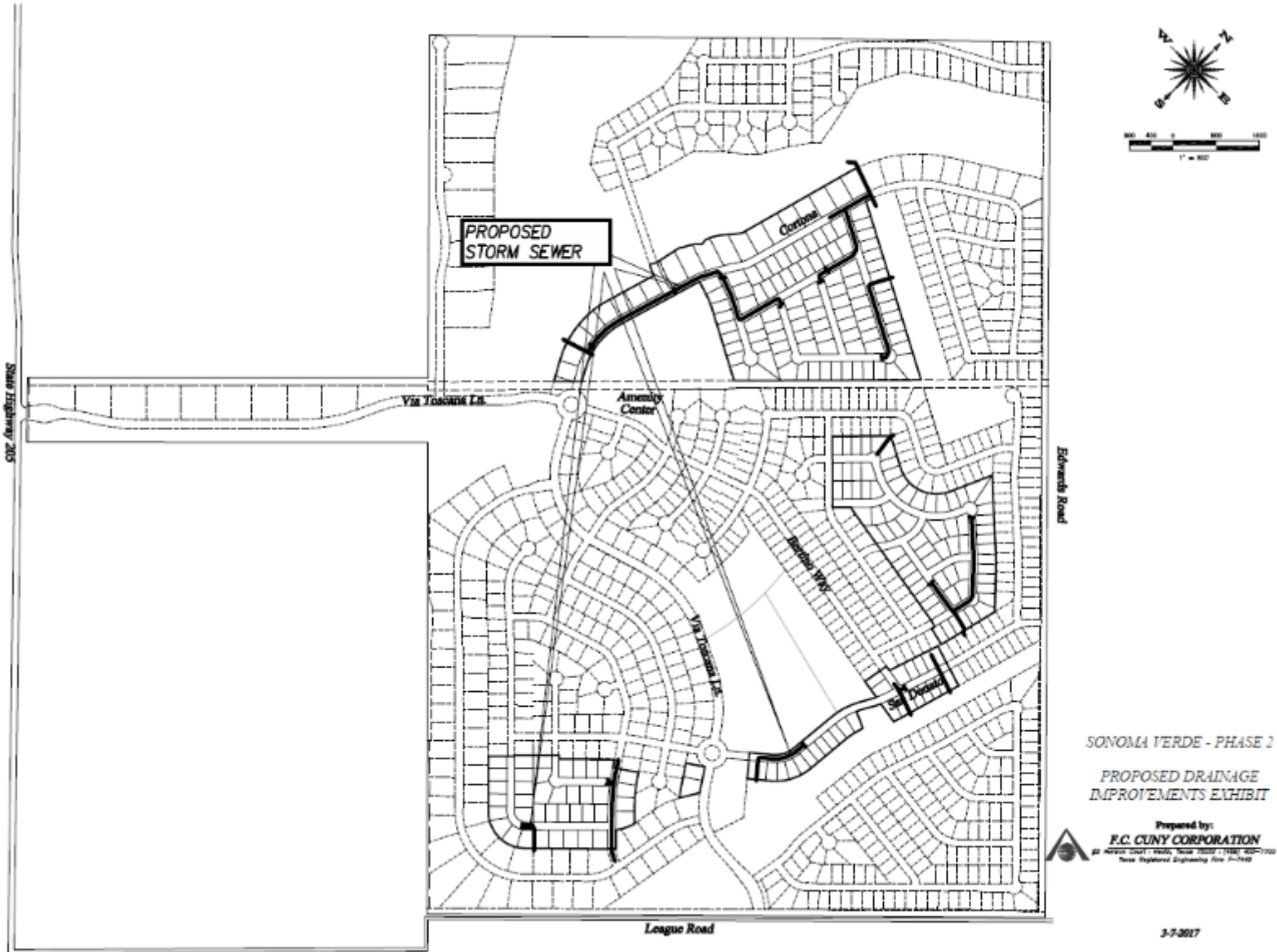
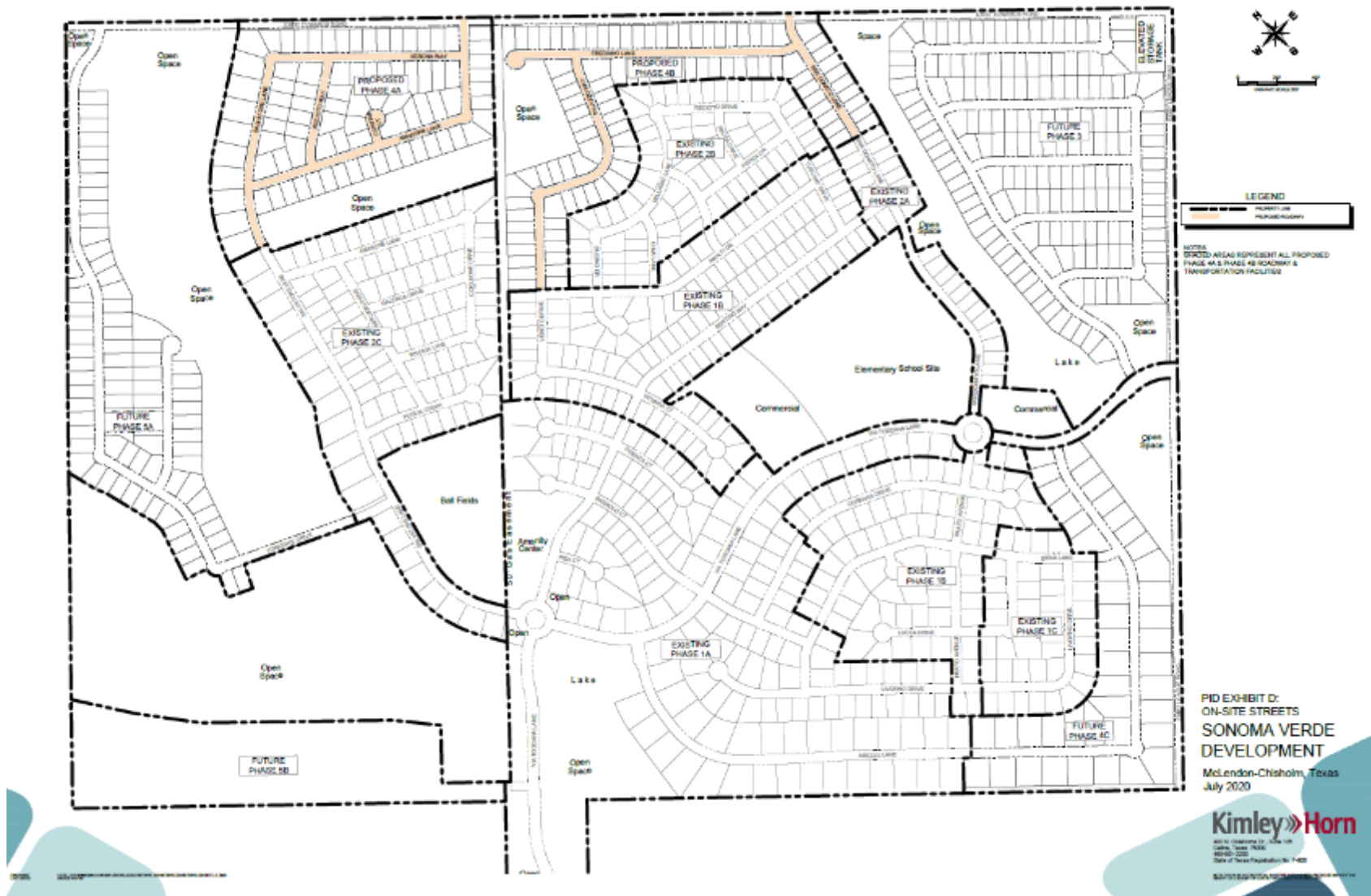
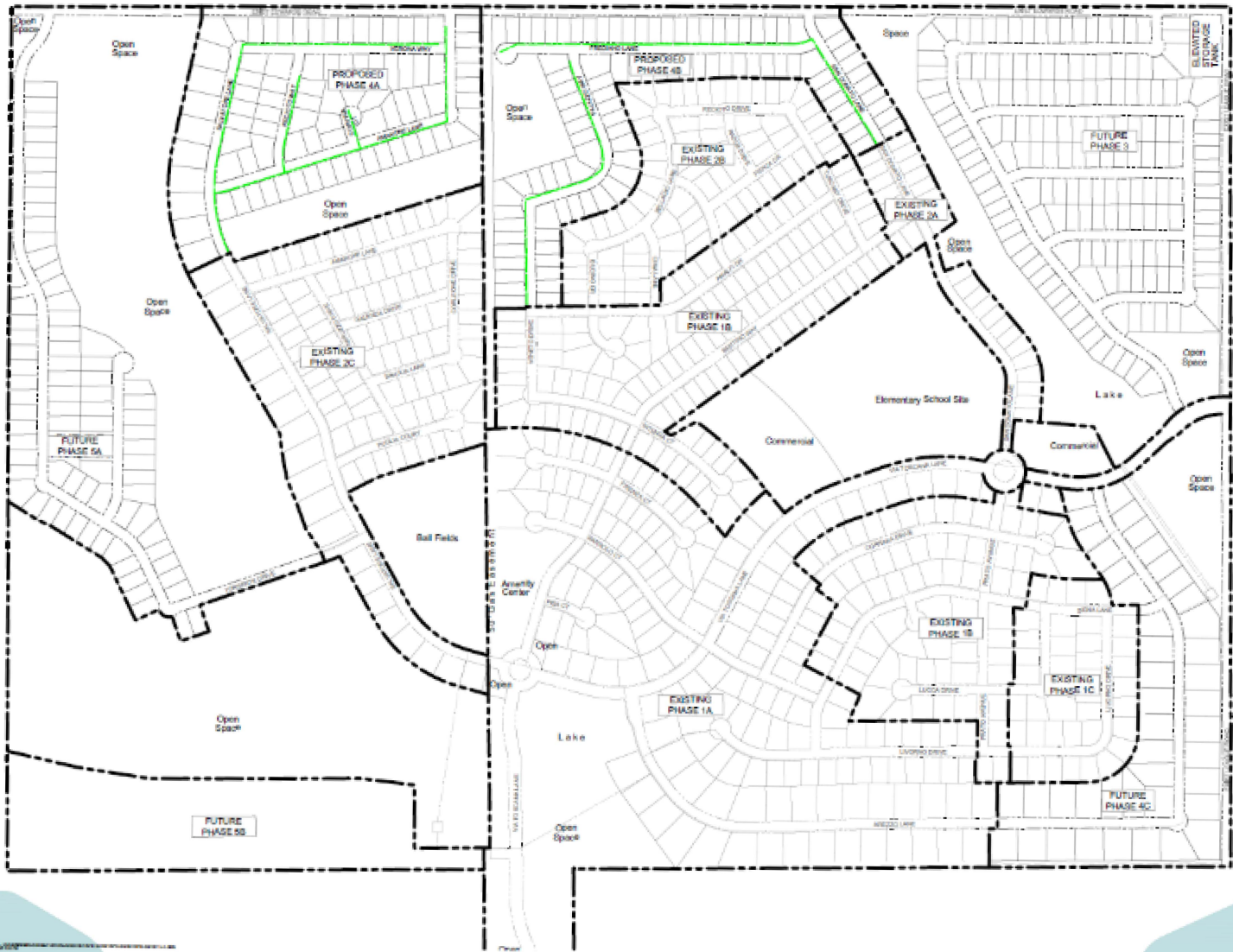


EXHIBIT K-4 – MAPS OF IMPROVEMENT AREA #3 IMPROVEMENTS



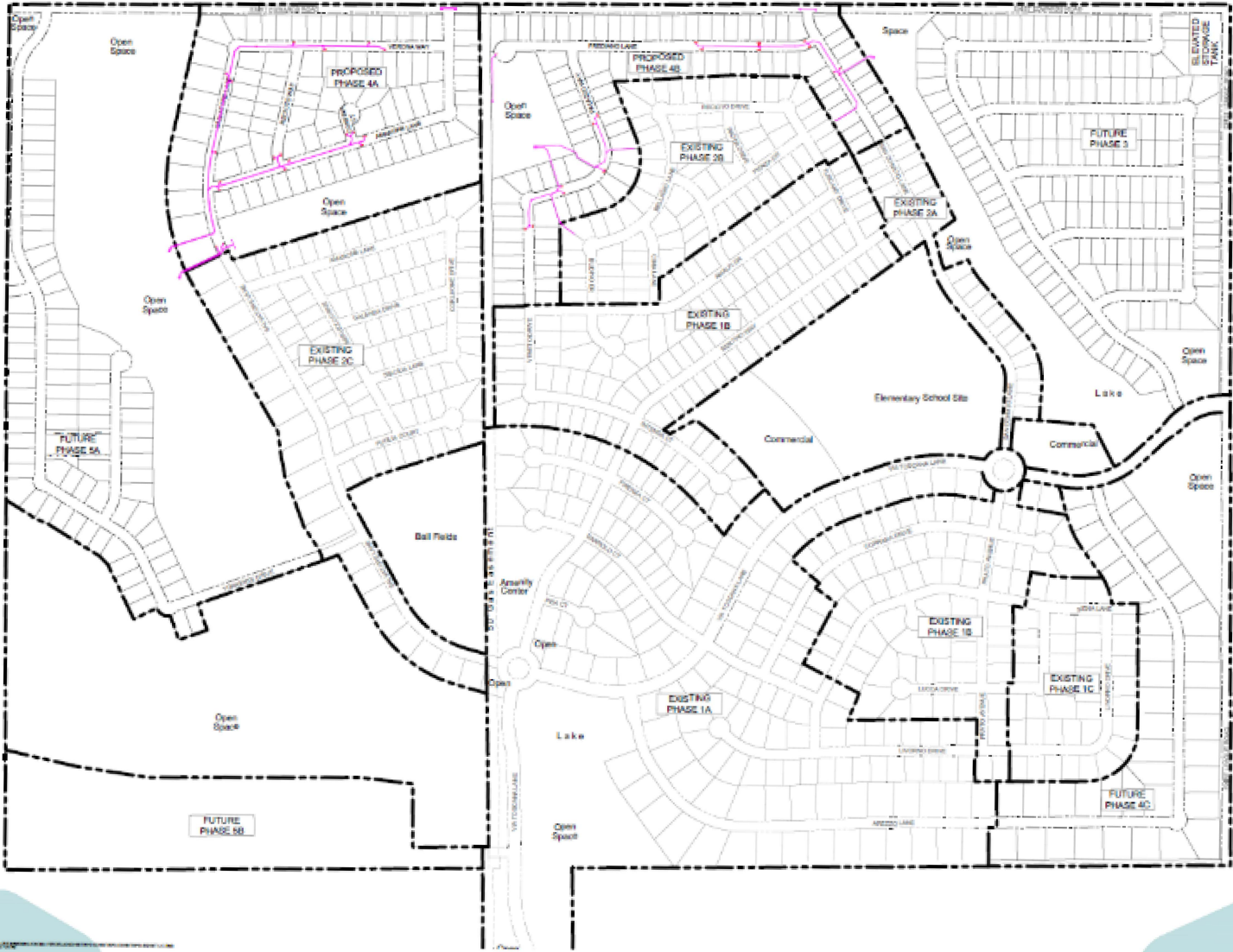


UTILITY LEGEND

	PROPERTY LINE
	PROPOSED SANITARY SEWER LINE
	EXISTING SANITARY SEWER LINE

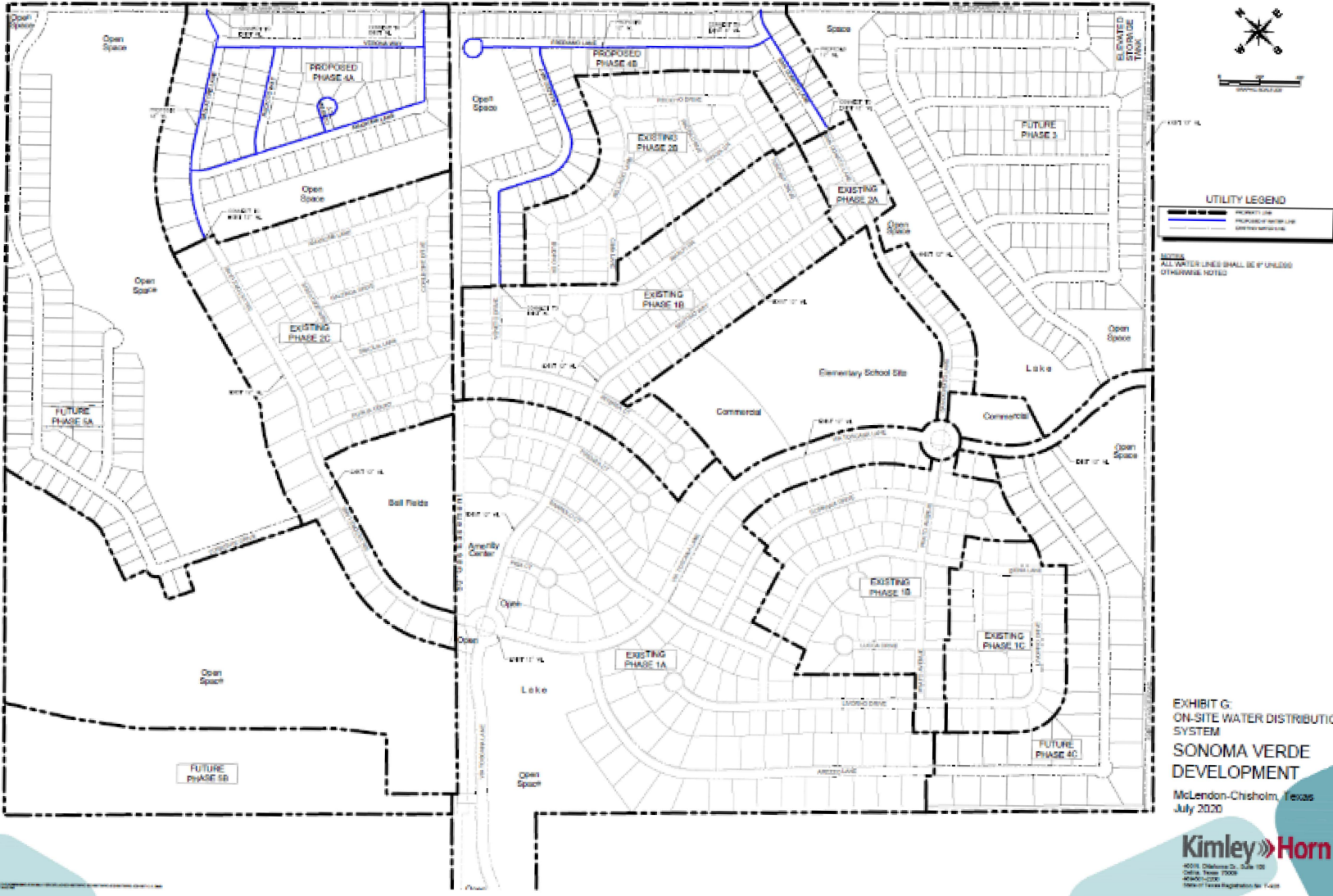
PID EXHIBIT E:
 ON-SITE SANITARY SEWER
 SONOMA VERDE
 DEVELOPMENT
 McLendon-Chisholm, Texas
 July 2020

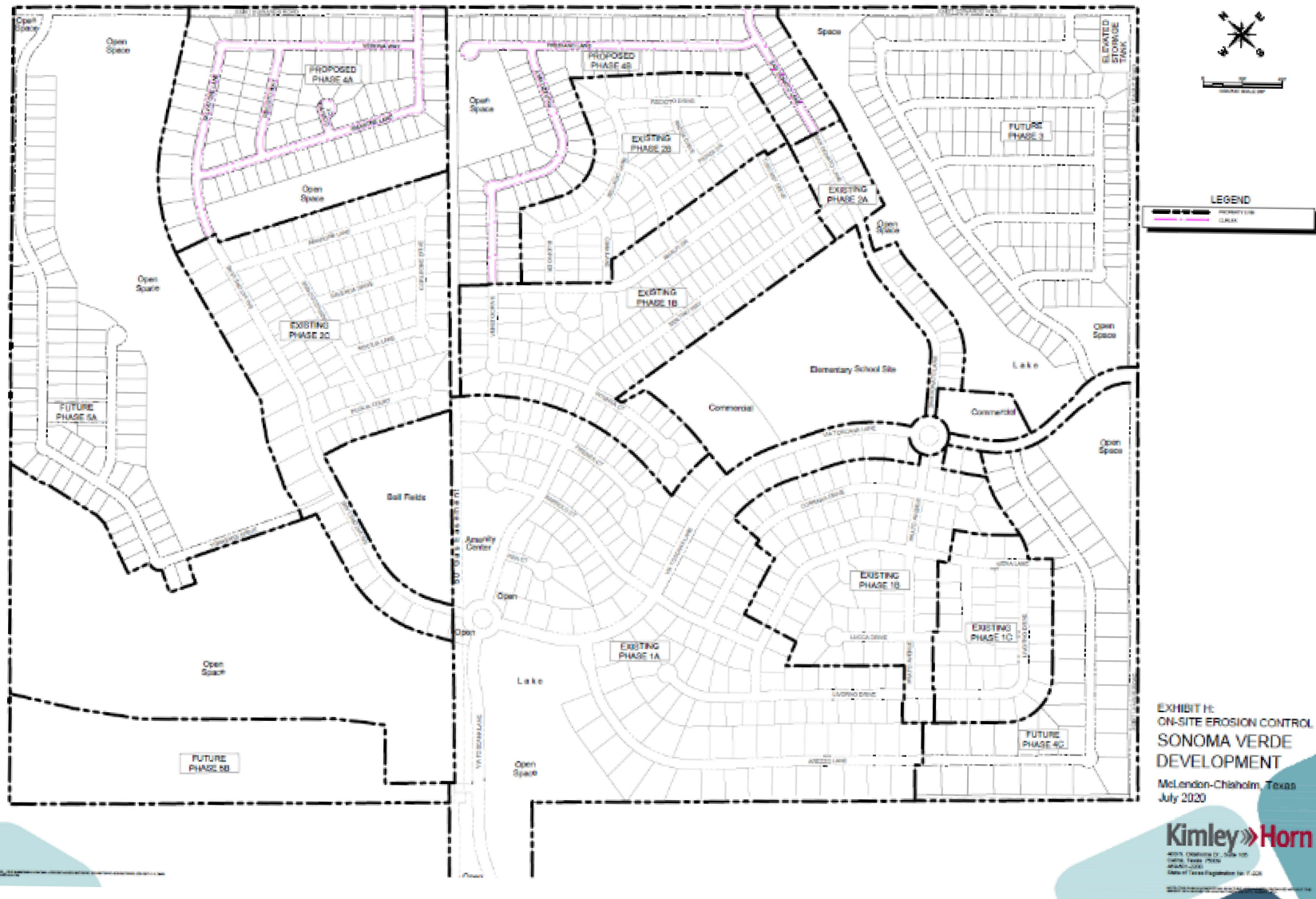


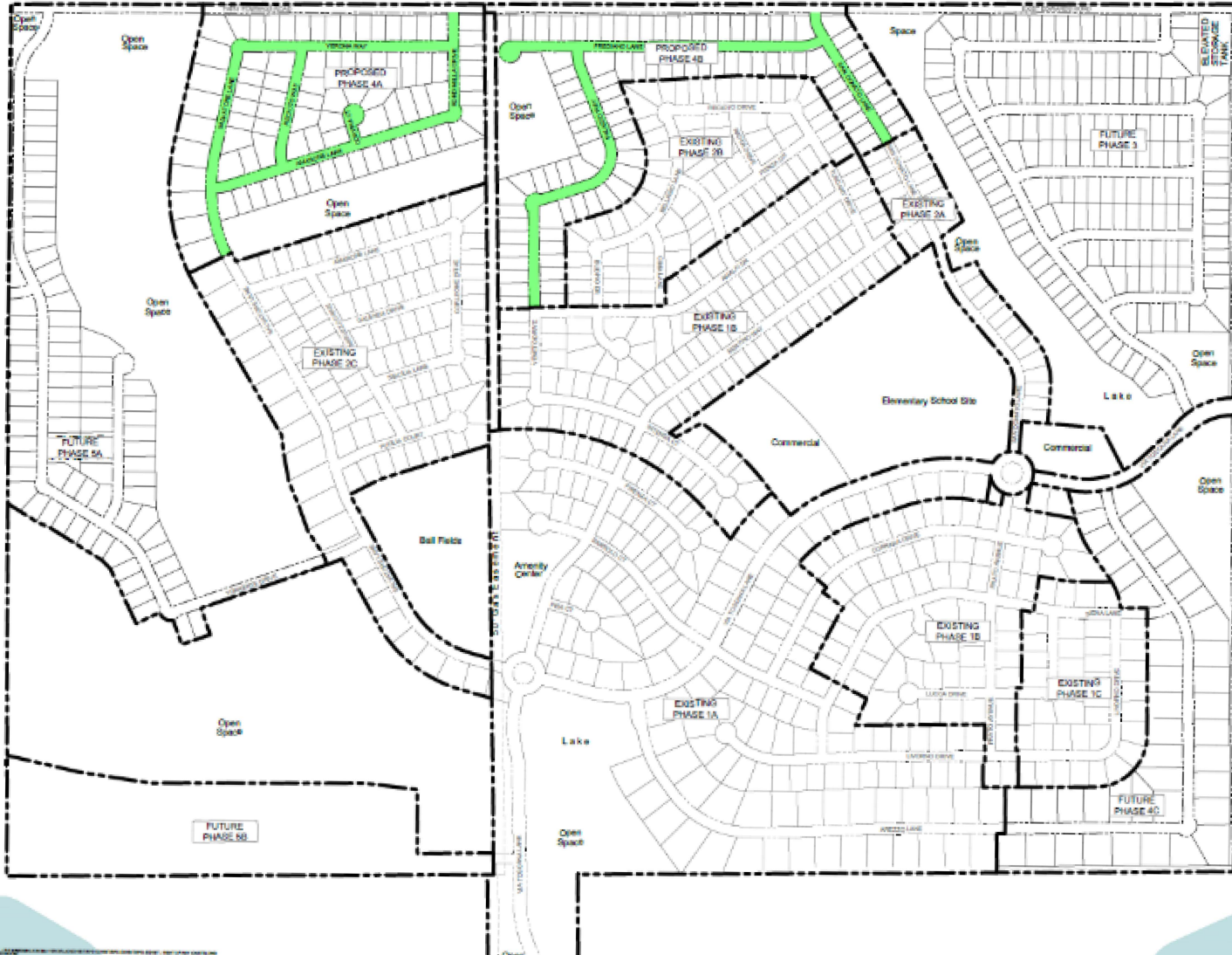


PID EXHIBIT F:
 ON-SITE STORM SEWER
**SONOMA VERDE
 DEVELOPMENT**
 McLendon-Chisholm, Texas
 July 2020









LEGEND

PROPOSED PHASE
EXISTING PHASE

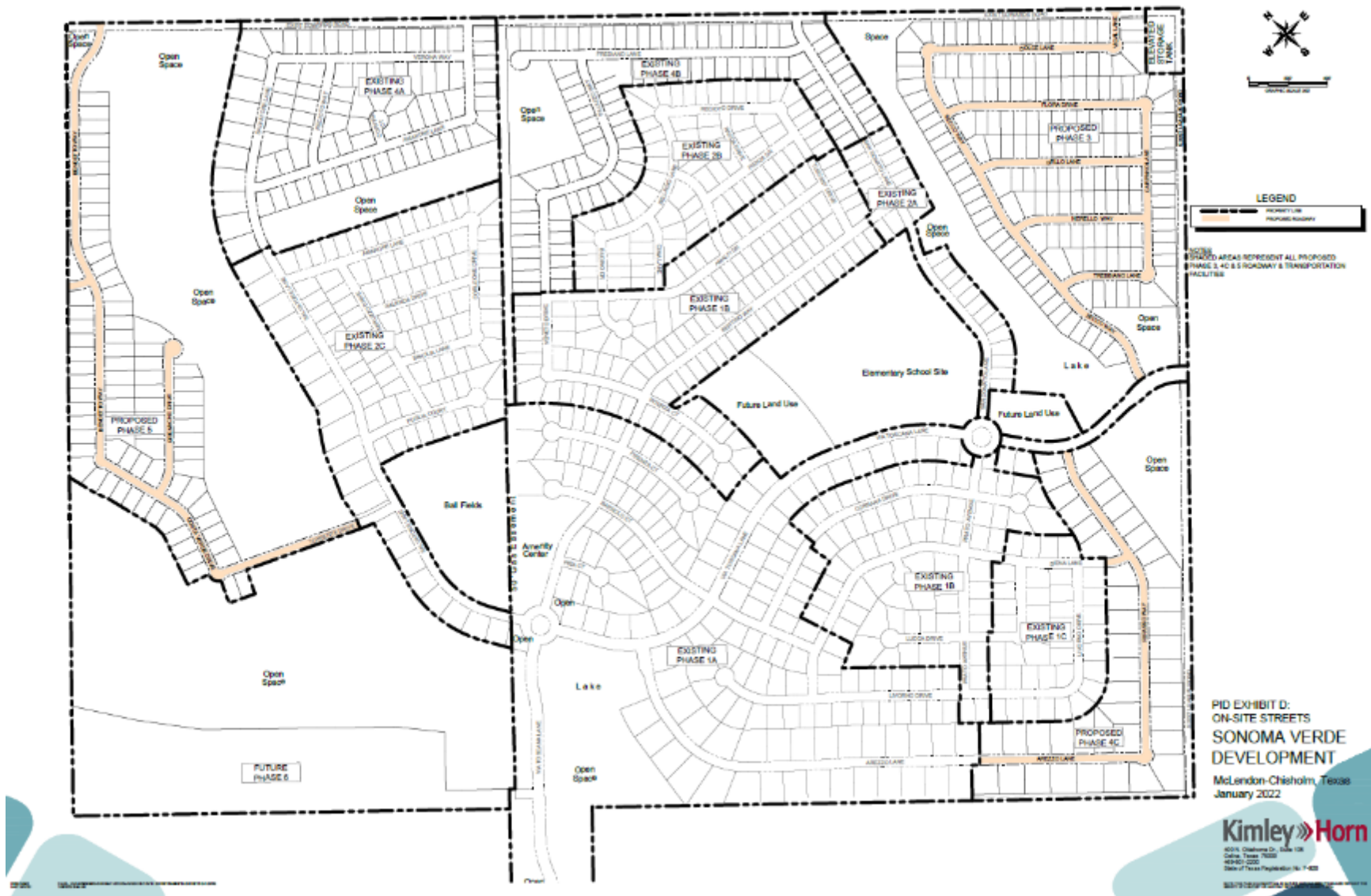
NOTE:
DASHED AREAS REPRESENT ALL REQUIRED
ON-SITE RIGHT-OF-WAY DEDICATION

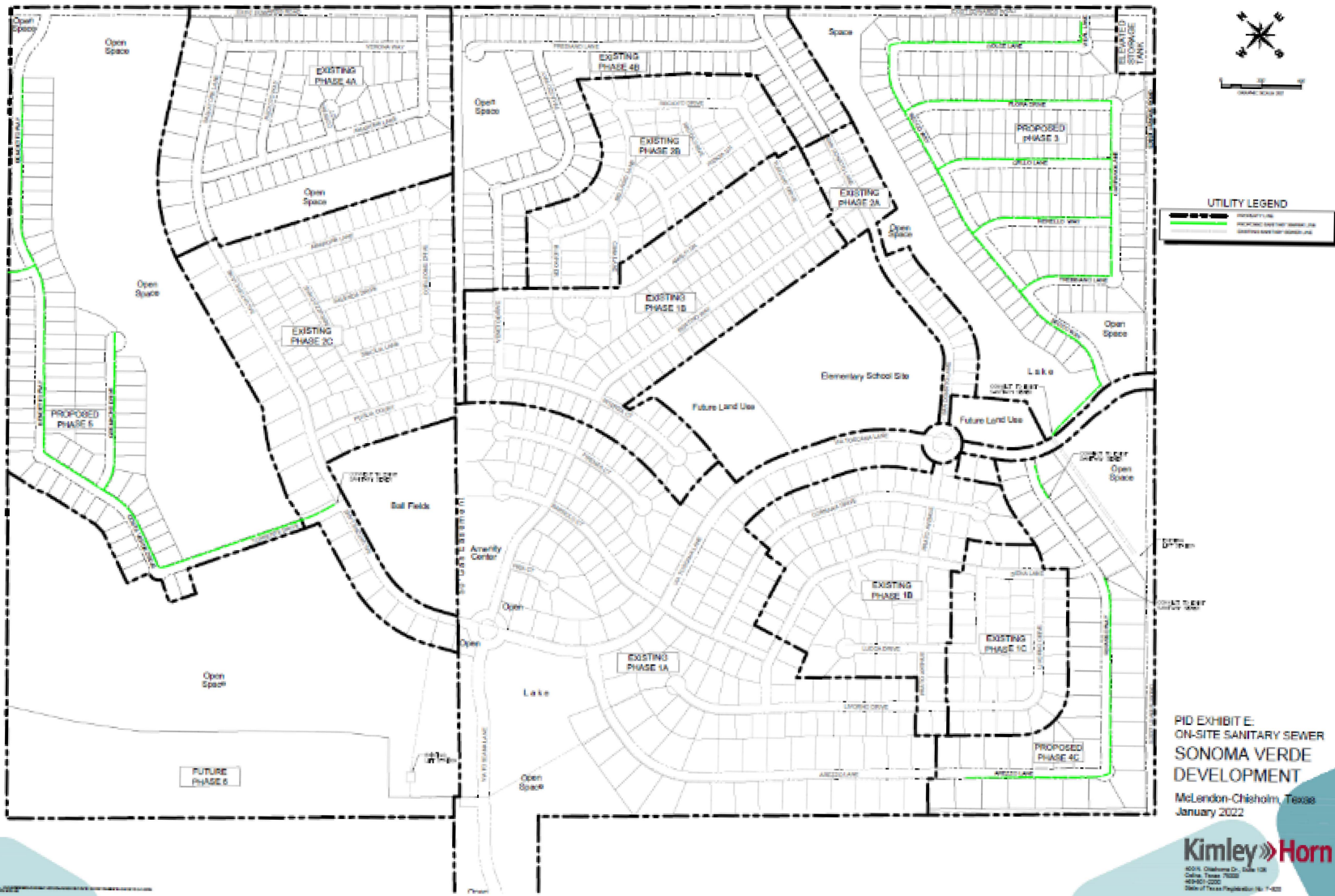
PID EXHIBIT 1:
ON-SITE RIGHT-OF-WAY
DEDICATION
**SONOMA VERDE
DEVELOPMENT**
McLendon-Chisholm, Texas
July 2020

Kimley»Horn

4018 Dallas D., Suite 100
Dallas, Texas 75239
469.901.2200
3000 West Loop South, Suite 1000
Houston, Texas 77027

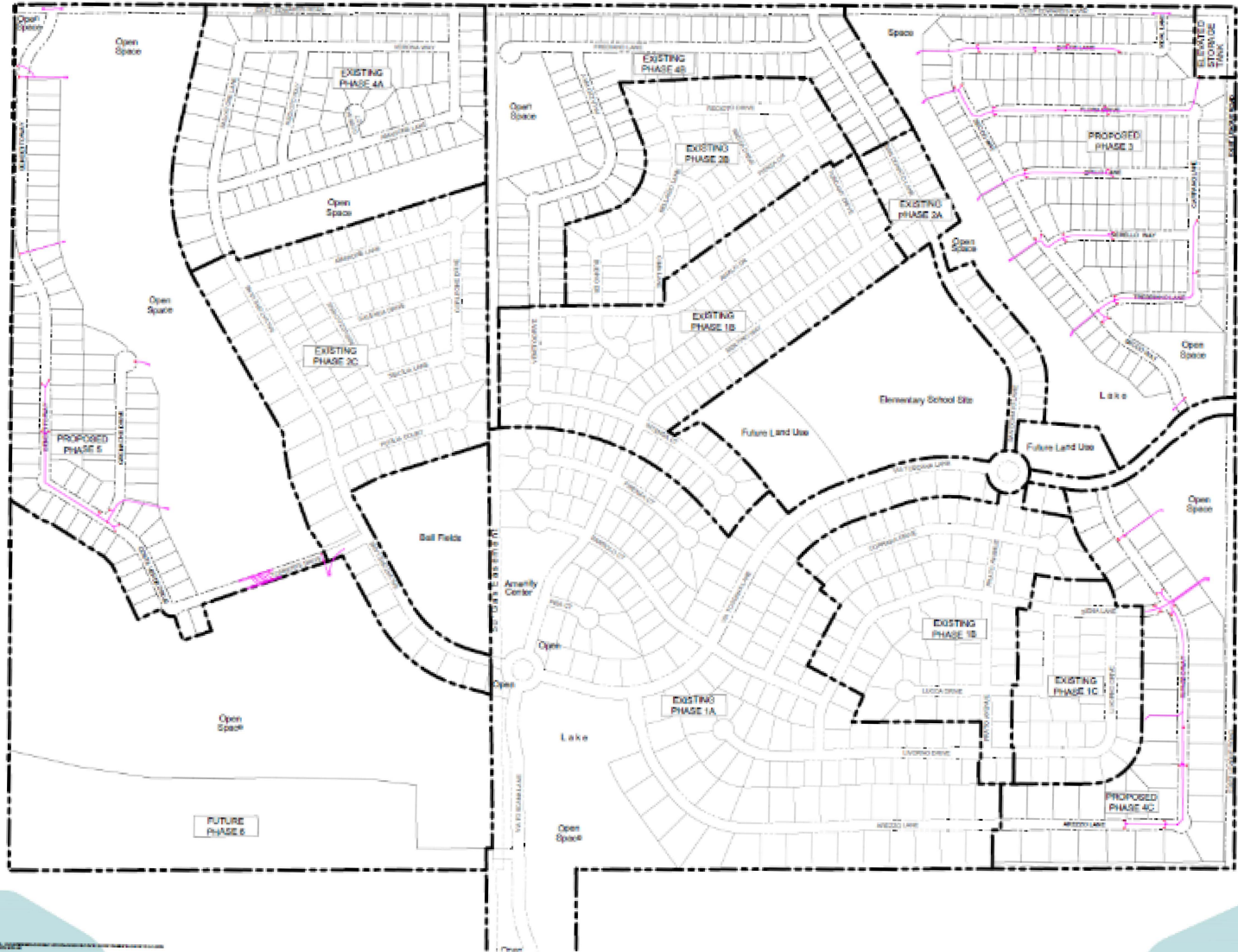
EXHIBIT K-5 – MAPS OF IMPROVEMENT AREA #4 IMPROVEMENTS





PID EXHIBIT E:
ON-SITE SANITARY SEWER
SONOMA VERDE
DEVELOPMENT
McLendon-Chisholm, Texas
January 2022





UTILITY LEGEND

	PROPERTY LINE
	UTILITY LINE

PI0 EXHIBIT F:
ON-SITE STORM SEWER
SONOMA VERDE
DEVELOPMENT
McLendon-Chisholm, Texas
January 2022

Kimley Horn
452 N. Chisholm Dr., Suite 100
Dallas, Texas 75088
409.945.2200
State of Texas Registration No. T-420
SEPTEMBER 2018

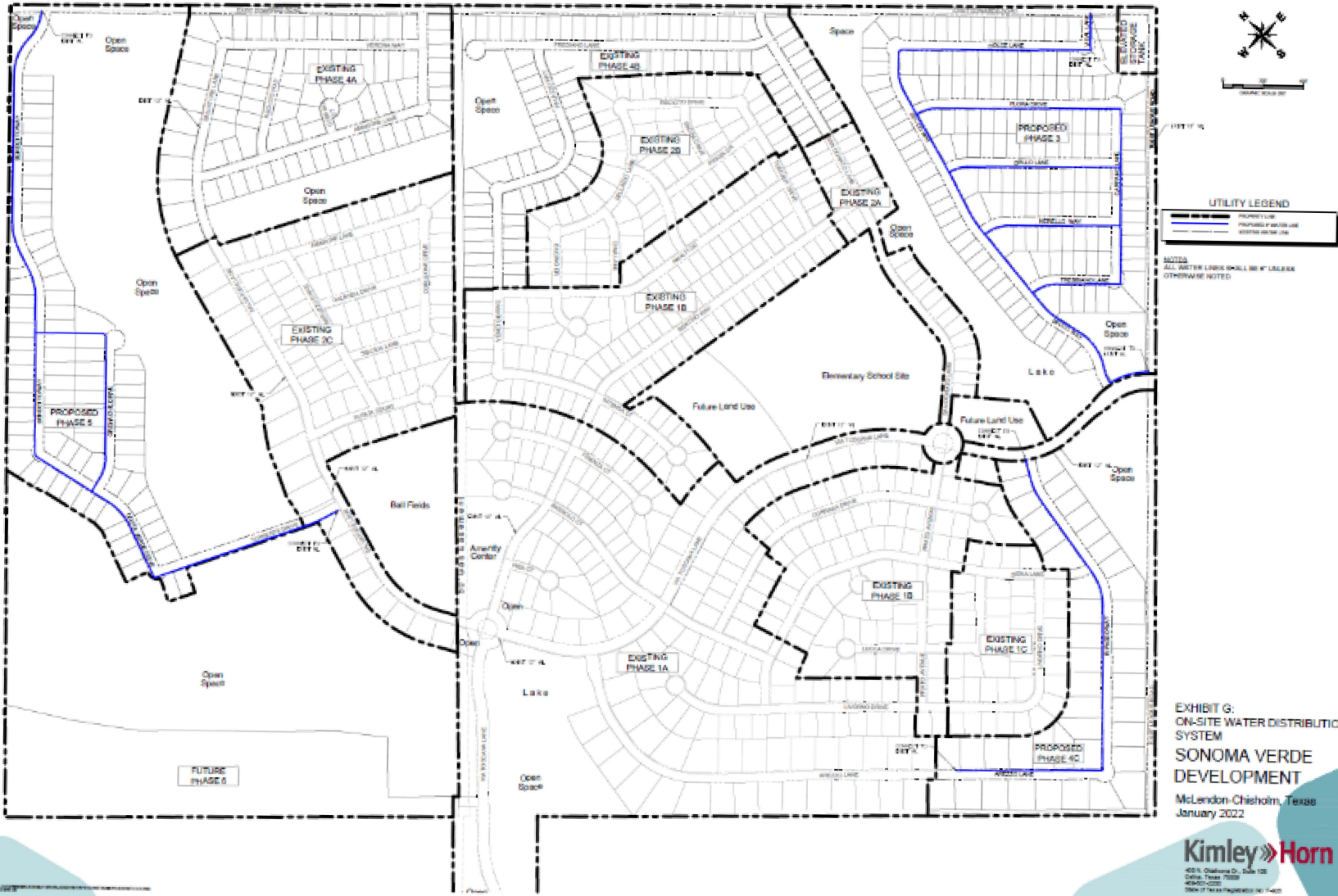
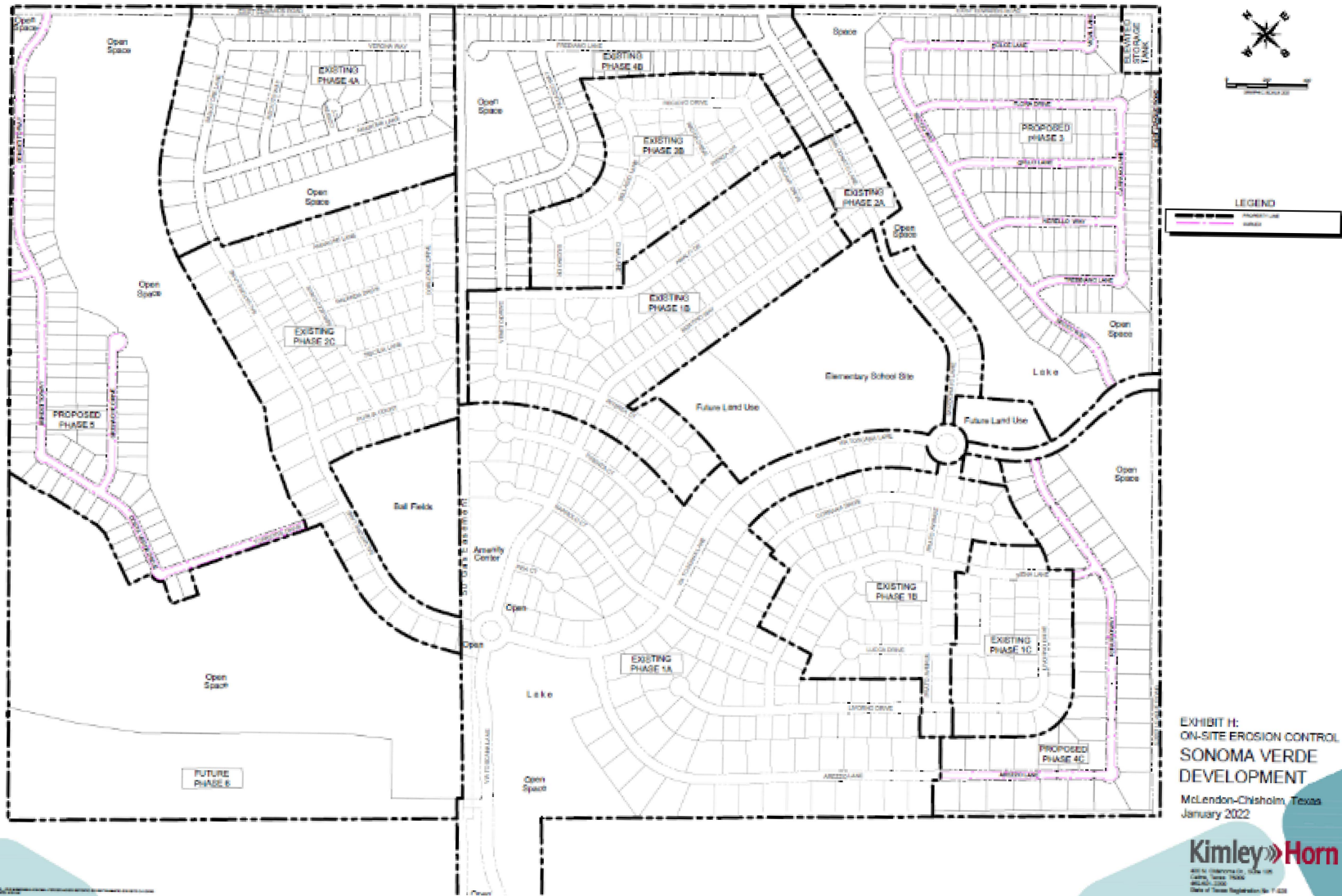
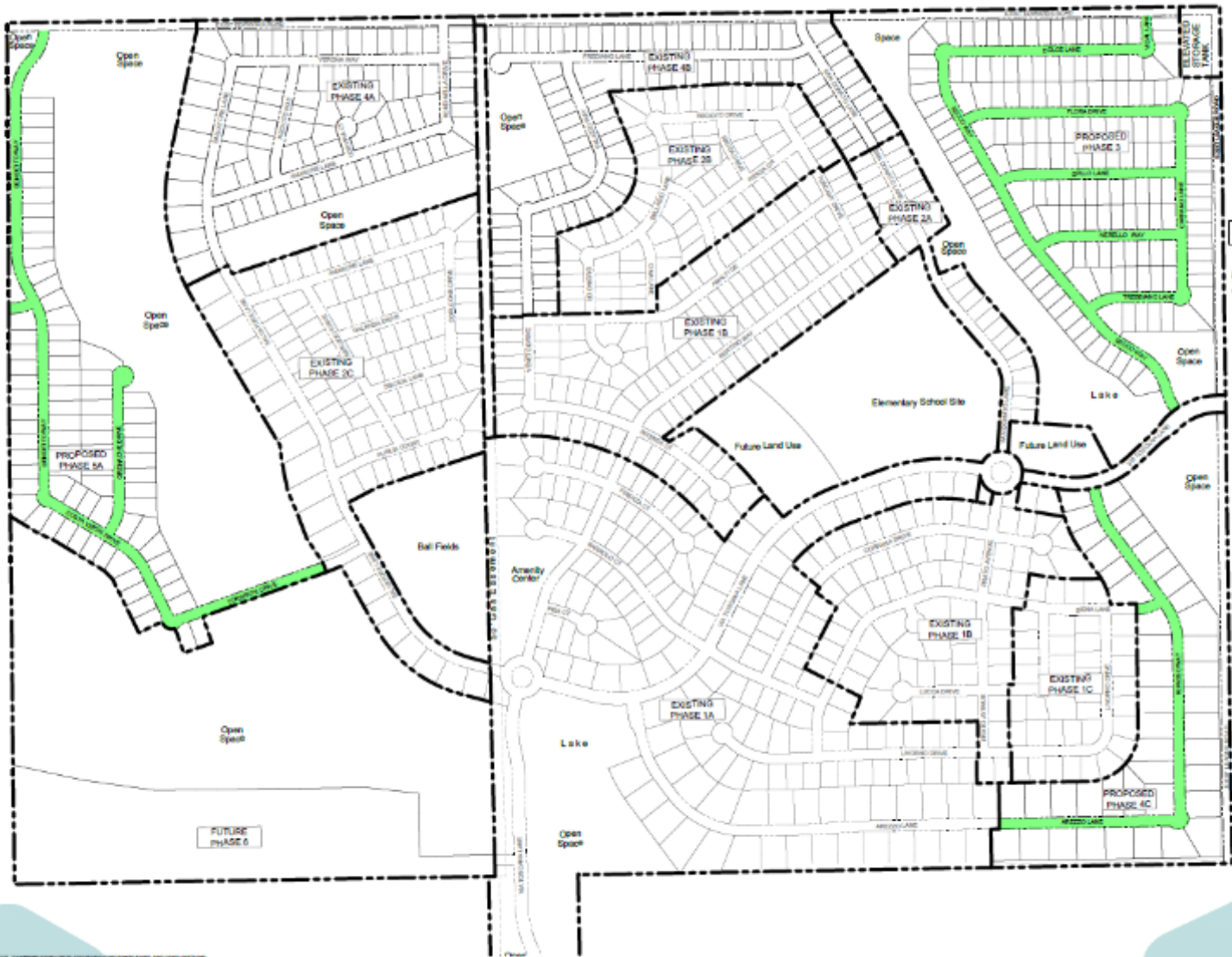


EXHIBIT G:
ON-SITE WATER DISTRIBUTION
SYSTEM
SONOMA VERDE
DEVELOPMENT
McLendon-Chisholm, Texas
January 2022







LEGEND

PROPERTY LINE
 DEDICATED RIGHT-OF-WAY DEDICATION

NOTES
 HAZED AREAS REPRESENT ALL REQUIRED
 DEDICATED RIGHT-OF-WAY DEDICATION.

PID EXHIBIT I:
 ON-SITE RIGHT-OF-WAY
 DEDICATION
**SONOMA VERDE
 DEVELOPMENT**
 McLendon-Chisholm, Texas
 January 2022



EXHIBIT L-1 – MAXIMUM ASSESSMENT AND TAX RATE EQUIVALENT

Lot Type	Units ¹	Units After Prepayments	Estimated Buildout Value Per Unit ¹	Total Estimated Buildout Value	Assessment	Maximum Assessment per unit ²	Average Annual Installment	Average Annual Installment per Unit	PID TRE
<i>Phase 1</i>									
Lot Type 2	29	29	\$ 440,000	\$ 12,760,000	\$ 1,057,287	\$ 36,458	\$ 76,982	\$ 2,655	
Lot Type 3	30	30	\$ 340,000	\$ 10,200,000	\$ 843,370	\$ 28,112	\$ 61,407	\$ 2,047	
Lot Type 4	122	119	\$ 310,000	\$ 36,890,000	\$ 3,031,739	\$ 25,477	\$ 220,744	\$ 1,855	
Lot Type 5	175	175	\$ 245,000	\$ 42,875,000	\$ 3,536,004	\$ 20,206	\$ 257,460	\$ 1,471	
Lot Type 6	8	8	\$ 425,000	\$ 3,400,000	\$ 281,123	\$ 35,140	\$ 20,469	\$ 2,559	
Lot Type 4 - Partial Prepayment - 89857	-	1	\$ 310,000	\$ 310,000	\$ 17,082	\$ 17,082	\$ 1,244	\$ 1,244	
Phase 1 Total	364	362		\$ 106,435,000	\$ 8,766,605		\$ 638,306		\$ 0.5997
<i>Improvement Area #1C</i>									
Lot Type 4	41	38	\$ 310,000	\$ 11,780,000	\$ 1,173,266	\$ 30,875	\$ 99,068	\$ 2,607	
Lot Type 4 - Partial Prepayment - 95451	-	1	\$ 310,000	\$ 310,000	\$ 15,875	\$ 15,875	\$ 1,340	\$ 1,340	
Improvement Area #1C Total	41	38		\$ 12,090,000	\$ 1,189,142		\$ 100,408		\$ 0.8305
<i>Improvement Area #2</i>									
Lot Type 2	12	11	\$ 440,000	\$ 4,840,000	\$ 498,924	\$ 45,357	\$ 39,731	\$ 3,612	
Lot Type 3	8	8	\$ 340,000	\$ 2,720,000	\$ 279,791	\$ 34,974	\$ 22,281	\$ 2,785	
Lot Type 5	100	97	\$ 245,000	\$ 23,765,000	\$ 2,438,334	\$ 25,137	\$ 194,171	\$ 2,002	
Lot Type 10	93	91	\$ 277,500	\$ 25,252,500	\$ 2,603,707	\$ 28,612	\$ 207,340	\$ 2,278	
Improvement Area #2 Total	213	207		\$ 56,577,500	\$ 5,820,756		\$ 463,523		\$ 0.8193
<i>Improvement Area #3</i>									
Lot Type 1	99	99	\$ 353,000	\$ 34,947,000	\$ 2,944,673	\$ 29,744	\$ 198,664	\$ 2,007	
Lot Type 2	77	77	\$ 388,000	\$ 29,876,000	\$ 2,517,385	\$ 32,693	\$ 169,837	\$ 2,206	
Lot Type 3	9	9	\$ 472,000	\$ 4,248,000	\$ 357,941	\$ 39,771	\$ 24,149	\$ 2,683	
Improvement Area #3 Total	185	185		\$ 69,071,000	\$ 5,820,000		\$ 392,650		\$ 0.5685
<i>Improvement Area #4-A</i>									
Lot Type 1 (80')	13	13	\$ 688,888	\$ 8,955,544	\$ 719,392.75	\$ 55,337.90	\$ 57,411.28	\$ 4,420.96	
Lot Type 2 (100')	30	30	\$ 770,000	\$ 23,100,000	\$ 1,855,607.25	\$ 61,853.58	\$ 148,087.12	\$ 4,934.20	
Improvement Area #4-A Total	43	43		\$ 32,055,544	\$ 2,575,000.00		\$ 205,498.40		\$ 0.6411
<i>Improvement Area #4-B</i>									
Lot Type 1 (60')	169	169	\$ 510,000	\$ 86,190,000	\$ 7,022,817.20	\$ 41,555.13	\$ 569,664.81	\$ 3,374.10	
Lot Type 2 (70')	79	79	\$ 600,000	\$ 47,400,000	\$ 3,862,182.80	\$ 48,888.39	\$ 313,285.90	\$ 3,958.59	
Improvement Area #4-B Total	248	248		\$ 133,590,000	\$ 10,885,000.00		\$ 882,950.72		\$ 0.6609
Total	1,094	1,083		\$ 409,819,044	\$ 35,056,503		\$ 2,683,337		

Notes:

- 1) Lot Count and Estimated Buildout Value as provided by the Developer.
- 2) Shown as outstanding Assessment for Phase 1, Improvement Area #1C, Improvement Area #2, and Improvement Area #3.

EXHIBIT L-2 – LAND USE CLASS TO LOT TYPE CONVERSION

Lot Type	Land Use Class	Front Footage/Acreage/Use	Estimated Buildout Value per Unit	Assessment per Unit ¹
Phase 1, Lot Type 2	Land Use Class 2	Residential - One-Half Acre	\$ 440,000	\$ 36,458.18
Phase 1, Lot Type 3	Land Use Class 3	Residential - 90' Lot	\$ 340,000	\$ 28,112.33
Phase 1, Lot Type 4	Land Use Class 4	Residential - 80' Lot	\$ 310,000	\$ 25,476.80
Phase 1, Lot Type 5	Land Use Class 5	Residential - 60' Lot	\$ 245,000	\$ 20,205.74
Phase 1, Lot Type 6	Land Use Class 6	Office Lot	\$ 425,000	\$ 35,140.41
Improvement Area #1C, Lot Type 4	Land Use Class 4	Residential - 80' Lot	\$ 310,000	\$ 30,875.43
Improvement Area #2, Lot Type 2	Land Use Class 2	Residential - One-Half Acre	\$ 440,000	\$ 45,356.73
Improvement Area #2, Lot Type 3	Land Use Class 3	Residential - 90' Lot	\$ 340,000	\$ 34,973.86
Improvement Area #2, Lot Type 5	Land Use Class 5	Residential - 60' Lot	\$ 245,000	\$ 25,137.47
Improvement Area #2, Lot Type 10	Land Use Class 10	Residential - 70' Lot	\$ 277,500	\$ 28,612.16
Improvement Area #3, Lot Type 1	N/A	Residential - 60' Lot	\$ 353,000	\$ 29,744.18
Improvement Area #3, Lot Type 2	N/A	Residential - 70' Lot	\$ 388,000	\$ 32,693.32
Improvement Area #3, Lot Type 3	N/A	Residential - 120' Lot	\$ 472,000	\$ 39,771.25
Improvement Area #4-A, Lot Type 1	N/A	Residential - 60' Lot	\$ 688,888	\$ 55,337.90
Improvement Area #4-A, Lot Type 2	N/A	Residential - 70' Lot	\$ 770,000	\$ 61,853.58
Improvement Area #4-B, Lot Type 1	N/A	Residential - 80' Lot	\$ 510,000	\$ 41,555.13
Improvement Area #4-B, Lot Type 2	N/A	Residential - 100' Lot	\$ 600,000	\$ 48,888.39

Notes:

1) Shown as outstanding Assessment for Phase 1, Improvement Area #1C, Improvement Area #2, and Improvement Area #3.

EXHIBIT M – FORM OF NOTICE OF PID ASSESSMENT TERMINATION



P3Works, LLC
9284 Huntington Square, Suite 100
North Richland Hills, TX 76182

[Date]
Rockwall County Clerk's Office
Honorable [County Clerk]
1111 E Yellowjacket Lane
Suite 100
Rockwall, TX 75087

Re: City of McLendon-Chisholm Lien Release documents for filing

Dear Ms./Mr. [County Clerk],

Enclosed is a lien release that the City of McLendon-Chisholm is requesting to be filed in your office. Lien release for [insert legal description]. Recording Numbers: [Plat]. Please forward copies of the filed documents to my attention:

City of McLendon-Chisholm
Attn: City Secretary
1371 West FM 550
McLendon-Chisholm, TX 75032

Please contact me if you have any questions or need additional information.

Sincerely,
[Signature]

P3Works, LLC
(817) 393-0353
Admin@P3-Works.com
www.P3-Works.com

WHEREAS, on or about February 9, 2021, the City Council approved Ordinance No. 2021-__, (hereinafter referred to as the "Phase 3 Assessment Ordinance") approving a service and assessment plan and assessment roll for the Property (defined below) within the District; and

WHEREAS, on or about May 24, 2022, the City Council approved Ordinance No. 2022-__, (hereinafter referred to as the "Improvement Area #4-A Assessment Ordinance") approving a service and assessment plan and assessment roll for the Property (defined below) within the District; and

WHEREAS, on or about May 24, 2022, the City Council approved Ordinance No. 2022-__, (hereinafter referred to as the "Improvement Area #4-B Assessment Ordinance") approving a service and assessment plan and assessment roll for the Property (defined below) within the District; and

WHEREAS, the [Phase 1/Phase 2/Phase 3/Improvement Area #4] Assessment Ordinance imposed an assessment (the "Lien") in the amount of [amount] (hereinafter referred to as the "Lien Amount") for the following property "the "Property"): [legal description], a subdivision in Rockwall County, Texas, according to the map or plat of record in Document/Instrument No. _____ of the Plat Records of Rockwall County, Texas; and

WHEREAS, the property owners of the Property have paid unto the City the Lien Amount.

RELEASE

NOW THEREFORE, the City, the owner and holder of the Lien, Instrument No. _____, in the Real Property Records of Rockwall County, Texas, in the amount of the Lien Amount against the Property releases and discharges, and by these presents does hereby release and discharge, the above-described Property from said Lien held by the undersigned securing said indebtedness.

EXECUTED to be **EFFECTIVE** this the ____ day of _____, 20__.

CITY OF MCLENDON-CHISHOLM, TEXAS,
A Texas general law municipality,

By: _____
[Name], City Manager

ATTEST:

[Name], City Secretary

STATE OF TEXAS §
§
COUNTY OF ROCKWALL §

This instrument was acknowledged before me on the ____ day of _____, 20__, by [Name], City Manager for the City of McLendon-Chisholm, Texas, a Texas general law municipality, on behalf of said municipality.

Notary Public, State of Texas

EXHIBIT N-1 – DEBT SERVICE SCHEDULE FOR IMPROVEMENT AREA #2 BONDS

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 N-2 – DEBT SERVICE SCHEDULE FOR PHASE 1 REFUNDING AND IMPROVEMENT BONDS

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 N-3 – DEBT SERVICE SCHEDULE FOR IMPROVEMENT AREA #3 BONDS

REVISED FINAL				
<u>City of McLendon-Chisholm</u>				
Special Assessment Revenue Bonds, Series 2021				
Sonoma PID (Improvement Area #3)				
Debt Service Schedule				Part 1 of 2
Date	Principal	Coupon	Interest	Total P+I
09/30/2021	-	-	115,612.36	115,612.36
09/30/2022	115,000.00	2.625%	215,650.00	330,650.00
09/30/2023	120,000.00	2.625%	212,631.26	332,631.26
09/30/2024	125,000.00	2.625%	209,481.26	334,481.26
09/30/2025	125,000.00	2.625%	206,200.00	331,200.00
09/30/2026	130,000.00	2.625%	202,918.76	332,918.76
09/30/2027	135,000.00	3.125%	199,506.26	334,506.26
09/30/2028	140,000.00	3.125%	195,287.50	335,287.50
09/30/2029	145,000.00	3.125%	190,912.50	335,912.50
09/30/2030	150,000.00	3.125%	186,381.26	336,381.26
09/30/2031	150,000.00	3.125%	181,693.76	331,693.76
09/30/2032	155,000.00	3.625%	177,006.26	332,006.26
09/30/2033	165,000.00	3.625%	171,387.50	336,387.50
09/30/2034	170,000.00	3.625%	165,406.26	335,406.26
09/30/2035	175,000.00	3.625%	159,243.76	334,243.76
09/30/2036	180,000.00	3.625%	152,900.00	332,900.00
09/30/2037	190,000.00	3.625%	146,375.00	336,375.00
09/30/2038	195,000.00	3.625%	139,487.50	334,487.50
09/30/2039	205,000.00	3.625%	132,418.76	337,418.76
09/30/2040	210,000.00	3.625%	124,987.50	334,987.50
09/30/2041	220,000.00	3.625%	117,375.00	337,375.00
09/30/2042	225,000.00	4.000%	109,400.00	334,400.00
09/30/2043	235,000.00	4.000%	100,400.00	335,400.00
09/30/2044	245,000.00	4.000%	91,000.00	336,000.00
09/30/2045	255,000.00	4.000%	81,200.00	336,200.00
09/30/2046	270,000.00	4.000%	71,000.00	341,000.00
09/30/2047	280,000.00	4.000%	60,200.00	340,200.00
09/30/2048	290,000.00	4.000%	49,000.00	339,000.00
09/30/2049	305,000.00	4.000%	37,400.00	342,400.00
09/30/2050	315,000.00	4.000%	25,200.00	340,200.00
09/30/2051	315,000.00	4.000%	12,600.00	327,600.00
Total	\$5,935,000.00	-	\$4,240,262.46	\$10,175,262.46

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Hilltop Securities Inc.
Public Finance

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EXHIBIT N-4 – DEBT SERVICE SCHEDULE FOR IMPROVEMENT AREA #4 BONDS

FINAL

City of McLendon-Chisholm

Special Assessment Revenue Bonds, Series 2022

Sonoma PID (Improvement Area #4 Project)

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
09/30/2022	-	-	188,533.21	188,533.21
09/30/2023	35,000.00	5.000%	762,606.26	797,606.26
09/30/2024	190,000.00	5.000%	760,856.26	950,856.26
09/30/2025	205,000.00	5.000%	751,356.26	956,356.26
09/30/2026	210,000.00	5.000%	741,106.26	951,106.26
09/30/2027	220,000.00	5.000%	730,606.26	950,606.26
09/30/2028	235,000.00	5.375%	719,606.26	954,606.26
09/30/2029	245,000.00	5.375%	706,975.00	951,975.00
09/30/2030	260,000.00	5.375%	693,806.26	953,806.26
09/30/2031	275,000.00	5.375%	679,831.26	954,831.26
09/30/2032	290,000.00	5.375%	665,050.02	955,050.02
09/30/2033	310,000.00	5.750%	649,462.50	959,462.50
09/30/2034	325,000.00	5.750%	631,637.50	956,637.50
09/30/2035	345,000.00	5.750%	612,950.00	957,950.00
09/30/2036	365,000.00	5.750%	593,112.50	958,112.50
09/30/2037	390,000.00	5.750%	572,125.00	962,125.00
09/30/2038	410,000.00	5.750%	549,700.00	959,700.00
09/30/2039	430,000.00	5.750%	526,125.00	956,125.00
09/30/2040	460,000.00	5.750%	501,400.00	961,400.00
09/30/2041	490,000.00	5.750%	474,950.00	964,950.00
09/30/2042	520,000.00	5.750%	446,775.00	966,775.00
09/30/2043	550,000.00	5.750%	416,875.00	966,875.00
09/30/2044	580,000.00	5.750%	385,250.00	965,250.00
09/30/2045	615,000.00	5.750%	351,900.00	966,900.00
09/30/2046	655,000.00	5.750%	316,537.50	971,537.50
09/30/2047	695,000.00	5.750%	278,875.00	973,875.00
09/30/2048	735,000.00	5.750%	238,912.50	973,912.50
09/30/2049	785,000.00	5.750%	196,650.00	981,650.00
09/30/2050	825,000.00	5.750%	151,512.50	976,512.50
09/30/2051	880,000.00	5.750%	104,075.00	984,075.00
09/30/2052	930,000.00	5.750%	53,475.00	983,475.00
Total	\$13,460,000.00	-	\$15,452,633.31	\$28,912,633.31

Yield Statistics

Bond Year Dollars	\$269,867.61
Average Life	20.050 Years
Average Coupon	5.7260051%
Net Interest Cost (NIC)	5.9019807%
True Interest Cost (TIC)	6.0387819%
Bond Yield for Arbitrage Purposes	5.7629792%
All Inclusive Cost (AIC)	6.4946333%

IRS Form 8038

Net Interest Cost	5.7851207%
Weighted Average Maturity	20.042 Years

IA 4 - pricing 5.24.22 - | Issue Summary | 5/24/2022 | 12:14 PM

HilltopSecurities
Public Finance

EXHIBIT O-1 – DISTRICT LEGAL DESCRIPTION

TRACT 1

All that certain lot, tract or parcel of land situated in the KING LATHAM SURVEY, ABSTRACT NO. 133, City of McLendon-Chisholm, Rockwall County, Texas, and being a part of the First tract called 515 acres as described in a Warranty deed from C.D. Edwards and Lillian Edwards to W.A. Edwards, dated January 7, 1937 and being recorded in Volume 33, Page 280 of the Deed Records of Rockwall County, Texas, and conveyed in a Special Warranty deed from Estate of Arch Hampton Edwards to Isabell Edwards and Isabell Edwards Trust, dated July 20, 1983 and being recorded in Volume 406, Page 126 of the Real Property Records of Rockwall County, Texas, and being all of a 25.02 acres tract of land as described in a Warranty deed from Anna Jane Shook Webb to Anthony Piazza and Theresa A. Piazza, dated July 26, 1999 and being recorded in Volume 1679, Page 217 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the center of Edwards Road and in the Northeast line of said Edwards tract, said point being S. 44 deg. 59 min. 36 sec. E., 310.00 feet from a 1/2" iron rod found at the North corner of said Edwards tract and the North corner of said Latham Survey;

THENCE S. 44 deg. 59 min. 36 sec. E. along Edwards Road, a distance of 90.01 feet to a point in the Northwest City limits of the City of McLendon-Chisholm;

THENCE S. 45 deg. 29 min. 10 sec. W. along said City limits, a distance of 1008.00 feet;

THENCE N. 45 deg. 29 min. 10 sec. W. along said City limits, a distance of 295.82 feet;

THENCE S 45 deg. 09 min. 23 sec. W. along said City limits, a distance of 1500.00 feet;

THENCE S. 45 deg. 00 min. 49 sec. E. along said City limits, a distance of 4997.65 feet to a point in the Southeast line of said 515 acres tract and being in the center of Wallace Road;

THENCE S. 45 deg. 00 min. 00 sec. W. (Controlling bearing line) along the center of said road, a distance of 1500.00 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner at a turn in said road, said point being the South corner of said Edwards tract and being in the Northeast line of a 15' road dedication by plat of FRONTIER MEADOWS, an Addition to McLendon-Chisholm, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet B, Slide 94 of the Plat Records of Rockwall County, Texas;

THENCE N. 45 deg. 10 min. 28 sec. W. along said Addition and 15 foot dedication line, a distance of 2405.38 feet to a 1/2" iron rod found for corner;

THENCE N. 45 deg. 21 min. 31 sec. W. along said Addition and 15 foot dedication line and along the Northeast line of Lot 25, a distance of 653.30 feet to a 1/2" iron rod found for corner at the North corner of Lot 25 and being at the East corner of a 25 acres tract of land as described in a Deed to Anthony Piazza, as recorded in Volume 1679, Page 217 of the Real Property Records of Rockwall County, Texas;

THENCE S. 44 deg. 39 min. 13 sec. W. along the Southeast line of said Piazza tract and the Northwest line of Frontier Meadows Addition, a distance of 2603.50 feet to a 1/2" iron rod found for corner at the South corner of said 25.02 acres tract and being in the Northeast right-of-way line of State Highway 205;

THENCE N. 44 deg. 39 min. 57 sec. W. along said right-of-way line, a distance of 419.42 feet to a 1/2" iron rod found for corner at the West corner of said Piazza 25.02 acres tract and the South corner of Lot 1, BOMAR ADDITION, an Addition to the City of McLendon-Chisholm, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet B, Slide 104 of the Plat Records of Rockwall County, Texas;

THENCE N. 44 deg. 40 min. 20 sec. E., along the Southeast line of said BOMAR ADDITION, a distance of 2599.53 feet to a 1/2" iron rod found for corner at the East corner of Lot 4, BOMAR ADDITION;

THENCE N. 45 deg. 13 min. 34 sec. W. a distance of 836.82 feet to a 3/8" iron rod found for corner at the East corner of Lot 4, MEADOWCREEK ADDITION, an Addition to the City of McLendon-Chisholm, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet B, Slide 74 of the Plat Records of Rockwall County, Texas;

THENCE N. 45 deg. 08 min. 44 sec. W. along the Northeast line of said Addition, a distance of 1387.78 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the Southeast line of GREENHOLLOW RANCH, an Addition to the City of McLendon-Chisholm, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet E, Slide 213 of the Plat Records of Rockwall County, Texas;

THENCE N. 45 deg. 09 min. 23 sec. E. along the Southeast line of said Addition, a distance of 2296.02 feet to a 1" iron pipe found for corner at the East corner of Lot 7 of said Addition;

THENCE N. 45 deg. 29 min. 10 sec. E. a distance of 1381.83 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE S. 44 deg. 59 min. 36 sec. E. a distance of 310.00 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE N. 45 deg. 29 min. 10 sec. E. a distance of 351.30 feet to the POINT OF BEGINNING and containing 253.38 acres of land.

TRACT 2

All that certain lot, tract or parcel of land situated in the KING LATHAM SURVEY, ABSTRACT NO. 133, Rockwall County, Texas, and being a part of the First tract called 515 acres as described in a Warranty deed from C.D. Edwards and Lillian Edwards to W.A. Edwards, dated January 7, 1937 and being recorded in Volume 33, Page 280 of the Deed Records of Rockwall County, Texas, and conveyed in a Special Warranty deed from Estate of Arch Hampton Edwards to Isabell Edwards and Isabell Edwards Trust, dated July 20, 1983 and being recorded in Volume 406, Page 126 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the center of Edwards Road and in the Northeast line of said Edwards tract, said point being S. 44 deg. 59 min. 36 sec. E., 400.01 feet from a 1/2" iron rod found at the North corner of said Edwards tract and the North corner of said Latham Survey;

THENCE S. 44 deg. 59 min. 36 sec. E. along Edwards Road, a distance of 5280.81 feet to a 1/2" iron rod found for corner at the intersection of the center of Edwards Road and the center of Wallace Road, at the East corner of said Edwards tract;

THENCE S. 45 deg. 00 min. 00 sec. W. (Controlling bearing line) along the center of Wallace Road, a distance of 2508.65 feet to a point in the Northeast line of the City Limits of the City of McLendon-Chisholm;

THENCE along the City limits of the City of McLendon-Chisholm as follows:

N. 45 deg. 00 min. 49 sec. W. a distance of 4997.65 feet;

N. 45 deg. 09 min. 23 sec. E. a distance of 1500.00 feet;

N. 44 deg. 30 min. 50 sec. W. a distance of 295.82 feet;

N. 45 deg. 29 min. 10 sec. E. a distance of 1008.00 feet to the POINT OF BEGINNING and containing 294.51 acres of land.

EXHIBIT O-2 – IMPROVEMENT AREA #3 LEGAL DESCRIPTION

TRACT 4A

FIELD NOTE DESCRIPTION

33.4984 ACRES

WHEREAS, Land Solutions SV, LLC. is the owner of a tract of land recorded in Instrument Number 20180000014913, of the Official Property Records of Rockwall County, Texas, located in the King Latham Survey, Abstract No. 133, situated in the City of McLendon-Chisholm and Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with plastic cap stamped “KHA” set in the centerline of Edwards Road for the northwest corner of this tract;

THENCE South 45°47'06" East, with said centerline, a distance of 1,300.04 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” for the northeast corner of this tract, from which an iron rod found for the northeast corner of said Land Solutions tract bears South 45°47'06" East, 3,493.69 feet;

THENCE South 43°34'59" West, a distance of 824.84 feet to an iron rod found for the southeast corner of this tract;

THENCE North 63°12'03" West, a distance of 1,211.94 feet to an iron rod found at the beginning of a non-tangent curve to the right having a central angle of 3°43'37", a radius of 695.00 feet, a chord bearing and distance of North 16°39'21" East, 45.20 feet;

THENCE with said curve to the right, an arc distance of 45.21 feet to an iron rod found for corner of this tract;

THENCE North 71°28'51" West, a distance of 220.00 feet to an iron rod found in the southwest corner of this tract at the beginning of a non-tangent curve to the right having a central angle of 38°26'05", a radius of 915.00 feet, a chord bearing and distance of North 37°44'12" East, 602.35 feet from which an iron rod found in the west line of that tract of land conveyed to Sonoma Verde Phase 2 according to the document filed of record in Instrument Number 20190000013333 (O.P.R.R.C.T.) bears on a curve to the left having a central angle of 4°20'01", a radius of 915.00 feet, and a chord bearing and distance of North 16°21'09" East, 69.19 feet;

THENCE with said curve to the right, an arc distance of 613.79 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” for corner of this tract;

THENCE North 56°57'14" East, a distance of 609.35 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” for corner of this tract;

THENCE North 44°12'54" East, a distance of 50.00 feet to the **POINT OF BEGINNING** and containing 33.4984 acres or 1,459,191 square feet of land, more or less.

TRACT 4 B

FIELD NOTE DESCRIPTION

30.2695 ACRES

WHEREAS, Land Solutions SV, LLC. is the owner of a tract of land recorded in Instrument Number 20180000014913, of the Official Property Records of Rockwall County, Texas, located in the King Latham Survey, Abstract No. 133, situated in the City of McLendon-Chisholm and Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with plastic cap stamped "KHA" set for the northeast corner of this tract from which an iron rod found for the northeast corner of said Land Solutions tract, bears South 45°47'06" East. 1,818.97 feet;

THENCE South 44°12'54" West, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

THENCE South 12°25'05" West, a distance of 564.65 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

THENCE South 16°56'23" West, a distance of 45.20 feet to a capped iron found for corner of this tract;

THENCE North 73°03'37" West, a distance of 120.00 feet to a capped iron found for corner at the beginning of a non-tangent curve to the right having a central angle of 0°05'38", a radius of 1,025.00 feet, a chord bearing and distance of South 16°59'12" West, 1.68 feet;

THENCE with said curve to the right, an arc distance of 1.68 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

THENCE South 17°02'01" West, a distance of 1.67 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

THENCE North 72°57'59" West, a distance of 170.31 feet to a capped iron rod found for corner of this tract;

THENCE North 16°58'58" East, a distance of 25.57 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 3°00'51", a radius of 855.00 feet, a chord bearing and distance of North 13°55'31" East, 44.98 feet;

THENCE with said curve to the left, an arc distance of 44.98 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

THENCE North 12°25'05" East, a distance of 361.33 feet to a capped iron rod found for corner of this tract;

THENCE North 44°42'17" West, a distance of 315.15 feet to a capped iron rod found at the beginning of a tangent curve to the left having a central angle of 4°17'01", a radius of 855.00 feet, a chord bearing and distance of North 46°50'47" West, 63.91 feet;

THENCE with said curve to the left, an arc distance of 63.92 feet to a capped iron rod found for corner of this tract;

THENCE North 48°59'18" West, a distance of 427.68 feet to a capped iron rod found at the beginning of a tangent curve to the right having a central angle of 4°00'19", a radius of 1,145.00 feet, a chord bearing and distance of North 46°59'08" West, 80.02 feet;

THENCE with said curve to the right, an arc distance of 80.04 feet to a capped iron rod found for corner of this tract;

THENCE South 22°54'47" West, a distance of 294.88 feet to a capped iron rod at the beginning of a tangent curve to the right having a central angle of 93°53'10", a radius of 245.00 feet, a chord bearing and distance of South 69°51'22" West, 358.03 feet;

THENCE with said curve to the right, an arc distance of 401.46 feet to a capped iron rod for corner of this tract;

THENCE North 63°12'03" West, a distance of 213.17 feet to a capped iron rod found for corner of this tract;

THENCE South 43°33'02" West, a distance of 377.85 feet to a capped iron rod found for corner of this tract;

THENCE North 46°26'58" West, a distance of 170.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

THENCE South 43°33'02" West, a distance of 6.41 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

THENCE North 46°26'58" West, a distance of 143.54 feet to a capped iron rod found for corner of this tract;

THENCE South 43°34'59" West, a distance of 560.24 feet to a capped iron rod found for corner of this tract;

THENCE North 52°48'03" West, a distance of 50.31 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the southwest corner of this tract from which an iron rod found in the west line of Sonoma Verde Phase 2 as recorded in Instrument 20190000013333 (O.P.R.R.C.T.) bears South 43°34'59" East, 62.82 feet;

THENCE North 43°34'59" East, a distance of 1,973.65 feet to a capped iron rod found for corner of this tract;

THENCE South 45°47'06" East, a distance of 1,674.97 feet to the **POINT OF BEGINNING** and containing 30.2695 acres or 1,318,538 square feet of land, more or less.

EXHIBIT O-3 – IMPROVEMENT AREA #4 LEGAL DESCRIPTION

SONOMA VERDE, PHASE 4C (29.703 ACRES)

BEING a tract of land situated in the King Latham Survey, Abstract No. 133, situated in the City of McLendon-Chisholm, Texas, and being a portion of that tract of land conveyed to Land Solutions SV, LLC., according to the document recorded in Instrument Number 20180000014913 Official Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod found in the north line of Frontier Trail same being common to the southwest line of said Land Solutions tract for the western most point for corner of this tract same being to the southeast corner of that tract of land conveyed to Sonoma Verde Phase 1 an addition to the City of McLendon Chisholm according to the document filed of record in Cabinet I Slide 57 Plat Record, Rockwall County, Texas (P.R.R.C.T.);

THENCE with the southerly line the following three (3) courses and distances:

North 44°02'02" East, a distance of 180.00 feet to an iron rod found for corner of this tract;

South 46°00'22" East, a distance of 40.28 feet to a point for corner of this tract;

North 44°02'02" East, a distance of 215.00 feet to a point for corner of this tract in the southerly line of that tract of land described as Tract 2, Sonoma Verde Phase 1B an addition to the City of McLendon Chisholm according to the document filed of record in Cabinet I, Slide 381 (P.R.R.C.T.) from which an iron rod found for the southernmost corner of said Tract 2 bears South 46°00'22" East, 59.95 feet, being the westerly corner of Tract 1, Sonoma Verde Phase 1C an addition to the City of McLendon Chisholm according to the document filed of record in Cabinet J, Slide 221;

THENCE with said southerly line of said Tract 2, Sonoma Verde Phase 1B and the southerly line of said Tract 1, Sonoma Verde Phase 1C the following five (5) courses and distances:

South 46°00'22" East, a distance of 417.03 feet to an iron rod found at the beginning of a tangent curve to the left having a central angle of 89°47'08", a radius of 240.00 feet, a chord bearing and distance of North 89°06'04" East, 338.78 feet;

With said curve to the left, an arc distance of 376.09 feet to an iron rod found for corner of this tract;

North 44°12'30" East, a distance of 587.89 feet to an iron rod found for corner of this tract;

North 45°47'30" West, a distance of 122.10 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 28°50'53", a radius of 300.00 feet, a chord bearing and distance of North 23°00'21" East, 149.46 feet;

With said curve to the left, passing an iron rod found and continuing an arc distance of 151.05 feet to a point in the south easterly line of said Tract 2, Sonoma Verde Phase 1B for corner of this tract;

THENCE with said easterly line the following two courses and distances:

North 8°34'54" East, a distance of 138.23 feet to an iron rod found at the beginning of a tangent curve to the right having a central angle of 20°55'23", a radius of 490.00 feet, a chord bearing and distance of North 19°02'34" East, 177.94 feet;

With said curve to the right, an arc distance of 178.94 feet to an iron rod found for corner of this tract, being the southeasterly corner of Tract 2, Sonoma Verde Phase 1C, an addition to the City of McLendon Chisholm according to the document filed of record in Cabinet J, Slide 221;

THENCE North 29°53'38" East, with easterly line of said Tract 2, a distance of 135.57 feet to an iron rod found in the south line of Via Toscana Lane described as Tract 3 of said Sonoma Verde Phase 1B for the northwest corner of this tract;

THENCE with said south line the following eight (8) courses and distances:

South 35°21'02" East, a distance of 10.98 feet to a point at the beginning of a tangent curve to the left having a central angle of 52°58'09", a radius of 430.00 feet, a chord bearing and distance of South 61°50'06" East, 383.52 feet;

With said curve to the left, an arc distance of 397.53 feet to a point for corner of this tract;

South 88°19'11" East, a distance of 123.79 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 14°22'18", a radius of 300.00 feet, a chord bearing and distance of South 84°30'00" East, 75.05 feet;

With said curve to the right, an arc distance of 75.25 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 14°22'21", a radius of 300.00 feet, a chord bearing and distance of South 84°24'55" East, 75.06 feet;

With said curve to the left, an arc distance of 75.25 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 40°30'13", a radius of 260.00 feet, a chord bearing and distance of South 66°23'36" East, 180.00 feet;

With said curve to the right, an arc distance of 183.80 feet to a point for corner of this tract;

South 45°48'38" East, a distance of 40.00 feet to a point in the west line of League Road for the northeast corner of this tract;

THENCE South 44°11'22" West, with said west line, a distance of 2,109.31 feet to a point for the northeast intersection of League Road and Frontier Trail for the southeast corner of this tract;

THENCE North 46°00'22" West, with the above-mentioned common line, a distance of 1,126.36 feet to the **POINT OF BEGINNING** and containing 29.7030 acres or 1,293,862 square feet of land, more or less.

SONOMA VERDE, PHASE 3 (57.4187 ACRES)

BEING a tract of land situated in the King Latham Survey, Abstract No. 133 and being a portion of that tract of land conveyed to Land Solutions SV, LLC., according to the document filed of record in Instrument Number 20180000014913, Official Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with plastic cap stamped "KHA" set in the south line of Edwards Road same being common with the northeasterly line of said Land Solutions tract for an exterior ell corner of this tract;

THENCE South 44°11'22" West, leaving said common line over and across said Land Solutions tract, a distance of 330.40 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for an interior ell corner of this tract;

THENCE South 45°46'59" East, continuing over and across the above-mentioned Land Solutions tract, a distance of 190.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the northwesterly line of League Road same being common with the southeasterly line of the above-mentioned Land Solutions tract for an exterior ell corner of this tract;

THENCE South 44°11'22" West, with said common line, a distance of 1,488.68 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the southeast corner of this tract in the north line of Via Toscana Lane;

THENCE with said north line same being common with the south line of this tract the following six (6) courses and distances:

North 45°48'38" West, a distance of 40.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 39°11'02", a radius of 340.00 feet, a chord bearing and distance of North 65°39'20" West, 228.02 feet;

With said curve to the left, an arc distance of 232.52 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 14°55'55", a radius of 300.00 feet, a chord bearing and distance of South 88°05'31" West, 77.96 feet;

With said curve to the left, an arc distance of 78.18 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 14°12'07", a radius of 300.00 feet, a chord bearing and distance of South 88°05'59" West, 74.17 feet;

With said curve to the right, an arc distance of 74.36 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 88°19'11" West, a distance of 132.35 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right having a central angle of 15°26'37", a radius of 370.00 feet, a chord bearing and distance of North 80°35'53" West, 99.43 feet;

With said curve to the right, an arc distance of 99.73 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in said common line for the southwest corner of this tract;

THENCE North 17°07'25" East, over and across the above-mentioned Land Solutions tract, a distance of 218.01 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

THENCE North 40°57'03" West, continuing over and across said Land Solutions tract, a distance of 252.51 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the westerly line of said Land Solutions tract same being common with the easterly line of Sonoma Verde Phase 2 an addition to the City of McLendon Chisholm according to the plat filed of record in Instrument Number 20190000013333, Plat Record, Rockwall County, Texas for corner of this tract;

THENCE with said common line the following ten (10) courses and distances:

North 49°02'57" East, a distance of 156.66 feet to an iron rod found at the beginning of a tangent curve to the left having a central angle of 44°51'43", a radius of 345.00 feet, a chord bearing and distance of North 26°37'05" East, 263.28 feet;

With said curve to the left, an arc distance of 270.13 feet to an iron rod found for corner of this tract;

North 4°11'14" East, a distance of 320.18 feet to an iron rod found at the beginning of a tangent curve to the right having a central angle of 18°19'45", a radius of 355.00 feet, a chord bearing and distance of North 13°21'06" East, 113.08 feet;

With said curve to the right, an arc distance of 113.57 feet to an iron rod found for corner of this tract;

North 67°29'02" West, a distance of 120.03 feet to an iron rod found at the beginning of a non-tangent curve to the right having a central angle of 10°15'42", a radius of 477.79 feet, a chord bearing and distance of North 27°34'20" East, 85.46 feet;

With said curve to the right, an arc distance of 85.57 feet to an iron rod found at the beginning of a non-tangent curve to the left having a central angle of 8°55'12", a radius of 525.00 feet, a chord bearing and distance of North 26°46'27" East, 81.65 feet;

With said curve to the left, an arc distance of 81.73 feet to an iron rod found for corner of this tract;

South 81°38'46" East, a distance of 122.95 feet to an iron rod found at the beginning of a non-tangent curve to the left having a central angle of 2°38'42", a radius of 645.00 feet, a chord bearing and distance of North 18°21'22" East, 29.77 feet;

With said curve to the left, an arc distance of 29.77 feet to an iron rod found for corner of this tract;

North 17°02'01" East, a distance of 453.62 feet to an iron rod found in the westerly line of the above-mentioned Land Solutions tract for the northeast corner of the above-mentioned Sonoma Verde Phase 2 and being a corner of this tract;

THENCE over and across the above-mentioned Land Solutions tract the following three (3) courses and distances:

North $16^{\circ}56'23''$ East, a distance of 45.20 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North $12^{\circ}25'05''$ East, a distance of 564.65 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North $44^{\circ}12'54''$ East, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the south line of the above-mentioned Edwards Road for the northwest corner of this tract;

THENCE South $45^{\circ}47'06''$ East, a distance of 1,628.72 feet to the **POINT OF BEGINNING** and containing 57.4187 acres or 2,501,156 square feet of land, more or less.

SONOMA VERDE, PHASE 5 (61.3885 ACRES)

BEING a tract of land situated in the King Latham Survey, Abstract No. 133 and being a portion of that tract of land conveyed to Land Solutions SV, LLC., according to the document filed of record in Instrument Number 20180000014913, Official Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod found in the westerly line of Sonoma Verde Phase 2 an addition to the City of McLendon Chisholm, according to the plat filed of record in Instrument Number 20190000013333, Plat Records, Rockwall County, Texas (P.R.R.C.T.) same being the easterly line of said Land Solutions tract, for the southeast corner of this tract

THENCE over and across said Land Solutions tract the following eleven (11) courses and distances

North $64^{\circ}48'03''$ West, a distance of 615.17 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South $25^{\circ}11'57''$ West, a distance of 130.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North $64^{\circ}48'03''$ West, a distance of 140.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North $25^{\circ}11'57''$ East, a distance of 120.11 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of $89^{\circ}58'22''$, a radius of 50.00 feet, a chord bearing and distance of North $15^{\circ}57'45''$ West, 70.69 feet;

With said curve to the right, an arc distance of 78.52 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North $71^{\circ}08'24''$ West, a distance of 120.78 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North $18^{\circ}51'36''$ East, a distance of 280.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North $0^{\circ}09'46''$ West, a distance of 56.59 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 13°47'29" West, a distance of 280.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 21°55'17" West, a distance of 70.71 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 13°47'29" West, a distance of 156.42 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the westerly line of the above-mentioned Land Solutions tract same being common with the east line of that tract of land conveyed to Haga Kjartan and Maria Serna, according to the document filed of record in Cabinet E, Slide 212, Plat Records, Rockwall County, Texas (P.R.R.C.T.) for the southwest corner of this tract;

THENCE North 44°21'53" East, with said common line, a distance of 574.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in said said westerly line, same being the northeast corner of said Haga Kjartan tract, being common with the southeast corner of that tract of land conveyed to Smith, Kerry K and Janet L. according to the document filed of record in Volume 1931, Page 165, Deed Records, Rockwall County, Texas (D.R.R.C.T.) for corner of this tract;

THENCE North 44°41'40" East, with the above-mentioned westerly line same being common with said Smith tract, a distance of 1,733.12 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the east line of said Smith tract, in the southerly line of Edwards Road, same being common with the northerly line of the above-mentioned Land Solutions tract for the northwest corner of this tract;

THENCE South 45°47'06" East, with said common line, a distance of 886.91 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in said common line for the northeast corner of this tract;

THENCE over and across said Land Solutions tract the following three (3) courses and distances:

South 44°12'54" West, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 56°57'14" West, a distance of 609.35 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 38°26'05", a radius of 915.00 feet, a chord bearing and distance of South 37°44'12" West, 602.35 feet;

With said curve to the left, an arc distance of 613.79 feet to an iron rod found in the easterly line of this tract same being common with the westerly line of the above-mentioned Sonoma Verde Phase 2 tract at the beginning of a compound curve to the left having a central angle of 4°20'01", a radius of 915.00 feet, a chord bearing and distance of South 16°21'09" West, 69.19 feet;

THENCE with said common line the following eight (8) courses and distances:

With said curve to the left, an arc distance of 69.21 feet to an iron rod found for corner of this tract;

South 14°11'08" West, a distance of 794.56 feet to an iron rod found for corner of this tract;

South 37°28'21" West, a distance of 90.13 feet to an iron rod found for corner of this tract;

South 33°52'56" West, a distance of 123.41 feet to an iron rod found for corner of this tract;

South 22°09'51" West, a distance of 118.51 feet to an iron rod found for corner of this tract;

South 24°14'18" West, a distance of 124.48 feet to an iron rod found for corner of this tract;

South 11°01'45" West, a distance of 133.34 feet to an iron rod found for corner of this tract;

South 25°11'57" West, a distance of 50.00 feet to the **POINT OF BEGINNING** and containing 61.3885 acres or 2,674,082 square feet of land, more or less.

EXHIBIT O-4 – IMPROVEMENT AREA #4-A LEGAL DESCRIPTION

SONOMA VERDE, PHASE 4C (29.703 ACRES)

BEING a tract of land situated in the King Latham Survey, Abstract No. 133, situated in the City of McLendon-Chisholm, Texas, and being a portion of that tract of land conveyed to Land Solutions SV, LLC., according to the document recorded in Instrument Number 20180000014913 Official Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod found in the north line of Frontier Trail same being common to the southwest line of said Land Solutions tract for the western most point for corner of this tract same being to the southeast corner of that tract of land conveyed to Sonoma Verde Phase 1 an addition to the City of McLendon Chisholm according to the document filed of record in Cabinet I Slide 57 Plat Record, Rockwall County, Texas (P.R.R.C.T.);

THENCE with the southerly line the following three (3) courses and distances:

North 44°02'02" East, a distance of 180.00 feet to an iron rod found for corner of this tract;

South 46°00'22" East, a distance of 40.28 feet to a point for corner of this tract;

North 44°02'02" East, a distance of 215.00 feet to a point for corner of this tract in the southerly line of that tract of land described as Tract 2, Sonoma Verde Phase 1B an addition to the City of McLendon Chisholm according to the document filed of record in Cabinet I, Slide 381 (P.R.R.C.T.) from which an iron rod found for the southernmost corner of said Tract 2 bears South 46°00'22" East, 59.95 feet, being the westerly corner of Tract 1, Sonoma Verde Phase 1C an addition to the City of McLendon Chisholm according to the document filed of record in Cabinet J, Slide 221;

THENCE with said southerly line of said Tract 2, Sonoma Verde Phase 1B and the southerly line of said Tract 1, Sonoma Verde Phase 1C the following five (5) courses and distances:

South 46°00'22" East, a distance of 417.03 feet to an iron rod found at the beginning of a tangent curve to the left having a central angle of 89°47'08", a radius of 240.00 feet, a chord bearing and distance of North 89°06'04" East, 338.78 feet;

With said curve to the left, an arc distance of 376.09 feet to an iron rod found for corner of this tract;

North 44°12'30" East, a distance of 587.89 feet to an iron rod found for corner of this tract;

North 45°47'30" West, a distance of 122.10 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 28°50'53", a radius of 300.00 feet, a chord bearing and distance of North 23°00'21" East, 149.46 feet;

With said curve to the left, passing an iron rod found and continuing an arc distance of 151.05 feet to a point in the south easterly line of said Tract 2, Sonoma Verde Phase 1B for corner of this tract;

THENCE with said easterly line the following two courses and distances:

North 8°34'54" East, a distance of 138.23 feet to an iron rod found at the beginning of a tangent curve to the right having a central angle of 20°55'23", a radius of 490.00 feet, a chord bearing and distance of North 19°02'34" East, 177.94 feet;

With said curve to the right, an arc distance of 178.94 feet to an iron rod found for corner of this tract, being the southeasterly corner of Tract 2, Sonoma Verde Phase 1C, an addition to the City of McLendon Chisholm according to the document filed of record in Cabinet J, Slide 221;

THENCE North 29°53'38" East, with easterly line of said Tract 2, a distance of 135.57 feet to an iron rod found in the south line of Via Toscana Lane described as Tract 3 of said Sonoma Verde Phase 1B for the northwest corner of this tract;

THENCE with said south line the following eight (8) courses and distances:

South 35°21'02" East, a distance of 10.98 feet to a point at the beginning of a tangent curve to the left having a central angle of 52°58'09", a radius of 430.00 feet, a chord bearing and distance of South 61°50'06" East, 383.52 feet;

With said curve to the left, an arc distance of 397.53 feet to a point for corner of this tract;

South 88°19'11" East, a distance of 123.79 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 14°22'18", a radius of 300.00 feet, a chord bearing and distance of South 84°30'00" East, 75.05 feet;

With said curve to the right, an arc distance of 75.25 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 14°22'21", a radius of 300.00 feet, a chord bearing and distance of South 84°24'55" East, 75.06 feet;

With said curve to the left, an arc distance of 75.25 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 40°30'13", a radius of 260.00 feet, a chord bearing and distance of South 66°23'36" East, 180.00 feet;

With said curve to the right, an arc distance of 183.80 feet to a point for corner of this tract;

South 45°48'38" East, a distance of 40.00 feet to a point in the west line of League Road for the northeast corner of this tract;

THENCE South 44°11'22" West, with said west line, a distance of 2,109.31 feet to a point for the northeast intersection of League Road and Frontier Trail for the southeast corner of this tract;

THENCE North 46°00'22" West, with the above-mentioned common line, a distance of 1,126.36 feet to the **POINT OF BEGINNING** and containing 29.7030 acres or 1,293,862 square feet of land, more or less.

EXHIBIT O-5 – IMPROVEMENT AREA #4-B LEGAL DESCRIPTION

SONOMA VERDE, PHASE 3 (57.4187 ACRES)

BEING a tract of land situated in the King Latham Survey, Abstract No. 133 and being a portion of that tract of land conveyed to Land Solutions SV, LLC., according to the document filed of record in Instrument Number 20180000014913, Official Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with plastic cap stamped "KHA" set in the south line of Edwards Road same being common with the northeasterly line of said Land Solutions tract for an exterior ell corner of this tract;

THENCE South 44°11'22" West, leaving said common line over and across said Land Solutions tract, a distance of 330.40 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for an interior ell corner of this tract;

THENCE South 45°46'59" East, continuing over and across the above-mentioned Land Solutions tract, a distance of 190.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the northwesterly line of League Road same being common with the southeasterly line of the above-mentioned Land Solutions tract for an exterior ell corner of this tract;

THENCE South 44°11'22" West, with said common line, a distance of 1,488.68 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the southeast corner of this tract in the north line of Via Toscana Lane;

THENCE with said north line same being common with the south line of this tract the following six (6) courses and distances:

North 45°48'38" West, a distance of 40.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 39°11'02", a radius of 340.00 feet, a chord bearing and distance of North 65°39'20" West, 228.02 feet;

With said curve to the left, an arc distance of 232.52 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 14°55'55", a radius of 300.00 feet, a chord bearing and distance of South 88°05'31" West, 77.96 feet;

With said curve to the left, an arc distance of 78.18 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 14°12'07", a radius of 300.00 feet, a chord bearing and distance of South 88°05'59" West, 74.17 feet;

With said curve to the right, an arc distance of 74.36 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 88°19'11" West, a distance of 132.35 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right having a central angle of 15°26'37", a radius of 370.00 feet, a chord bearing and distance of North 80°35'53" West, 99.43 feet;

With said curve to the right, an arc distance of 99.73 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in said common line for the southwest corner of this tract;

THENCE North 17°07'25" East, over and across the above-mentioned Land Solutions tract, a distance of 218.01 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

THENCE North 40°57'03" West, continuing over and across said Land Solutions tract, a distance of 252.51 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the westerly line of said Land Solutions tract same being common with the easterly line of Sonoma Verde Phase 2 an addition to the City of McLendon Chisholm according to the plat filed of record in Instrument Number 20190000013333, Plat Record, Rockwall County, Texas for corner of this tract;

THENCE with said common line the following ten (10) courses and distances:

North 49°02'57" East, a distance of 156.66 feet to an iron rod found at the beginning of a tangent curve to the left having a central angle of 44°51'43", a radius of 345.00 feet, a chord bearing and distance of North 26°37'05" East, 263.28 feet;

With said curve to the left, an arc distance of 270.13 feet to an iron rod found for corner of this tract;

North 4°11'14" East, a distance of 320.18 feet to an iron rod found at the beginning of a tangent curve to the right having a central angle of 18°19'45", a radius of 355.00 feet, a chord bearing and distance of North 13°21'06" East, 113.08 feet;

With said curve to the right, an arc distance of 113.57 feet to an iron rod found for corner of this tract;

North 67°29'02" West, a distance of 120.03 feet to an iron rod found at the beginning of a non-tangent curve to the right having a central angle of 10°15'42", a radius of 477.79 feet, a chord bearing and distance of North 27°34'20" East, 85.46 feet;

With said curve to the right, an arc distance of 85.57 feet to an iron rod found at the beginning of a non-tangent curve to the left having a central angle of 8°55'12", a radius of 525.00 feet, a chord bearing and distance of North 26°46'27" East, 81.65 feet;

With said curve to the left, an arc distance of 81.73 feet to an iron rod found for corner of this tract;

South 81°38'46" East, a distance of 122.95 feet to an iron rod found at the beginning of a non-tangent curve to the left having a central angle of 2°38'42", a radius of 645.00 feet, a chord bearing and distance of North 18°21'22" East, 29.77 feet;

With said curve to the left, an arc distance of 29.77 feet to an iron rod found for corner of this tract;

North 17°02'01" East, a distance of 453.62 feet to an iron rod found in the westerly line of the above-mentioned Land Solutions tract for the northeast corner of the above-mentioned Sonoma Verde Phase 2 and being a corner of this tract;

THENCE over and across the above-mentioned Land Solutions tract the following three (3) courses and distances:

North 16°56'23" East, a distance of 45.20 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 12°25'05" East, a distance of 564.65 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 44°12'54" East, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the south line of the above-mentioned Edwards Road for the northwest corner of this tract;

THENCE South 45°47'06" East, a distance of 1,628.72 feet to the **POINT OF BEGINNING** and containing 57.4187 acres or 2,501,156 square feet of land, more or less.

SONOMA VERDE, PHASE 5 (61.3885 ACRES)

BEING a tract of land situated in the King Latham Survey, Abstract No. 133 and being a portion of that tract of land conveyed to Land Solutions SV, LLC., according to the document filed of record in Instrument Number 20180000014913, Official Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod found in the westerly line of Sonoma Verde Phase 2 an addition to the City of McLendon Chisholm, according to the plat filed of record in Instrument Number 20190000013333, Plat Records, Rockwall County, Texas (P.R.R.C.T.) same being the easterly line of said Land Solutions tract, for the southeast corner of this tract

THENCE over and across said Land Solutions tract the following eleven (11) courses and distances

North 64°48'03" West, a distance of 615.17 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 25°11'57" West, a distance of 130.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 64°48'03" West, a distance of 140.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 25°11'57" East, a distance of 120.11 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 89°58'22", a radius of 50.00 feet, a chord bearing and distance of North 15°57'45" West, 70.69 feet;

With said curve to the right, an arc distance of 78.52 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 71°08'24" West, a distance of 120.78 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 18°51'36" East, a distance of 280.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 0°09'46" West, a distance of 56.59 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 13°47'29" West, a distance of 280.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 21°55'17" West, a distance of 70.71 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 13°47'29" West, a distance of 156.42 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the westerly line of the above-mentioned Land Solutions tract same being common with the east line of that tract of land conveyed to Haga Kjartan and Maria Serna, according to the document filed of record in Cabinet E, Slide 212, Plat Records, Rockwall County, Texas (P.R.R.C.T.) for the southwest corner of this tract;

THENCE North 44°21'53" East, with said common line, a distance of 574.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in said said westerly line, same being the northeast corner of said Haga Kjartan tract, being common with the southeast corner of that tract of land conveyed to Smith, Kerry K and Janet L. according to the document filed of record in Volume 1931, Page 165, Deed Records, Rockwall County, Texas (D.R.R.C.T.) for corner of this tract;

THENCE North 44°41'40" East, with the above-mentioned westerly line same being common with said Smith tract, a distance of 1,733.12 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the east line of said Smith tract, in the southerly line of Edwards Road, same being common with the northerly line of the above-mentioned Land Solutions tract for the northwest corner of this tract;

THENCE South 45°47'06" East, with said common line, a distance of 886.91 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in said common line for the northeast corner of this tract;

THENCE over and across said Land Solutions tract the following three (3) courses and distances:

South 44°12'54" West, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 56°57'14" West, a distance of 609.35 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 38°26'05", a radius of 915.00 feet, a chord bearing and distance of South 37°44'12" West, 602.35 feet;

With said curve to the left, an arc distance of 613.79 feet to an iron rod found in the easterly line of this tract same being common with the westerly line of the above-mentioned Sonoma Verde Phase 2 tract at the beginning of a compound curve to the left having a central angle of 4°20'01", a radius of 915.00 feet, a chord bearing and distance of South 16°21'09" West, 69.19 feet;

THENCE with said common line the following eight (8) courses and distances:

With said curve to the left, an arc distance of 69.21 feet to an iron rod found for corner of this tract;

South 14°11'08" West, a distance of 794.56 feet to an iron rod found for corner of this tract;

South 37°28'21" West, a distance of 90.13 feet to an iron rod found for corner of this tract;

South 33°52'56" West, a distance of 123.41 feet to an iron rod found for corner of this tract;

South 22°09'51" West, a distance of 118.51 feet to an iron rod found for corner of this tract;

South 24°14'18" West, a distance of 124.48 feet to an iron rod found for corner of this tract;

South 11°01'45" West, a distance of 133.34 feet to an iron rod found for corner of this tract;

South 25°11'57" West, a distance of 50.00 feet to the **POINT OF BEGINNING** and containing 61.3885 acres or 2,674,082 square feet of land, more or less.

APPENDIX A – EQUIVALENT UNITS IN PHASE 1 AND PHASE 2

Estimated Equivalent Units - Phase #1

Land Use Class	Planned No. of units	Equivalent Unit Factor	Total Equivalent Units
Land Use Class 1 (Residential - One acre lot)	0	1.00	0.00
Land Use Class 2 (Residential - One-half acre lot)	29	0.83	24.07
Land Use Class 3 (Residential - 90 Ft lot)	30	0.64	19.20
Land Use Class 4 (Residential - 80 Ft lot)	122	0.58	70.76
Land Use Class 5 (Residential - 60 Ft lot)	175	0.46	80.50
Land Use Class 6 (Office lot)	8	0.80	6.40
Land Use Class 7 (Church lot)	1	0.54	0.54
Total Equivalent Units	365		201.47

Estimated Equivalent Units - Phase #2

Land Use Class ^(a)	Planned No. of units	Equivalent Unit Factor	Total Equivalent Units
<u>Improvement Area #1C</u>			
Land Use Class 4 (Residential - 80 Ft lot)	41	0.58	23.78
<i>Subtotal – Phase #1C</i>	<i>41</i>		<i>23.78</i>
<u>Improvement Area #2</u>			
Land Use Class 2 (Residential - One-half acre lot)	12	0.83	9.96
Land Use Class 3 (Residential - 90 Ft lot)	8	0.64	5.12
Land Use Class 5 (Residential - 60 Ft lot)	100	0.46	46.00
Land Use Class 10 (Residential - 70 Ft lot)	93	0.52	48.69
<i>Subtotal – Phase #2</i>	<i>213</i>		<i>109.77</i>
Total Equivalent Units	254		133.55

(a) Equivalent Unit factors for Land Use Class 2, Land Use Class 3, Land Use Class 4, and Land Use Class 5 are rounded to two decimal places in order to be consistent with the Equivalent Unit factors for Phase #1. Land Use Class 10 is shown as rounded to two decimal places. However, the total Equivalent Unit calculation for Land Use Class 10 assumes an unrounded Equivalent Unit factor of 0.53255.

Notes:

Snipped from tables D-3 and D-4 of the 2019 SAP Update.

APPENDIX B – IMPROVEMENT AREA #3 ENGINEER’S REPORT



August 25, 2020

**Re: *Engineer's Report
Sonoma Verde -Bond Issuance, Phase 3
McClendon-Chisholm, Rockwall County, Texas***

Introduction:

Sonoma Verde is a proposed master planned development located on approximately 550 acres and projected to include 1,095 single-family lots off SH 205 near League Road in the City of McClendon-Chisholm, Texas as depicted on Exhibit "A". This Engineer's Report includes the documents requested for Phase 3 of the Bond Issuance by the City for the approved PID. The Phase 3 Bond Issuance includes improvements for Phases 4A and 4B of the development as shown on Exhibit "B". Bonds are anticipated to be used to finance public infrastructure projects vital for development within the PID.

Development Costs:

An Engineer's Opinion of Probable Cost (EOPC) has been prepared for all authorized PID improvements for the Phase 3 Bond Issuance and is included as Exhibit "C".

Development Improvements:

Development improvements have been separated into Offsite/Major Improvements and Direct Improvements.

Direct Improvements for Phase 4A and Phase 4B are depicted on Exhibits D-I.

Development Schedule:

Design Stage:

The Concept Plan for the entire development has been approved by the City of McClendon-Chisholm. The Final Plats for Phase 4A and Phase 4B have been approved by the City. The Flood Studies for Phase 4A and Phase 4B have been reviewed and approved by the City. The design of all improvements for Phase 4A and Phase 4B are complete and construction plans have been approved by the City.

Construction Stage:

Construction on Phase 4A and Phase 4B commenced in July 2020 with anticipated final acceptance in May of 2021.

Please contact me at (214) 952-0233 or craig.malan@kimley-horn.com should you have any questions or need any additional information.

Sincerely,

Craig Malan, PE

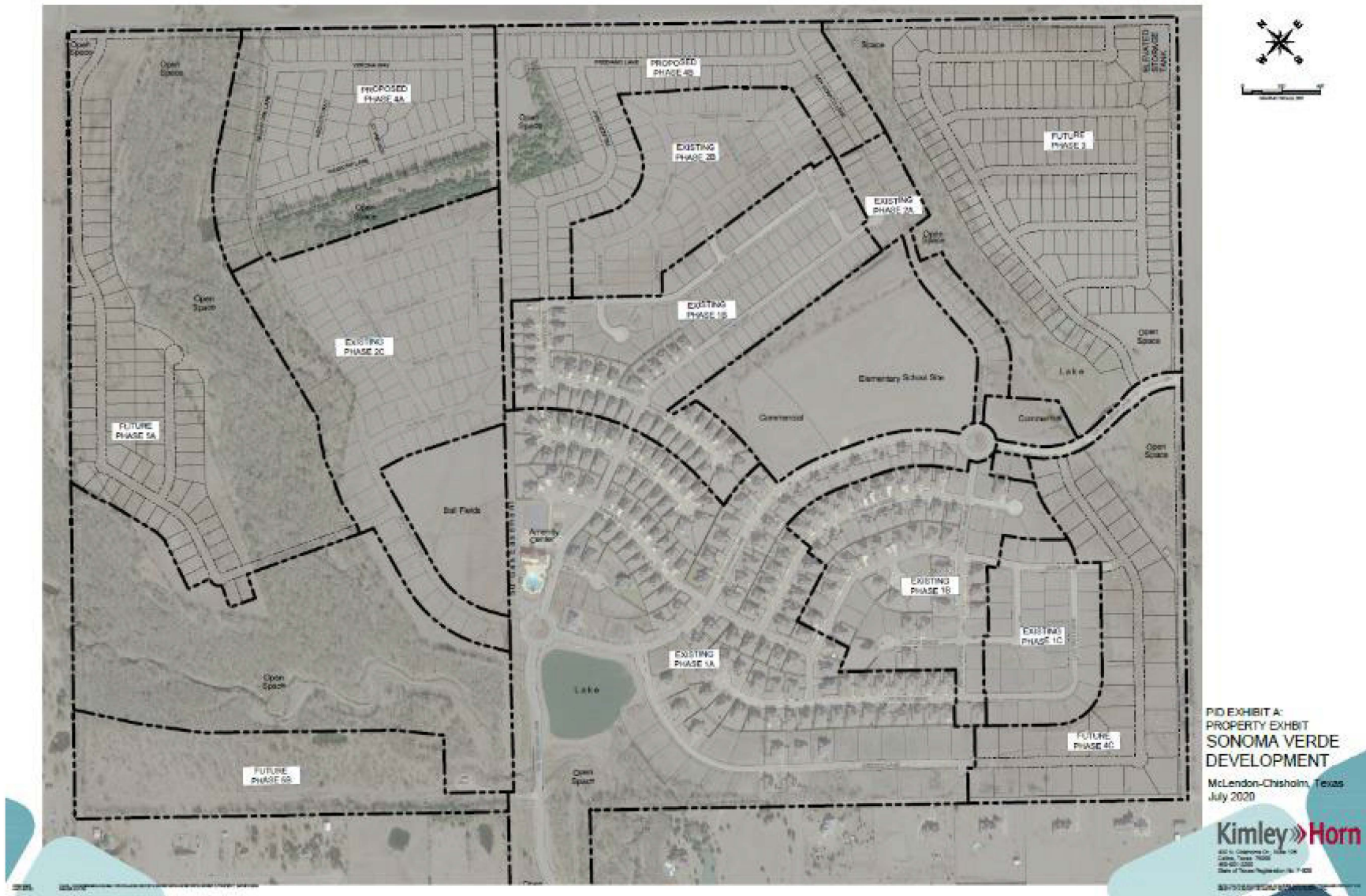


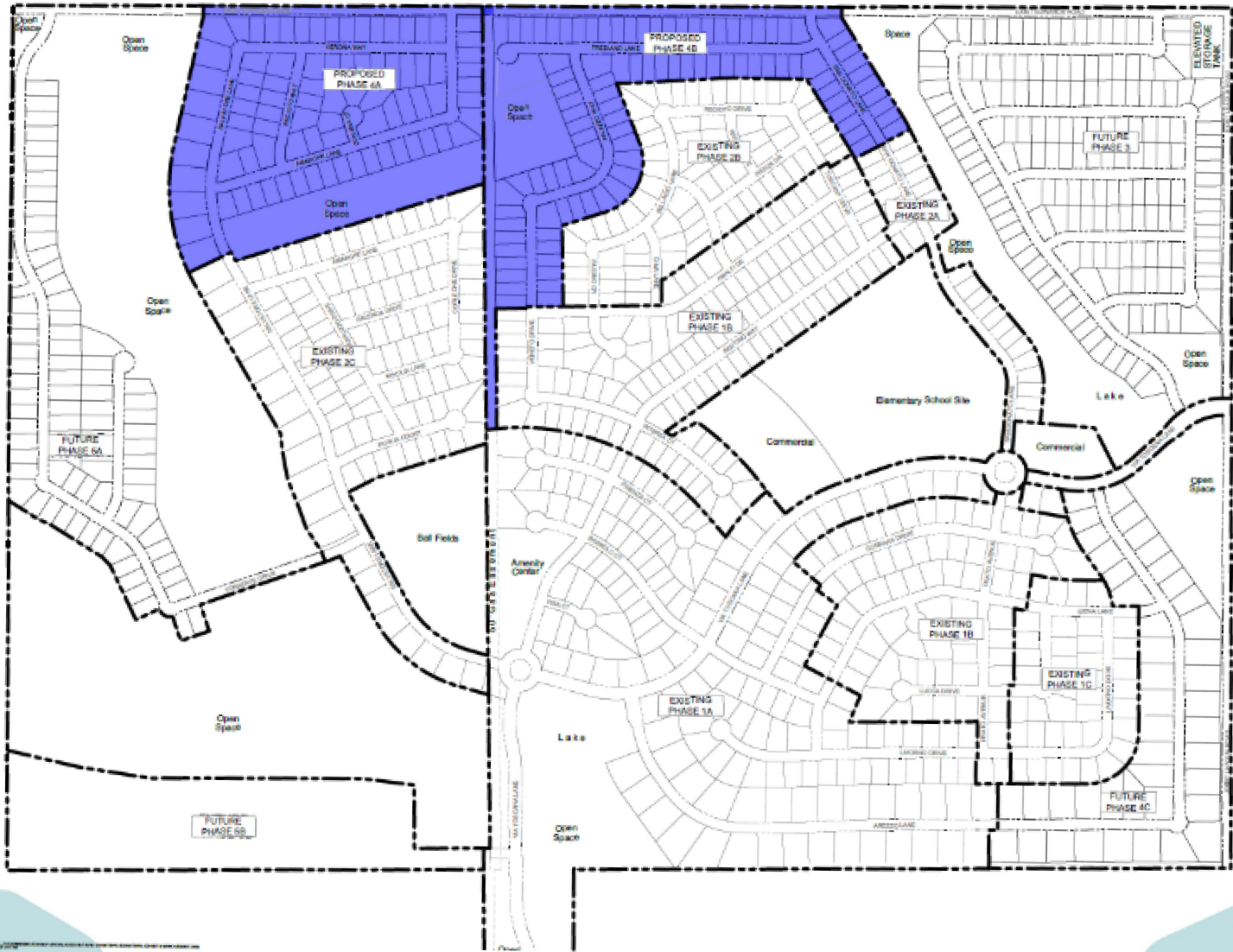
kimley-horn.com

400 North Oklahoma Drive, Suite 105, Celina, Texas 75009

469-501-2200

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LEGEND

PROPERTY LINE
PHASE BOUNDARY

NOTE: SHADDED AREAS REPRESENT APPROXIMATE ACRESAGE OF PHASES 4A & 4B

PID EXHIBIT B:
IMPROVEMENT AREA
#63.768
**SONOMA VERDE
DEVELOPMENT**
McLendon-Chisholm, Texas
July 2020

Kimley»Horn
4011 Oakshire Ct., Suite 100
Dallas, Texas 75248
469.440.2200
State of Texas Registration No. 1448

EXHIBIT C
SONOMA VERDE - PID COSTS SUMMARY
BOND ISSUANCE PHASE 3
8/26/2020

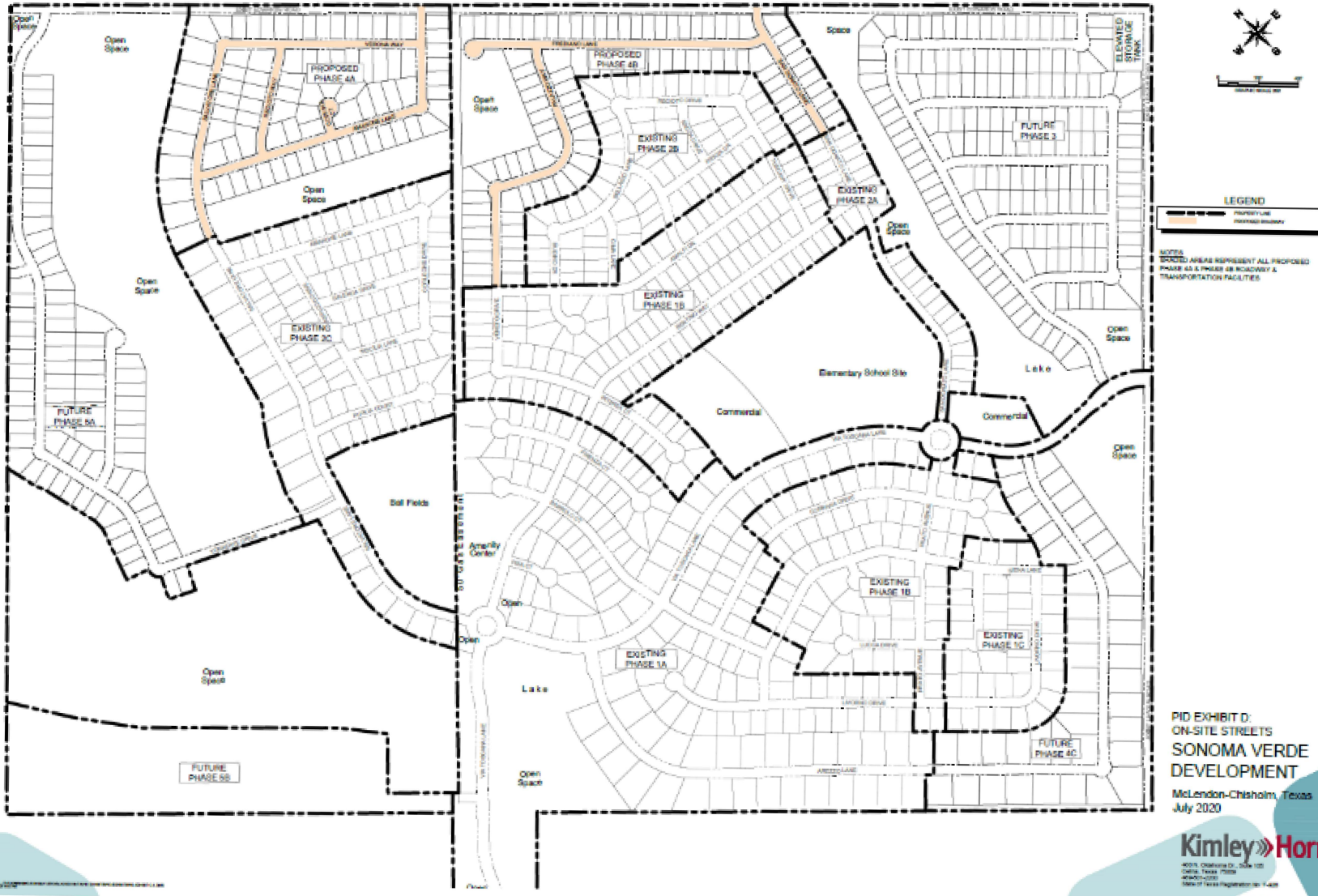
Authorized Improvements	Phase 3 Major Improvement Costs (1)	Offsite/Major Improvements	Direct Improvements		Total PID Improvements	Private Costs (2)
			Phase 4A	Phase 4B		
Road Improvements:						
Right-of-way Clearing & Grubbing		\$0.00	\$60,245.64	\$23,373.36	\$83,619.00	\$746,903.00
Street Excavation		\$0.00	\$41,335.50	\$38,191.50	\$79,527.00	\$0.00
Lime Stabilization		\$0.00	\$53,621.75	\$45,324.50	\$98,946.25	\$0.00
Lime Material		\$0.00	\$49,005.00	\$41,580.00	\$90,585.00	\$0.00
Concrete Paving		\$0.00	\$509,876.00	\$430,664.00	\$940,540.00	\$0.00
Barrier Free (ADA) Ramps		\$0.00	\$18,000.00	\$7,200.00	\$25,200.00	\$0.00
Sidewalks		\$0.00	\$3,795.00	\$11,990.00	\$15,785.00	\$0.00
Sawcut & Connect to Existing Paving		\$0.00	\$4,220.00	\$9,630.00	\$13,850.00	\$0.00
Street Signs		\$0.00	\$6,000.00	\$3,000.00	\$9,000.00	\$0.00
Street Lights		\$0.00	\$18,000.00	\$12,000.00	\$30,000.00	\$0.00
Erosion Control and Storm Water Pollution Prevention		\$0.00	\$32,250.00	\$37,125.00	\$69,375.00	\$23,125.00
Maintenance Bond		\$0.00	\$750.00	\$750.00	\$1,500.00	\$0.00
Subtotal - Road Improvements	\$55,573.70	\$0.00	\$797,098.89	\$660,828.36	\$1,513,500.95	\$770,028.00
Storm Drainage Improvements:						
Reinforced Concrete Storm Sewer Pipe & Box Culverts		\$0.00	\$340,584.00	\$281,732.50	\$622,316.50	\$0.00
Inlets and Manholes		\$0.00	\$80,665.00	\$68,190.00	\$148,855.00	\$0.00
Reinforced Concrete Headwalls		\$0.00	\$34,690.00	\$21,215.00	\$55,905.00	\$0.00
Trench Safety		\$0.00	\$340.80	\$832.00	\$1,172.80	\$0.00
Rock Rip Rap		\$0.00	\$11,859.00	\$16,815.00	\$28,674.00	\$0.00
Demo Existing		\$0.00	\$0.00	\$5,070.00	\$5,070.00	\$0.00
Maintenance Bond		\$0.00	\$500.00	\$500.00	\$1,000.00	\$0.00
Subtotal - Storm Drainage Improvements	\$14,207.64	\$0.00	\$468,638.80	\$394,354.50	\$877,200.94	\$0.00
Water Improvements:						
12" PVC Waterline		\$0.00	\$41,947.50	\$65,366.70	\$107,314.20	\$0.00
8" PVC Waterline		\$0.00	\$64,840.00	\$34,340.00	\$99,180.00	\$0.00
3" PVC Waterline		\$0.00	\$6,989.75	\$5,511.50	\$12,501.25	\$0.00
12" Gate valve		\$0.00	\$10,650.00	\$10,650.00	\$21,300.00	\$0.00
8" Gate valve		\$0.00	\$27,025.00	\$11,750.00	\$38,775.00	\$0.00
Fire Hydrant Assembly (Lead, Valve & Fittings)		\$0.00	\$37,875.00	\$37,875.00	\$75,750.00	\$0.00
1" Service		\$0.00	\$64,500.00	\$74,250.00	\$138,750.00	\$0.00
Connect to Existing		\$0.00	\$4,250.00	\$6,005.00	\$10,255.00	\$0.00
Trench Safety		\$0.00	\$1,200.00	\$962.50	\$2,162.50	\$0.00
Water Testing/Chlorination		\$0.00	\$5,520.00	\$4,427.50	\$9,947.50	\$0.00
Maintenance Bond		\$0.00	\$500.00	\$500.00	\$1,000.00	\$0.00
Subtotal - Water Improvements	\$13,503.96	\$0.00	\$264,997.25	\$251,338.20	\$529,839.41	\$0.00
Sanitary Sewer Improvements:						
8" PVC SDR35 San. Sewer Line		\$0.00	\$101,501.60	\$84,092.40	\$185,594.00	\$0.00
8" PVC SDR26 San. Sewer Line		\$0.00	\$22,701.00	\$20,125.00	\$42,826.00	\$0.00
Connect to Existing		\$0.00	\$790.00	\$1,580.00	\$2,370.00	\$0.00
4" Sewer Service		\$0.00	\$42,140.00	\$48,510.00	\$90,650.00	\$0.00
4" Diameter Manhole		\$0.00	\$27,500.00	\$27,500.00	\$55,000.00	\$0.00
Cleanout		\$0.00	\$2,148.00	\$1,074.00	\$3,222.00	\$0.00
San. Sewer Line Testing		\$0.00	\$12,414.00	\$10,383.00	\$22,797.00	\$0.00
Manhole Testing		\$0.00	\$2,750.00	\$2,750.00	\$5,500.00	\$0.00
Trench Safety		\$0.00	\$4,138.00	\$3,461.00	\$7,599.00	\$0.00
Maintenance Bond		\$0.00	\$500.00	\$500.00	\$1,000.00	\$0.00
Lift Station Pump Upgrade		\$0.00	\$46,486.49	\$53,513.51	\$100,000.00	\$0.00
Subtotal - Sanitary Sewer Improvements	\$263,747.93	\$0.00	\$263,069.09	\$253,488.91	\$780,305.93	\$0.00
Total - Road, Storm Drainage, Water & Sanitary Sewer Improvements	\$347,033.23	\$0.00	\$1,793,804.02	\$1,560,005.98	\$3,700,847.23	\$770,028.00
Soft Costs:						
Contingency 10%	\$27,110.75	\$0.00	\$179,380.40	\$156,001.00	\$362,492.15	\$0.00
ROW Dedication-Internal Roadways	\$0.00	\$0.00	\$217,041.60	\$195,011.57	\$402,053.17	\$0.00
Engineering, Flood Study, Surveying, Const. Staking	\$5,397.41	\$0.00	\$217,789.19	\$250,710.81	\$473,897.41	\$0.00
***City Inspection Fees 2%	\$0.00	\$0.00	\$51,818.06	\$44,416.77	\$96,234.83	\$0.00
Geotechnical and Material Testing	\$0.00	\$0.00	\$63,485.49	\$61,570.51	\$115,056.00	\$0.00
General Contractor Fees	\$6,470.66	\$0.00	\$129,000.00	\$148,500.00	\$283,970.66	\$0.00
General Conditions	\$0.00	\$0.00	\$64,500.00	\$74,250.00	\$138,750.00	\$0.00
Subtotal - Soft Costs	\$38,978.81	\$0.00	\$913,014.74	\$920,460.66	\$1,872,454.21	\$0.00
Grand Total - Improvements + Soft Costs	\$386,012.04	\$0.00	\$2,706,818.76	\$2,480,470.63	\$5,573,301.44	\$770,028.00

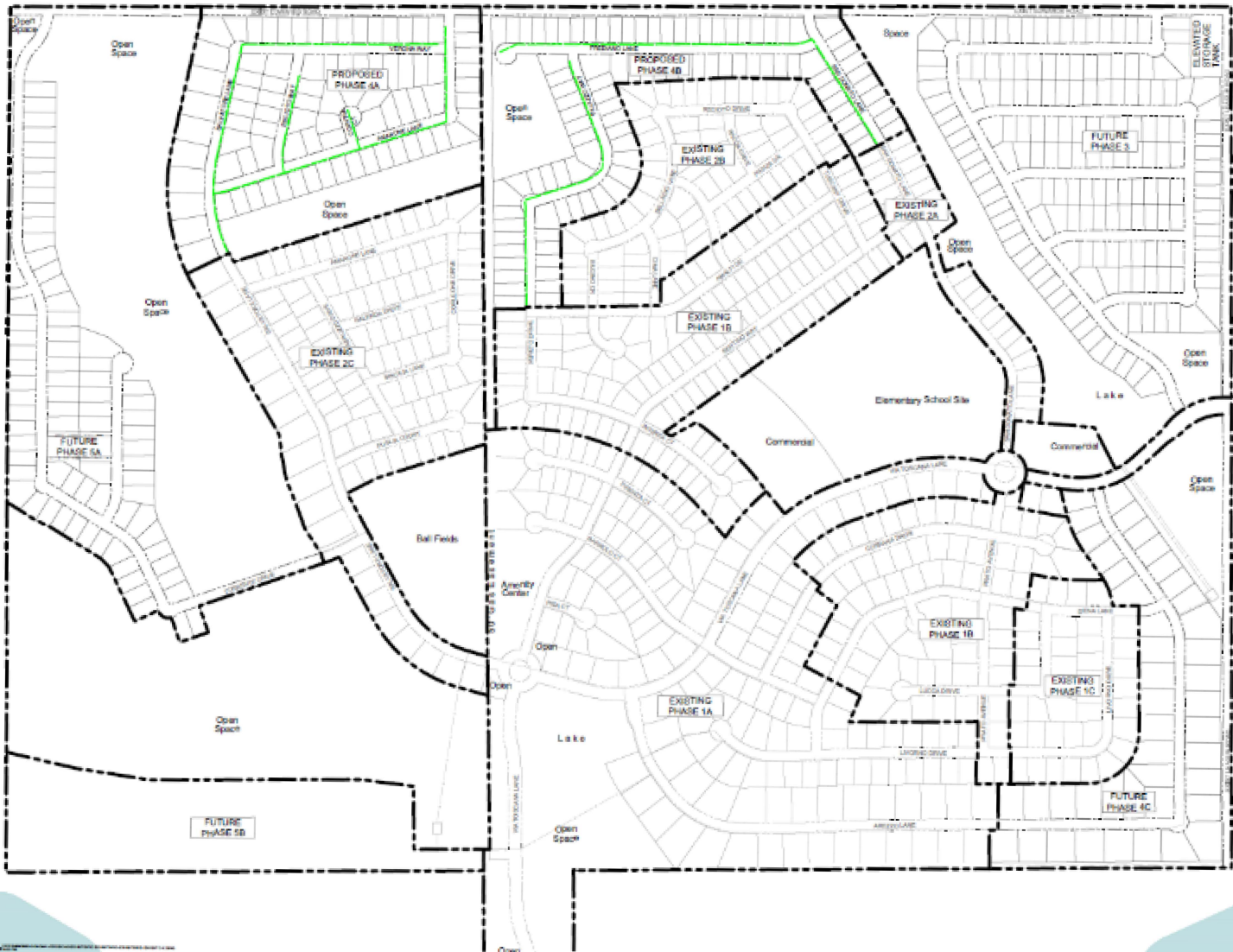
(1) Major Improvements Phase 1 Per Table IV-B of SAP January 12, 2015 rev June 11, 2019

469 lots remaining for development, 185 in this phase, so share = 185/469

38.40%

(2) This figure is the private contract amount for all of the remaining excavation and lot grading for Phase 4A & 4B



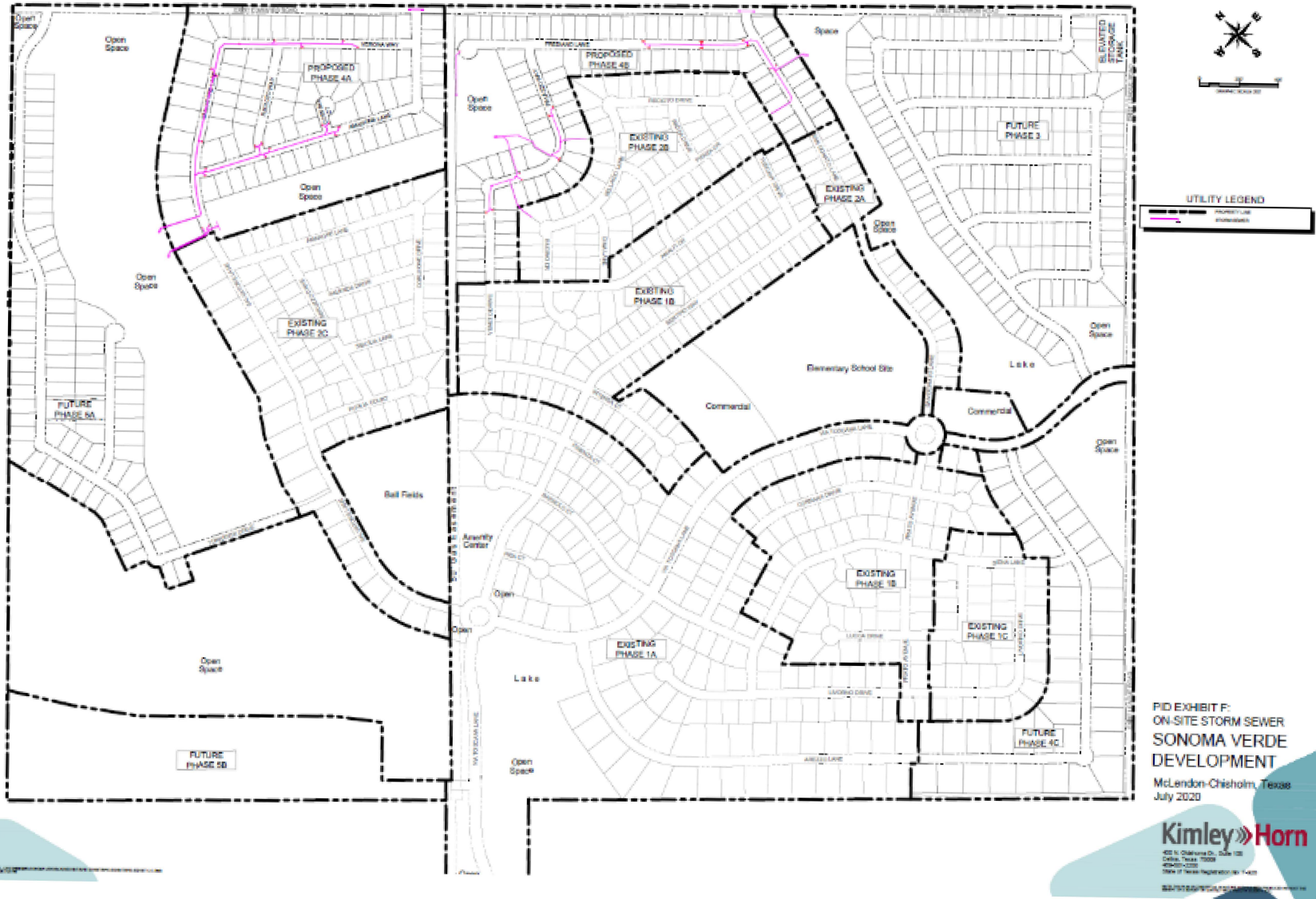


UTILITY LEGEND

- PROPERTY LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING SANITARY SEWER LINE

PID EXHIBIT E:
ON-SITE SANITARY SEWER
SONOMA VERDE
DEVELOPMENT
McLendon-Chisholm, Texas
July 2020

Kimley»Horn
4014 Westmore Dr., Suite 100
Dallas, Texas 75244
972.961.2200
State of Texas Registration No. T-228



PID EXHIBIT F:
ON-SITE STORM SEWER
SONOMA VERDE
DEVELOPMENT
McLendon-Chisholm, Texas
July 2020



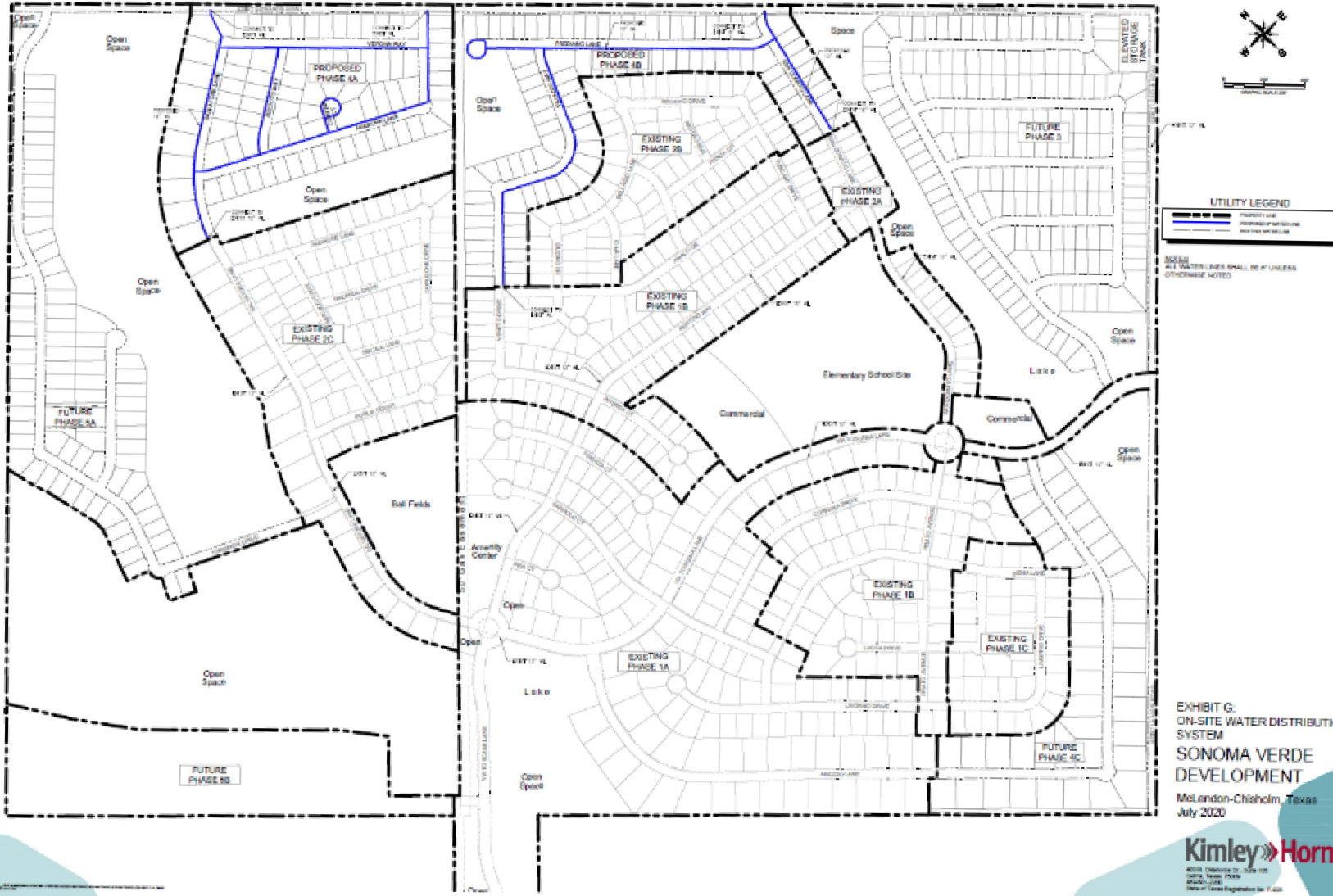
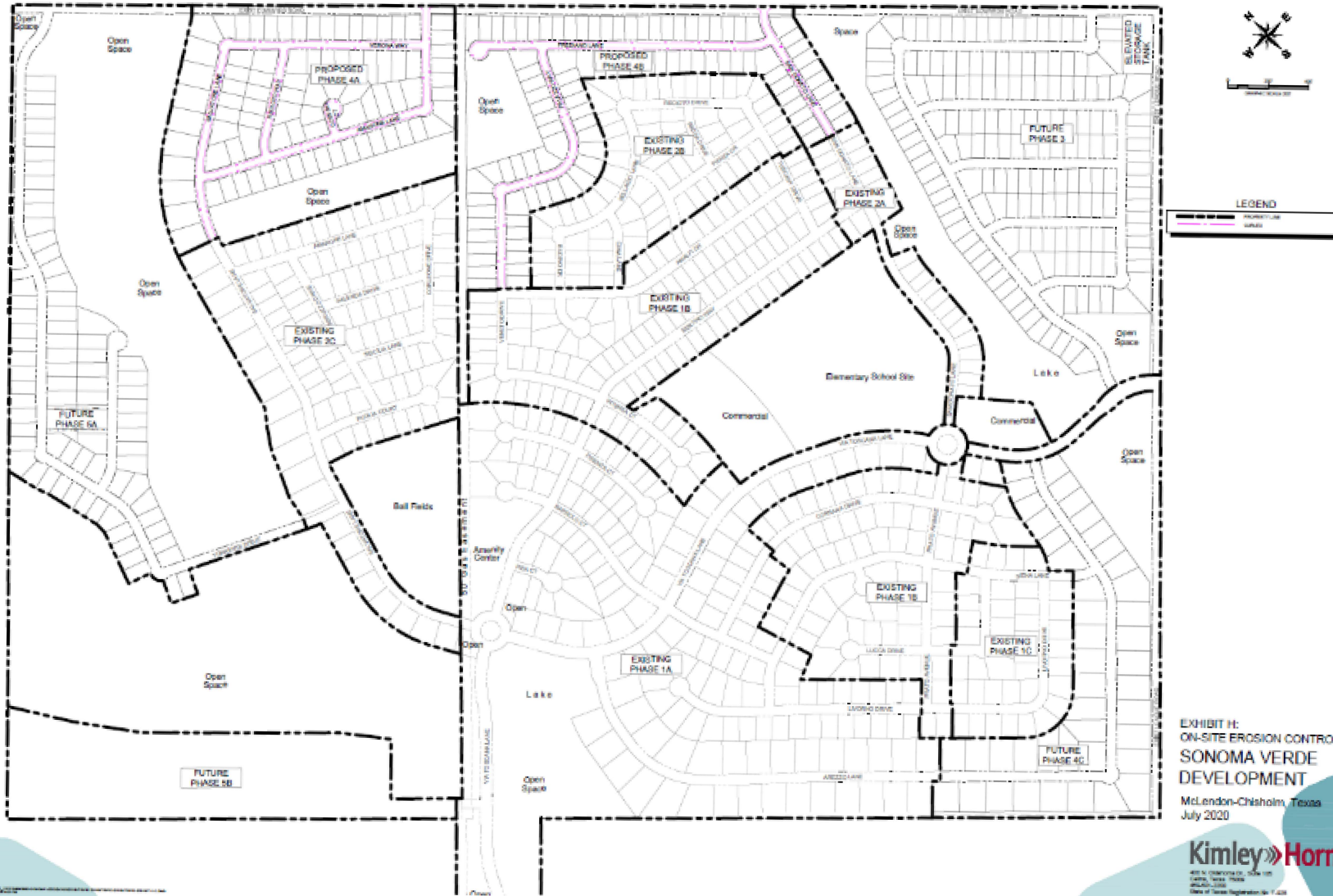
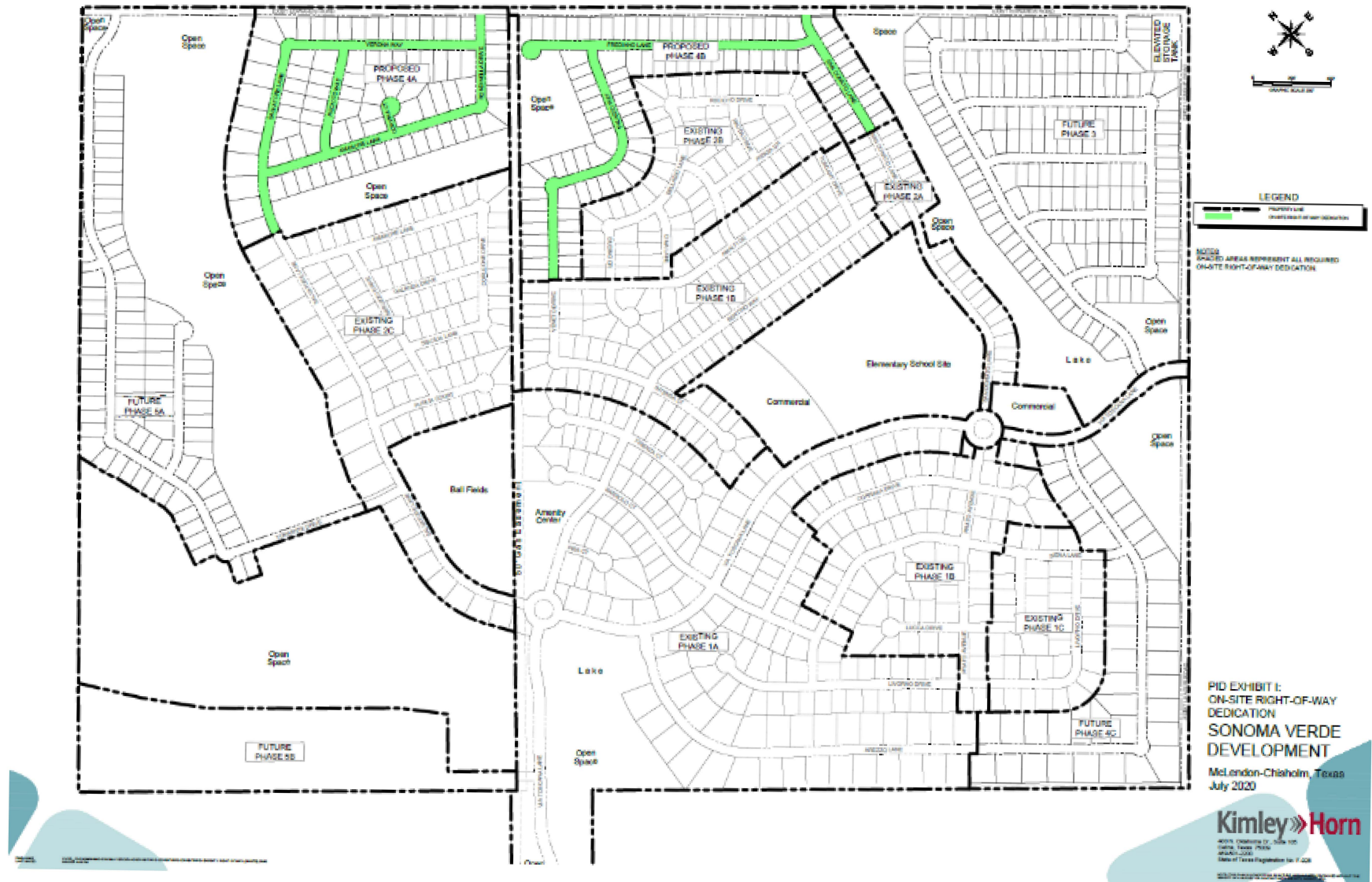


EXHIBIT G:
ON-SITE WATER DISTRIBUTION
SYSTEM
SONOMA VERDE
DEVELOPMENT
McLendon-Chisholm, Texas
July 2020







APPENDIX C – IMPROVEMENT AREA #4 ENGINEER’S REPORT



February 8, 2022

Re: **Engineer’s Report**
Sonoma Verde -Bond Issuance, Phase 4
McClendon-Chisholm, Rockwall County, Texas

Introduction:

Sonoma Verde is a proposed master planned development located on approximately 550 acres and projected to include 1,095 single-family lots off SH 205 near League Road in the City of McClendon-Chisholm, Texas as depicted on Exhibit ‘A’. This Engineer’s Report includes the documents requested for Phase 4 of the Bond Issuance by the City for the approved PID. The Phase 4 Bond Issuance includes improvements for Phases 3, 4C and 5 of the development as shown on Exhibit ‘B’. Bonds are anticipated to be used to finance public infrastructure projects vital for development within the PID.

Development Costs:

An Engineer’s Opinion of Probable Cost (EOPC) has been prepared for all authorized PID Improvements for the Phase 4 Bond Issuance and is included as Exhibit ‘C’.

Development Improvements:

Development improvements have been separated into Offsite/Major Improvements and Direct Improvements.

Direct Improvements for Phase 3, 4C and 5 are depicted on Exhibits D–I.

Development Schedule:

Design Stage:

The Concept Plan for the entire development has been approved by the City of McClendon-Chisholm.

The Preliminary Plats for Phases 3, 4C and 5 have been approved by the City.

The Final Plat and construction plans for Phase 4C have been approved by the City.

The design of all improvements for Phase 3 and Phase 5 have been completed.

The Final Plats and construction plans for Phase 3 and Phase 5 are anticipated to be approved in March 2022.

The Flood Studies for Phases 3, 4C and 5 have been prepared and submitted to the City with anticipated approvals in March 2022.

Construction Stage:

Construction of Phase 4C commenced in July 2021 with anticipated final acceptance in April of 2022.

Construction of Phases 3 and 5 are anticipated to commence in March 2022 with anticipated final acceptance in April of 2023.

Please contact me at (214) 952-0233 or craig.malan@kimley-horn.com should you have any questions or need any additional information.

Sincerely,


Craig Malan, PE



kimley-horn.com

400 North Oklahoma Drive, Suite 105, Celina, Texas 75004

409-681-4200

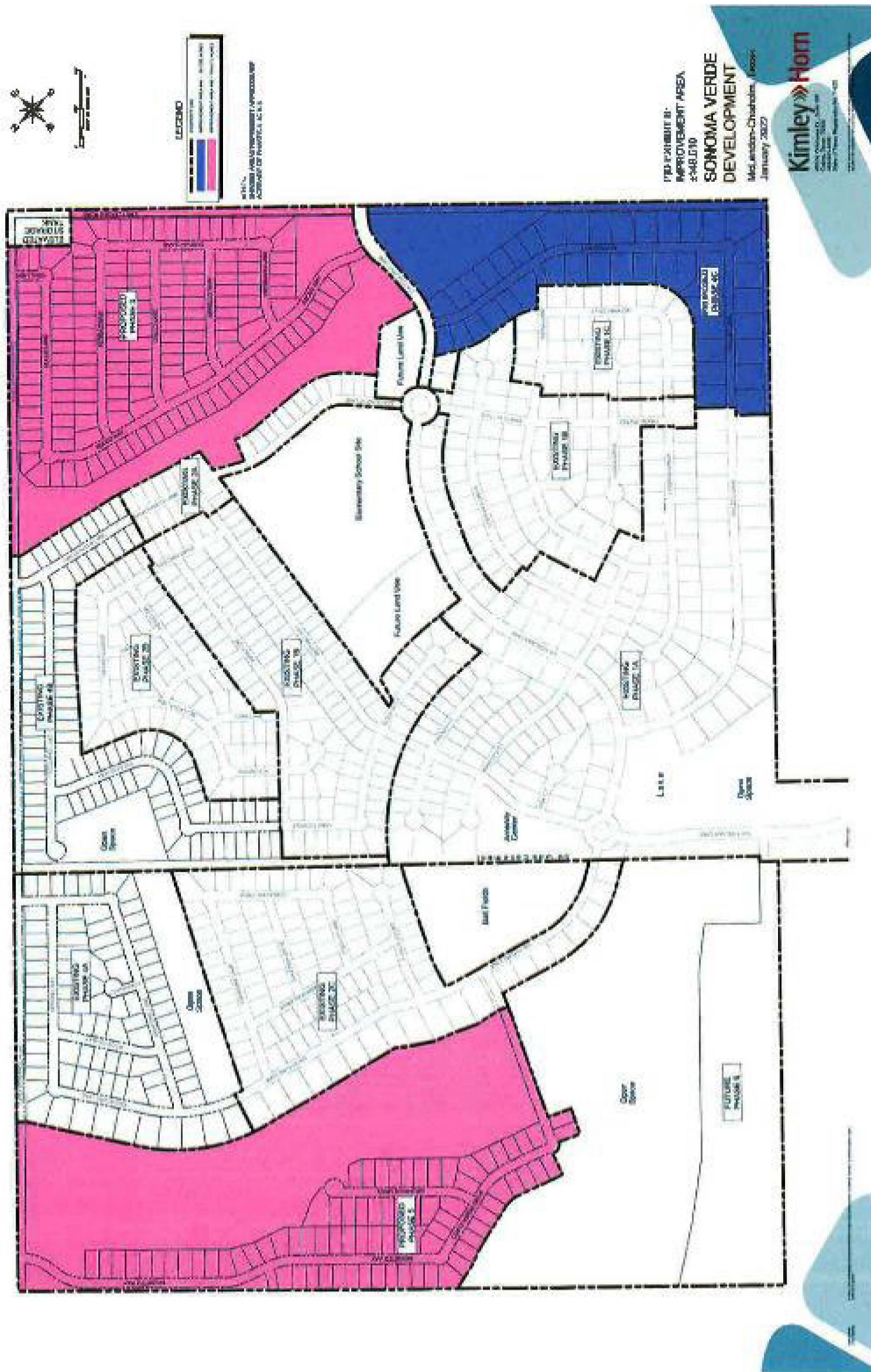
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EXHIBIT C
SONOMA VERDE - PID COSTS SUMMARY
BOND ISSUANCE PHASE 4
1/28/2022

Authorized Improvements	Phase 4 Major Improvement Costs (1)	Offsite/Major Improvements	Direct Improvements			Total PID Improvements
			Phase 3	Phase 4C	Phase 5	
Road Improvements:						
Right of way Clearing & Grubbing		\$0.00	\$56,115.00	\$27,045.00	\$27,845.00	\$121,005.00
Street Excavation		\$0.00	\$93,750.00	\$10,894.40	\$54,375.00	\$258,019.40
Limbo Slab Lization		\$0.00	\$112,200.00	\$10,822.00	\$79,893.75	\$232,795.75
Limbo Material		\$0.00	\$125,470.00	\$48,746.40	\$46,710.00	\$280,926.40
Concrete Paving		\$0.00	\$1,100,055.00	\$408,270.00	\$785,442.50	\$2,251,717.50
Barrier Free (ADA) Ramps		\$0.00	\$30,000.00	\$2,300.00	\$7,800.00	\$40,000.00
4' Sidewalks		\$0.00	\$6,048.00	\$15,600.00	\$81,880.00	\$83,608.00
3' Sidewalks		\$0.00	\$11,970.00	\$0.00	\$0.00	\$11,970.00
Stripout & Connect to Existing Paving		\$0.00	\$5,100.00	\$4,950.00	\$5,100.00	\$15,150.00
Street Signs		\$0.00	\$6,000.00	\$2,250.00	\$3,750.00	\$12,000.00
Street Lights		\$0.00	\$22,000.00	\$8,300.00	\$12,000.00	\$42,000.00
Erosion Control and Storm Water Pollution Prevention		\$0.00	\$73,768.50	\$18,769.50	\$34,483.50	\$127,021.50
Maintenance Bond		\$0.00	\$750.00	\$2,500.00	\$750.00	\$4,000.00
Chipseal Overlay for Edwards/League Roads		\$0.00	\$125,000.00	\$0.00	\$125,000.00	\$250,000.00
Subtotal - Road Improvements	\$65,477.00	\$0.00	\$1,778,226.50	\$697,977.30	\$1,394,799.75	\$3,896,489.55
Storm Drainage Improvements:						
Reinforced Concrete Storm Sewer Pipe & Box Culverts		\$0.00	\$458,135.00	\$385,620.00	\$238,705.00	\$1,132,461.00
Inlets and Manholes		\$0.00	\$705,430.00	\$84,490.00	\$112,785.00	\$382,705.00
Reinforced Concrete Headwalls		\$0.00	\$44,600.00	\$14,170.00	\$41,590.00	\$100,400.00
Trench Safety		\$0.00	\$5,205.00	\$2,616.00	\$3,655.00	\$11,456.00
Rock Rip Rap		\$0.00	\$7,578.00	\$34,110.00	\$68,380.00	\$149,578.00
Demol Existing		\$0.00	\$0.00	\$7,851.00	\$0.00	\$7,851.00
Grass to Drain Storm Outfalls		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Detention Pond & Channel Excavation		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Erosion Control and Seeding		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Maintenance Bond		\$0.00	\$600.00	\$600.00	\$600.00	\$1,800.00
Major Culvert Crossing		\$0.00	\$0.00	\$0.00	\$510,000.00	\$510,000.00
Subtotal - Storm Drainage Improvements	\$21,857.00	\$0.00	\$728,826.00	\$608,337.00	\$1,033,566.00	\$2,314,581.00
Sanitary Sewer Improvements:						
12" PVC SDR35 San. Sewer Line		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8" PVC SDR35 San. Sewer Line		\$0.00	\$352,450.00	\$58,777.50	\$138,008.00	\$547,235.50
8" PVC SDR28 San. Sewer Line		\$0.00	\$0.00	\$14,477.00	\$118,690.00	\$133,167.00
8" Force Main		\$0.00	\$0.00	\$8,653.75	\$0.00	\$8,653.75
Connect to Existing		\$0.00	\$1,450.00	\$1,804.00	\$1,075.00	\$4,329.00
Steel Casing at Creek Crossing		\$0.00	\$20,760.00	\$0.00	\$35,400.00	\$56,160.00
Culvert Encasement		\$0.00	\$13,310.00	\$0.00	\$0.00	\$13,310.00
4" Sewer Service		\$0.00	\$133,898.00	\$28,475.00	\$73,828.00	\$236,021.00
4" Diameter Manhole		\$0.00	\$80,085.00	\$12,705.00	\$62,440.00	\$155,240.00
Cleanout		\$0.00	\$812.00	\$1,320.00	\$0.00	\$2,132.00
San. Sewer Line Testing		\$0.00	\$24,115.00	\$0,012.50	\$14,861.75	\$48,009.25
Manhole Testing		\$0.00	\$6,103.00	\$1,101.00	\$4,980.00	\$11,294.00
Trench Safety		\$0.00	\$16,650.00	\$4,675.00	\$11,447.50	\$32,822.50
Maintenance Bond		\$0.00	\$200.00	\$200.00	\$500.00	\$1,900.00
Offsite L/N Station and Force Main		\$0.00	\$412,280.00	\$0.00	\$152,720.00	\$908,000.00
Subtotal - Sanitary Sewer Improvements	\$465,693.00	\$0.00	\$1,094,304.00	\$128,630.76	\$650,860.25	\$2,299,688.01
Total - Road, Storm Drainage, Water & Sanitary Sewer Impro	\$513,022.00	\$0.00	\$3,602,436.50	\$1,346,865.06	\$3,008,246.00	\$8,471,689.55
Soft Costs:						
Contingency 10%	\$41,089.00	\$0.00	\$365,243.65	\$134,896.51	\$300,921.00	\$847,560.16
ROW Dedication-Internal Roadways	\$0.00	\$0.00	\$807,600.00	\$225,000.00	\$380,000.00	\$1,222,600.00
Engineering, Flood Study, Surveying, Const. Staking, Crty Fees	\$57,978.00	\$0.00	\$342,159.77	\$146,859.57	\$205,308.83	\$752,107.15
City Inspection Fees	\$0.00	\$0.00	\$33,800.00	\$8,600.00	\$15,900.00	\$58,300.00
Geotechnical and Material Testing	\$0.00	\$0.00	\$143,850.00	\$26,260.00	\$87,150.00	\$257,350.00
General Contractor Fees	\$0.00	\$0.00	\$228,500.00	\$85,333.33	\$185,008.53	\$498,851.86
Developer PID Attorney	\$0.00	\$0.00	\$33,333.33	\$33,333.33	\$33,333.33	\$100,000.00
Developer PID Consultant	\$0.00	\$0.00	\$43,333.33	\$43,333.33	\$43,333.33	\$130,000.00
Subtotal - Soft Costs	\$99,677.00	\$0.00	\$1,794,529.10	\$713,505.82	\$1,240,859.63	\$3,848,571.55
Grand Total - Improvements + Soft Costs	\$612,699.00	\$0.00	\$5,394,965.60	\$2,060,470.88	\$4,250,105.63	\$12,318,241.11
Water Improvements (2):						
12" PVC Waterline		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8" PVC Waterline		\$0.00	\$267,395.00	\$83,049.25	\$215,827.00	\$566,332.25
6" PVC Waterline		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3" PVC Waterline		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
12" Gate valve		\$0.00	\$3,210.00	\$7,200.00	\$0.00	\$10,410.00
8" Gate valve		\$0.00	\$48,620.00	\$11,625.00	\$29,620.00	\$89,865.00
6" Gate valve		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fire Hydrant Assembly (Lead, Valve & Fittings)		\$0.00	\$50,930.00	\$27,880.00	\$80,720.00	\$179,310.00
1" Service		\$0.00	\$150,072.00	\$39,712.00	\$89,964.00	\$295,778.00
Irrigation Service		\$0.00	\$1,110.00	\$4,960.55	\$1,111.00	\$7,111.55
Plug & B.O. Valve		\$0.00	\$0.00	\$0.00	\$2,960.00	\$2,960.00
Fittings		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Connect to Existing		\$0.00	\$23,590.00	\$12,255.00	\$11,475.00	\$47,290.00
Steel Casing at Creek Crossing		\$0.00	\$0.00	\$0.00	\$33,700.00	\$33,700.00
Casing Pipe		\$0.00	\$70,680.00	\$4,000.00	\$0.00	\$74,680.00
Trench Safety		\$0.00	\$1,220.00	\$1,248.50	\$5,365.00	\$13,833.50
Water Testing/Chlorination		\$0.00	\$3,810.00	\$2,487.00	\$2,882.50	\$8,789.50
Maintenance Bond		\$0.00	\$500.00	\$500.00	\$500.00	\$1,500.00
Subtotal - Water Improvements (2)	\$20,770.00	\$0.00	\$686,558.00	\$169,297.33	\$431,964.50	\$1,308,689.83

(1) Major Improvements Phase 1 Per Table IV-B of SAP January 12, 2015; rev June 11, 2018; rev February 9, 2021
(2) Water Improvements not included in Grand Total







RD ESHEET 10
 CDS DESIGN &
 SONOMA VERDE
 DEVELOPMENT
 McLeisen-Chapman, AIA
 January 2023





14,811 SANTIAGO STREET
 SONOMA VERDE
 DEVELOPMENT
 08/07/2022





DATE: 1/11/2012
 SCALE: AS SHOWN

PROJECT:
 ON SEWER SEWER
 SONOMA VERDIF
 DEVELOPMENT
 Modesto-Church
 January, 2012







EXHIBIT F:
ON-SITE EROSION CONTROL
SONOMA VERDE
DEVELOPMENT
McLendon-Chatham, Assoc.
July, 2012





PROJECT EXHIBIT 1
UNIVERSITY STREET
SONOMA VERDE
DEVELOPMENT
McLennan-Chapman, A World
JANUARY 2022



FIELD NOTE DESCRIPTION FOR IMPROVEMENT AREA #4A CONTAINING A TOTAL OF 29.703 ACRES OF LAND, MORE OR LESS, COMPRISED OF THE FOLLOWING TRACT AS DESCRIBED BELOW:

SONOMA VERDE, PHASE 4C (29.703 ACRES)

BEING a tract of land situated in the King Latham Survey, Abstract No. 133, situated in the City of McLendon-Chisholm, Texas, and being a portion of that tract of land conveyed to Land Solutions SV, LLC., according to the document recorded in Instrument Number 20180000014913 Official Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod found in the north line of Frontier Trail same being common to the southwest line of said Land Solutions tract for the western most point for corner of this tract same being to the southeast corner of that tract of land conveyed to Sonoma Verde Phase 1 an addition to the City of McLendon Chisholm according to the document filed of record in Cabinet I Slide 57 Plat Record, Rockwall County, Texas (P.R.R.C.T.);

THENCE with the southerly line the following three (3) courses and distances:

North 44°02'02" East, a distance of 180.00 feet to an iron rod found for corner of this tract;

South 46°00'22" East, a distance of 40.28 feet to a point for corner of this tract;

North 44°02'02" East, a distance of 215.00 feet to a point for corner of this tract in the southerly line of that tract of land described as Tract 2, Sonoma Verde Phase 1B an addition to the City of McLendon Chisholm according to the document filed of record in Cabinet I, Slide 381 (P.R.R.C.T.) from which an iron rod found for the southernmost corner of said Tract 2 bears South 46°00'22" East, 59.95 feet, being the westerly corner of Tract 1, Sonoma Verde Phase 1C an addition to the City of McLendon Chisholm according to the document filed of record in Cabinet J, Slide 221;

THENCE with said southerly line of said Tract 2, Sonoma Verde Phase 1B and the southerly line of said Tract 1, Sonoma Verde Phase 1C the following five (5) courses and distances:

South 46°00'22" East, a distance of 417.03 feet to an iron rod found at the beginning of a tangent curve to the left having a central angle of 89°47'08", a radius of 240.00 feet, a chord bearing and distance of North 89°06'04" East, 338.78 feet;

With said curve to the left, an arc distance of 376.09 feet to an iron rod found for corner of this tract;

North: 44°12'30" East, a distance of 587.89 feet to an iron rod found for corner of this tract;

North 45°47'30" West, a distance of 122.10 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 28°50'53", a radius of 300.00 feet, a chord bearing and distance of North 23°00'21" East, 149.46 feet;

With said curve to the left, passing an iron rod found and continuing an arc distance of 151.05 feet to a point in the south easterly line of said Tract 2, Sonoma Verde Phase 1B for corner of this tract;

THENCE with said easterly line the following two courses and distances:

North 8°34'54" East, a distance of 138.23 feet to an iron rod found at the beginning of a tangent curve to the right having a central angle of 20°55'23", a radius of 490.00 feet, a chord bearing and distance of North 19°02'34" East, 177.94 feet;

With said curve to the right, an arc distance of 178.94 feet to an iron rod found for corner of this tract, being the southeasterly corner of Tract 2, Sonoma Verde Phase 1C, an addition to the City of McLeodon Clustholm according to the document filed of record in Cabinet J, Slide 221;

THENCE North 29°53'38" East, with easterly line of said Tract 2, a distance of 135.57 feet to an iron rod found in the south line of Via Toscana Lane described as Tract 3 of said Sonoma Verde Phase 1B for the northwest corner of this tract;

THENCE with said south line the following eight (8) courses and distances:

South 35°21'02" East, a distance of 10.98 feet to a point at the beginning of a tangent curve to the left having a central angle of 52°58'09", a radius of 430.00 feet, a chord bearing and distance of South 61°50'06" East, 383.52 feet;

With said curve to the left, an arc distance of 397.53 feet to a point for corner of this tract;

South 88°19'11" East, a distance of 123.79 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 14°22'18", a radius of 300.00 feet, a chord bearing and distance of South 84°30'00" East, 75.05 feet;

With said curve to the right, an arc distance of 75.25 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 14°22'21", a radius of 300.00 feet, a chord bearing and distance of South 84°24'55" East, 75.06 feet;

With said curve to the left, an arc distance of 75.25 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 40°30'13", a radius of 260.00 feet, a chord bearing and distance of South 66°23'36" East, 180.00 feet;

With said curve to the right, an arc distance of 183.80 feet to a point for corner of this tract;

South 45°48'38" East, a distance of 40.00 feet to a point in the west line of League Road for the northeast corner of this tract;

THENCE South 44°11'22" West, with said west line, a distance of 2,109.31 feet to a point for the northeast intersection of League Road and Frontier Trail for the southeast corner of this tract;

THENCE North 46°00'22" West, with the above-mentioned common line, a distance of 1,126.36 feet to the **POINT OF BEGINNING** and containing 29.7030 acres or 1,293,862 square feet of land, more or less.

FIELD NOTE DESCRIPTION FOR IMPROVEMENT AREA #4B CONTAINING A TOTAL OF 118.8072 ACRES OF LAND, MORE OR LESS, COMPRISED OF THE FOLLOWING TRACTS AS DESCRIBED BELOW:

SONOMA VERDE, PHASE 3 (57.4187 ACRES)

BEING a tract of land situated in the King Jarham Survey, Abstract No. 133 and being a portion of that tract of land conveyed to Land Solutions SV, LLC., according to the document filed of record in Instrument Number 20180000014913, Official Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with plastic cap stamped "KHA" set in the south line of Edwards Road same being common with the northeasterly line of said Land Solutions tract for an exterior ell corner of this tract;

THENCE South 44°11'22" West, leaving said common line over and across said Land Solutions tract, a distance of 330.40 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for an interior ell corner of this tract;

THENCE South 45°46'59" East, continuing over and across the above-mentioned Land Solutions tract, a distance of 190.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the northwesterly line of League Road same being common with the southeasterly line of the above-mentioned Land Solutions tract for an exterior ell corner of this tract;

THENCE South 44°11'22" West, with said common line, a distance of 1,488.68 feet to a 5/8-inch iron rod with plastic cap stamped "K11A" set for the southeast corner of this tract in the north line of Via Toscana Lane;

THENCE with said north line same being common with the south line of this tract the following six (6) courses and distances:

North 45°48'38" West, a distance of 40.00 feet to a 5/8-inch iron rod with plastic cap stamped "K11A" set at the beginning of a non-tangent curve to the left having a central angle of 39°11'02", a radius of 340.00 feet, a chord bearing and distance of North 65°39'20" West, 228.02 feet;

With said curve to the left, an arc distance of 232.52 feet to a 5/8-inch iron rod with plastic cap stamped "K11A" set at the beginning of a non-tangent curve to the left having a central angle of 14°55'55", a radius of 300.00 feet, a chord bearing and distance of South 88°05'31" West, 77.96 feet;

With said curve to the left, an arc distance of 78.18 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 14°12'07", a radius of 300.00 feet, a chord bearing and distance of South 88°05'59" West, 74.17 feet;

With said curve to the right, an arc distance of 74.36 feet to a 5/8-inch iron rod with plastic cap stamped "K11A" set for corner of this tract;

North 88°19'11" West, a distance of 132.35 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right having a central angle of 15°26'37", a radius of 370.00 feet, a chord bearing and distance of North 80°35'53" West, 99.43 feet;

With said curve to the right, an arc distance of 99.73 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in said common line for the southwest corner of this tract;

THENCE North 17°07'25" East, over and across the above-mentioned Land Solutions tract, a distance of 218.01 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

THENCE North 40°57'03" West, continuing over and across said Land Solutions tract, a distance of 252.51 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the westerly line of said Land Solutions tract same being common with the easterly line of Sonoma Verde Phase 2 an addition to the City of McLendon Chisholm according to the plat filed of record in Instrument Number 20190000013333, Plat Record, Rockwall County, Texas for corner of this tract;

THENCE with said common line the following ten (10) courses and distances:

North 49°02'57" East, a distance of 156.66 feet to an iron rod found at the beginning of a tangent curve to the left having a central angle of 44°51'43", a radius of 345.00 feet, a chord bearing and distance of North 26°37'05" East, 263.28 feet;

With said curve to the left, an arc distance of 270.13 feet to an iron rod found for corner of this tract;

North 4°11'14" East, a distance of 320.18 feet to an iron rod found at the beginning of a tangent curve to the right having a central angle of 18°19'45", a radius of 355.00 feet, a chord bearing and distance of North 13°21'06" East, 113.08 feet;

With said curve to the right, an arc distance of 113.57 feet to an iron rod found for corner of this tract;

North 67°29'02" West, a distance of 120.03 feet to an iron rod found at the beginning of a non-tangent curve to the right having a central angle of 10°15'42", a radius of 477.79 feet, a chord bearing and distance of North 27°34'20" East, 85.46 feet;

With said curve to the right, an arc distance of 85.57 feet to an iron rod found at the beginning of a non-tangent curve to the left having a central angle of 8°55'12", a radius of 525.00 feet, a chord bearing and distance of North 26°46'27" East, 81.65 feet;

With said curve to the left, an arc distance of 81.73 feet to an iron rod found for corner of this tract;

South 81°38'46" East, a distance of 122.95 feet to an iron rod found at the beginning of a non-tangent curve to the left having a central angle of 2°38'42", a radius of 645.00 feet, a chord bearing and distance of North 18°21'22" East, 29.77 feet;

With said curve to the left, an arc distance of 29.77 feet to an iron rod found for corner of this tract;

North 17°02'01" East, a distance of 453.62 feet to an iron rod found in the westerly line of the above-mentioned Land Solutions tract for the northeast corner of the above-mentioned Sonoma Verde Phase 2 and being a corner of this tract;

THENCE over and across the above-mentioned Land Solutions tract the following three (3) courses and distances:

North 16°56'23" East, a distance of 45.20 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 12°25'05" East, a distance of 564.65 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 44°12'54" East, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the south line of the above-mentioned Edwards Road for the northwest corner of this tract;

THENCE South 45°47'06" East, a distance of 1,628.72 feet to the **POINT OF BEGINNING** and containing 57.4187 acres or 2,501,156 square feet of land, more or less.

SONOMA VERDE, PHASE 5 (61.3885 ACRES)

BEING a tract of land situated in the King Latham Survey, Abstract No. 133 and being a portion of that tract of land conveyed to Land Solutions SV, LLC., according to the document filed of record in Instrument Number 20180000014913, Official Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod found in the westerly line of Sonoma Verde Phase 2 in addition to the City of McLendon Chisholm, according to the plat filed of record in Instrument Number 20190000013333, Plat Records, Rockwall County, Texas (P.R.R.C.T.) same being the easterly line of said Land Solutions tract, for the southeast corner of this tract

THENCE over and across said Land Solutions tract the following eleven (11) courses and distances

North 64°48'03" West, a distance of 615.17 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 25°11'57" West, a distance of 130.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 64°48'03" West, a distance of 140.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 25°11'57" East, a distance of 120.11 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 89°58'22", a radius of 50.00 feet, a chord bearing and distance of North 15°57'45" West, 70.69 feet;

With said curve to the right, an arc distance of 78.52 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 71°08'24" West, a distance of 120.78 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 18°51'36" East, a distance of 280.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 0°09'46" West, a distance of 56.59 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 13°47'29" West, a distance of 280.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 21°55'17" West, a distance of 70.71 feet to a 5/8-inch iron rod with plastic cap stamped "KLA" set for corner of this tract;

North 13°47'29" West, a distance of 156.42 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the westerly line of the above-mentioned Land Solutions tract same being common with the east line of that tract of land conveyed to Haga Kjartan and Maria Serna, according to the document filed of record in Cabinet F, Slide 212, Plat Records, Rockwall County, Texas (P.R.R.C.T.) for the southwest corner of this tract;

THENCE North 44°21'53" East, with said common line, a distance of 574.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in said said westerly line, same being the northeast corner of said Haga Kjartan tract, being common with the southeast corner of that tract of land conveyed to Smith, Kerry K. and Janet L. according to the document filed of record in Volume 1931, Page 165, Deed Records, Rockwall County, Texas (D.R.R.C.T.) for corner of this tract;

THENCE North 44°41'40" East, with the above-mentioned westerly line same being common with said Smith tract, a distance of 1,733.12 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the east line of said Smith tract, in the southerly line of Edwards Road, same being common with the northerly line of the above-mentioned Land Solutions tract for the northwest corner of this tract;

THENCE South 45°47'06" East, with said common line, a distance of 886.91 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in said common line for the northeast corner of this tract;

THENCE over and across said Land Solutions tract the following three (3) courses and distances:

South 44°12'54" West, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 56°57'14" West, a distance of 609.35 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 38°26'05", a radius of 915.00 feet, a chord bearing and distance of South 37°44'12" West, 602.35 feet;

With said curve to the left, an arc distance of 613.79 feet to an iron rod found in the easterly line of this tract same being common with the westerly line of the above-mentioned Sonoma Verde Phase 2 tract at the beginning of a compound curve to the left having a central angle of 4°20'01", a radius of 915.00 feet, a chord bearing and distance of South 16°21'09" West, 69.19 feet;

THENCE with said common line the following eight (8) courses and distances:

With said curve to the left, an arc distance of 69.21 feet to an iron rod found for corner of this tract;

South 14°11'08" West, a distance of 794.56 feet to an iron rod found for corner of this tract;

South 37°28'21" West, a distance of 90.13 feet to an iron rod found for corner of this tract;

South 33°52'56" West, a distance of 123.41 feet to an iron rod found for corner of this tract;

South 22°09'51" West, a distance of 118.51 feet to an iron rod found for corner of this tract;

South 24°14'18" West, a distance of 124.48 feet to an iron rod found for corner of this tract;

South 11°01'45" West, a distance of 133.34 feet to an iron rod found for corner of this tract;

South 25°11'57" West, a distance of 50.00 feet to the **POINT OF BEGINNING** and containing 61.3885 acres or 2,674,082 square feet of land, more or less.

**APPENDIX D – PAYMENT OF ADDITIONAL BONDS PROCEEDS TO ORIX UNDER
THE PHASE 1 REIMBURSEMENT AGREEMENT**

CITY CERTIFICATE

CITY OF MCLENDON-CHISHOLM, TEXAS
SPECIAL ASSESSMENT REVENUE REFUNDING BONDS, SERIES 2020
SONOMA PUBLIC IMPROVEMENT DISTRICT
PHASE 1 PROJECT

This City Certificate is made in accordance with Section 6.5(b) of that certain indenture of Trust dated as of August 15, 2020 by and between the City of McLendon-Chisholm, Texas (the "City") and Wilmington Trust, N.A., (the "Trustee"), relating to the \$9,260,000 City of McLendon-Chisholm, Texas, Special Assessment Revenue Refunding Bonds, Series 2020 (Sonoma Public Improvement District Phase 1 Project). As City Representative, the Trustee is authorized to perform the following:

RE: Payment of additional bonds proceeds to ORIX under the Phase 1 Reimbursement Agreement

The City refunded Special Assessment Revenue Bonds, Series 2015 (Sonoma Public Improvement District Phase 1 Project) and issued Special Assessment Refunding and Improvement Bonds Series 2020 (Sonoma Public Improvement District Phase 1 Project) for the remaining Phase 1 Outstanding Assessments under the Assessment Ordinance, Ordinance No. 2015-06 dated April 14, 2015, for Assessments securing Phase 1 Reimbursement Agreement (the "Additional Bonds"). Proceeds of the Additional Bonds in the amount of \$2,596,916.04 were deposited into the Phase 1 Bond Improvement Account of the Project Fund. Per the Phase 1 Reimbursement Agreement dated January 14, 2014, proceeds from the Additional Bonds in the Project Fund, are available to pay ORIX Public Finance, LLC, as Assignee, of the Phase 1 Reimbursement Agreement. The Costs of the Phase 1 Improvements have been confirmed and certified by the City and are shown in the Bill of Sale dated August 25, 2016 and Costs of Issuance of the Additional Bonds were confirmed and certified by the City as shown in the Closing Memorandum, dated August 19, 2020.

Payment of these Additional Bond proceeds for Assessments securing Phase 1 Reimbursement Agreement will mean that no future payments of Net PID Bond Proceeds will be made to ORIX Public Finance, LLC, as Assignee, of the Phase 1 Reimbursement Agreement.

From: SONOMA PID PHASE 1 Bond Improvement Account of the Project Fund
Account #: 142858-008
Amount: \$2,596,916.04 plus any interest earnings.

To: ORIX Public Finance, LLC - Wire instructions below:

Bank Name BBVA Compass Bank
ABA# 062-001-186
Acct Name: OPF Receipts – Other
Acct #: 6756833624
ORIX Public Finance LLC
1717 Main Street, Suite 1100
Dallas, TX 75201

By: 
Authorized City Signature

Name: Lisa Palomba

Title: City Administrator

Date: 12/14/2020

APPENDIX E – BUYER DISCLOSURES

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

- Phase 1, Lot Type 2
- Phase 1, Lot Type 3
- Phase 1, Lot Type 4
- Phase 1, Lot Type 5
- Phase 1, Lot Type 6
- Phase 1, Lot Type 4 – Partial Prepayment – Property ID 89857
- Improvement Area #1C, Lot Type 4
- Improvement Area #1C, Lot Type 4 – Partial Prepayment – Property ID 95451
- Improvement Area #2, Lot Type 2
- Improvement Area #2, Lot Type 3
- Improvement Area #2, Lot Type 5
- Improvement Area #2, Lot Type 10
- Improvement Area #3, Lot Type 1
- Improvement Area #3, Lot Type 2
- Improvement Area #3, Lot Type 3
- Improvement Area #4-A Initial Parcel
- Improvement Area #4-A, Lot Type 1
- Improvement Area #4-A, Lot Type 2
- Improvement Area #4-B Initial Parcel
- Improvement Area #4-B, Lot Type 1
- Improvement Area #4-B, 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: \$36,458.18

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

§

§

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

Installment Due 1/31	Administrative Expenses				
	Principal	Interest	Administrative Costs	Maintenance and Operation Costs	Total
2023	\$ 1,101.02	\$ 1,199.28	\$ 248.22	\$ 62.00	\$ 2,610.52
2024	\$ 1,142.56	\$ 1,155.24	\$ 253.19	\$ 62.00	\$ 2,612.99
2025	\$ 1,184.11	\$ 1,109.53	\$ 258.25	\$ 62.00	\$ 2,613.90
2026	\$ 1,225.66	\$ 1,062.17	\$ 263.42	\$ 62.00	\$ 2,613.24
2027	\$ 1,267.21	\$ 1,013.14	\$ 268.68	\$ 62.00	\$ 2,611.03
2028	\$ 1,329.53	\$ 962.45	\$ 274.06	\$ 62.00	\$ 2,628.04
2029	\$ 1,371.08	\$ 909.27	\$ 279.54	\$ 62.00	\$ 2,621.89
2030	\$ 1,412.62	\$ 854.43	\$ 285.13	\$ 62.00	\$ 2,614.18
2031	\$ 1,474.95	\$ 797.93	\$ 290.83	\$ 62.00	\$ 2,625.70
2032	\$ 1,495.72	\$ 761.05	\$ 296.65	\$ 62.00	\$ 2,615.42
2033	\$ 1,537.27	\$ 723.66	\$ 302.58	\$ 62.00	\$ 2,625.51
2034	\$ 1,558.04	\$ 685.23	\$ 308.63	\$ 62.00	\$ 2,613.90
2035	\$ 1,599.59	\$ 646.28	\$ 314.81	\$ 62.00	\$ 2,622.67
2036	\$ 1,641.14	\$ 606.29	\$ 321.10	\$ 62.00	\$ 2,630.53
2037	\$ 1,682.69	\$ 548.85	\$ 327.52	\$ 62.00	\$ 2,621.06
2038	\$ 1,745.01	\$ 489.95	\$ 334.07	\$ 62.00	\$ 2,631.03
2039	\$ 1,786.55	\$ 428.88	\$ 340.76	\$ 62.00	\$ 2,618.19
2040	\$ 1,848.88	\$ 366.35	\$ 347.57	\$ 62.00	\$ 2,624.80
2041	\$ 1,911.20	\$ 301.64	\$ 354.52	\$ 62.00	\$ 2,629.36
2042	\$ 1,952.75	\$ 244.30	\$ 361.61	\$ 62.00	\$ 2,620.66
2043	\$ 2,015.07	\$ 185.72	\$ 368.85	\$ 62.00	\$ 2,631.63
2044	\$ 2,056.62	\$ 125.27	\$ 376.22	\$ 62.00	\$ 2,620.10
2045	\$ 2,118.94	\$ 63.57	\$ 383.75	\$ 62.00	\$ 2,628.25
Total	\$ 36,458.18	\$ 15,240.45	\$ 7,159.97	\$ 1,426.00	\$ 60,284.60

Note: 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%.

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: \$28,112.33

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

§

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					
Installment Due 1/31	Principal	Interest	Administrative Costs	Maintenance and Operation Costs	Total
2023	\$ 848.98	\$ 924.74	\$ 191.40	\$ 62.00	\$ 2,027.12
2024	\$ 881.01	\$ 890.78	\$ 195.23	\$ 62.00	\$ 2,029.03
2025	\$ 913.05	\$ 855.54	\$ 199.13	\$ 62.00	\$ 2,029.73
2026	\$ 945.09	\$ 819.02	\$ 203.12	\$ 62.00	\$ 2,029.22
2027	\$ 977.12	\$ 781.22	\$ 207.18	\$ 62.00	\$ 2,027.52
2028	\$ 1,025.18	\$ 742.13	\$ 211.32	\$ 62.00	\$ 2,040.63
2029	\$ 1,057.22	\$ 701.13	\$ 215.55	\$ 62.00	\$ 2,035.89
2030	\$ 1,089.25	\$ 658.84	\$ 219.86	\$ 62.00	\$ 2,029.95
2031	\$ 1,137.31	\$ 615.27	\$ 224.26	\$ 62.00	\$ 2,038.83
2032	\$ 1,153.33	\$ 586.83	\$ 228.74	\$ 62.00	\$ 2,030.90
2033	\$ 1,185.36	\$ 558.00	\$ 233.32	\$ 62.00	\$ 2,038.68
2034	\$ 1,201.38	\$ 528.37	\$ 237.98	\$ 62.00	\$ 2,029.73
2035	\$ 1,233.42	\$ 498.33	\$ 242.74	\$ 62.00	\$ 2,036.49
2036	\$ 1,265.46	\$ 467.50	\$ 247.60	\$ 62.00	\$ 2,042.55
2037	\$ 1,297.49	\$ 423.21	\$ 252.55	\$ 62.00	\$ 2,035.25
2038	\$ 1,345.55	\$ 377.79	\$ 257.60	\$ 62.00	\$ 2,042.94
2039	\$ 1,377.58	\$ 330.70	\$ 262.75	\$ 62.00	\$ 2,033.04
2040	\$ 1,425.64	\$ 282.48	\$ 268.01	\$ 62.00	\$ 2,038.13
2041	\$ 1,473.69	\$ 232.59	\$ 273.37	\$ 62.00	\$ 2,041.65
2042	\$ 1,505.73	\$ 188.38	\$ 278.83	\$ 62.00	\$ 2,034.94
2043	\$ 1,553.79	\$ 143.20	\$ 284.41	\$ 62.00	\$ 2,043.40
2044	\$ 1,585.82	\$ 96.59	\$ 290.10	\$ 62.00	\$ 2,034.51
2045	\$ 1,633.88	\$ 49.02	\$ 295.90	\$ 62.00	\$ 2,040.80
Total	\$ 28,112.33	\$ 11,751.67	\$ 5,520.94	\$ 1,426.00	\$ 46,810.94

Note: 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%.

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: \$25,476.80

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

§

§

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

Administrative Expenses						
Installment Due 1/31	Principal	Interest	Administrative Costs	Maintenance and Operation Costs	Total	
2023	\$ 769.38	\$ 838.05	\$ 173.46	\$ 62.00	\$	1,842.89
2024	\$ 798.42	\$ 807.27	\$ 176.93	\$ 62.00	\$	1,844.62
2025	\$ 827.45	\$ 775.34	\$ 180.46	\$ 62.00	\$	1,845.25
2026	\$ 856.48	\$ 742.24	\$ 184.07	\$ 62.00	\$	1,844.80
2027	\$ 885.52	\$ 707.98	\$ 187.76	\$ 62.00	\$	1,843.25
2028	\$ 929.07	\$ 672.56	\$ 191.51	\$ 62.00	\$	1,855.14
2029	\$ 958.10	\$ 635.40	\$ 195.34	\$ 62.00	\$	1,850.84
2030	\$ 987.14	\$ 597.07	\$ 199.25	\$ 62.00	\$	1,845.45
2031	\$ 1,030.69	\$ 557.59	\$ 203.23	\$ 62.00	\$	1,853.50
2032	\$ 1,045.20	\$ 531.82	\$ 207.30	\$ 62.00	\$	1,846.32
2033	\$ 1,074.24	\$ 505.69	\$ 211.44	\$ 62.00	\$	1,853.37
2034	\$ 1,088.75	\$ 478.83	\$ 215.67	\$ 62.00	\$	1,845.26
2035	\$ 1,117.79	\$ 451.61	\$ 219.99	\$ 62.00	\$	1,851.38
2036	\$ 1,146.82	\$ 423.67	\$ 224.38	\$ 62.00	\$	1,856.87
2037	\$ 1,175.85	\$ 383.53	\$ 228.87	\$ 62.00	\$	1,850.26
2038	\$ 1,219.40	\$ 342.38	\$ 233.45	\$ 62.00	\$	1,857.23
2039	\$ 1,248.44	\$ 299.70	\$ 238.12	\$ 62.00	\$	1,848.25
2040	\$ 1,291.99	\$ 256.00	\$ 242.88	\$ 62.00	\$	1,852.87
2041	\$ 1,335.54	\$ 210.78	\$ 247.74	\$ 62.00	\$	1,856.06
2042	\$ 1,364.57	\$ 170.72	\$ 252.69	\$ 62.00	\$	1,849.98
2043	\$ 1,408.12	\$ 129.78	\$ 257.75	\$ 62.00	\$	1,857.65
2044	\$ 1,437.15	\$ 87.54	\$ 262.90	\$ 62.00	\$	1,849.59
2045	\$ 1,480.70	\$ 44.42	\$ 268.16	\$ 62.00	\$	1,855.28
Total	\$ 25,476.80	\$ 10,649.95	\$ 5,003.35	\$ 1,426.00	\$	42,556.11

Note: 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%.

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: \$20,205.74

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

§

§

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						
Installment Due 1/31	Principal	Interest	Administrative Costs	Maintenance and Operation Costs	Total	
2023	\$ 610.20	\$ 664.66	\$ 137.57	\$ 62.00	\$	1,474.43
2024	\$ 633.23	\$ 640.25	\$ 140.32	\$ 62.00	\$	1,475.80
2025	\$ 656.25	\$ 614.92	\$ 143.13	\$ 62.00	\$	1,476.30
2026	\$ 679.28	\$ 588.67	\$ 145.99	\$ 62.00	\$	1,475.94
2027	\$ 702.31	\$ 561.50	\$ 148.91	\$ 62.00	\$	1,474.72
2028	\$ 736.85	\$ 533.41	\$ 151.89	\$ 62.00	\$	1,484.14
2029	\$ 759.87	\$ 503.93	\$ 154.93	\$ 62.00	\$	1,480.73
2030	\$ 782.90	\$ 473.54	\$ 158.02	\$ 62.00	\$	1,476.46
2031	\$ 817.44	\$ 442.22	\$ 161.18	\$ 62.00	\$	1,482.85
2032	\$ 828.95	\$ 421.79	\$ 164.41	\$ 62.00	\$	1,477.15
2033	\$ 851.98	\$ 401.06	\$ 167.70	\$ 62.00	\$	1,482.74
2034	\$ 863.49	\$ 379.76	\$ 171.05	\$ 62.00	\$	1,476.31
2035	\$ 886.52	\$ 358.18	\$ 174.47	\$ 62.00	\$	1,481.17
2036	\$ 909.55	\$ 336.01	\$ 177.96	\$ 62.00	\$	1,485.52
2037	\$ 932.57	\$ 304.18	\$ 181.52	\$ 62.00	\$	1,480.27
2038	\$ 967.11	\$ 271.54	\$ 185.15	\$ 62.00	\$	1,485.80
2039	\$ 990.14	\$ 237.69	\$ 188.85	\$ 62.00	\$	1,478.68
2040	\$ 1,024.68	\$ 203.04	\$ 192.63	\$ 62.00	\$	1,482.34
2041	\$ 1,059.22	\$ 167.17	\$ 196.48	\$ 62.00	\$	1,484.87
2042	\$ 1,082.24	\$ 135.40	\$ 200.41	\$ 62.00	\$	1,480.05
2043	\$ 1,116.78	\$ 102.93	\$ 204.42	\$ 62.00	\$	1,486.13
2044	\$ 1,139.81	\$ 69.42	\$ 208.51	\$ 62.00	\$	1,479.74
2045	\$ 1,174.35	\$ 35.23	\$ 212.68	\$ 62.00	\$	1,484.26
Total	\$ 20,205.74	\$ 8,446.52	\$ 3,968.18	\$ 1,426.00	\$	34,046.43

Note: 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%.

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: \$35,140.41

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

§

§

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						
Installment Due 1/31	Principal	Interest	Administrative Costs	Maintenance and Operation Costs	Total	
2023	\$ 1,061.22	\$ 1,155.93	\$ 239.25	\$ 62.00	\$	2,518.40
2024	\$ 1,101.27	\$ 1,113.48	\$ 244.04	\$ 62.00	\$	2,520.78
2025	\$ 1,141.31	\$ 1,069.43	\$ 248.92	\$ 62.00	\$	2,521.66
2026	\$ 1,181.36	\$ 1,023.78	\$ 253.89	\$ 62.00	\$	2,521.03
2027	\$ 1,221.40	\$ 976.52	\$ 258.97	\$ 62.00	\$	2,518.90
2028	\$ 1,281.47	\$ 927.67	\$ 264.15	\$ 62.00	\$	2,535.29
2029	\$ 1,321.52	\$ 876.41	\$ 269.44	\$ 62.00	\$	2,529.36
2030	\$ 1,361.57	\$ 823.55	\$ 274.82	\$ 62.00	\$	2,521.94
2031	\$ 1,421.63	\$ 769.08	\$ 280.32	\$ 62.00	\$	2,533.04
2032	\$ 1,441.66	\$ 733.54	\$ 285.93	\$ 62.00	\$	2,523.13
2033	\$ 1,481.70	\$ 697.50	\$ 291.65	\$ 62.00	\$	2,532.85
2034	\$ 1,501.73	\$ 660.46	\$ 297.48	\$ 62.00	\$	2,521.66
2035	\$ 1,541.77	\$ 622.92	\$ 303.43	\$ 62.00	\$	2,530.12
2036	\$ 1,581.82	\$ 584.37	\$ 309.50	\$ 62.00	\$	2,537.69
2037	\$ 1,621.87	\$ 529.01	\$ 315.69	\$ 62.00	\$	2,528.56
2038	\$ 1,681.93	\$ 472.24	\$ 322.00	\$ 62.00	\$	2,538.18
2039	\$ 1,721.98	\$ 413.38	\$ 328.44	\$ 62.00	\$	2,525.80
2040	\$ 1,782.05	\$ 353.11	\$ 335.01	\$ 62.00	\$	2,532.16
2041	\$ 1,842.12	\$ 290.73	\$ 341.71	\$ 62.00	\$	2,536.56
2042	\$ 1,882.16	\$ 235.47	\$ 348.54	\$ 62.00	\$	2,528.18
2043	\$ 1,942.23	\$ 179.01	\$ 355.51	\$ 62.00	\$	2,538.75
2044	\$ 1,982.28	\$ 120.74	\$ 362.62	\$ 62.00	\$	2,527.64
2045	\$ 2,042.35	\$ 61.27	\$ 369.88	\$ 62.00	\$	2,535.50
Total	\$ 35,140.41	\$ 14,689.59	\$ 6,901.17	\$ 1,426.00	\$	58,157.18

Note: 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%.

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: \$17,081.95

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

Installment Due 1/31	Administrative Expenses				
	Principal	Interest	Administrative Costs	Maintenance and Operation Costs	Total
2023	\$ 515.87	\$ 561.90	\$ 116.30	\$ 62.00	\$ 1,256.07
2024	\$ 535.33	\$ 541.27	\$ 118.63	\$ 62.00	\$ 1,257.23
2025	\$ 554.80	\$ 519.86	\$ 121.00	\$ 62.00	\$ 1,257.65
2026	\$ 574.27	\$ 497.66	\$ 123.42	\$ 62.00	\$ 1,257.35
2027	\$ 593.73	\$ 474.69	\$ 125.89	\$ 62.00	\$ 1,256.31
2028	\$ 622.93	\$ 450.94	\$ 128.41	\$ 62.00	\$ 1,264.28
2029	\$ 642.40	\$ 426.03	\$ 130.97	\$ 62.00	\$ 1,261.40
2030	\$ 661.86	\$ 400.33	\$ 133.59	\$ 62.00	\$ 1,257.79
2031	\$ 691.06	\$ 373.86	\$ 136.27	\$ 62.00	\$ 1,263.19
2032	\$ 700.80	\$ 356.58	\$ 138.99	\$ 62.00	\$ 1,258.37
2033	\$ 720.26	\$ 339.06	\$ 141.77	\$ 62.00	\$ 1,263.09
2034	\$ 730.00	\$ 321.05	\$ 144.61	\$ 62.00	\$ 1,257.66
2035	\$ 749.46	\$ 302.80	\$ 147.50	\$ 62.00	\$ 1,261.77
2036	\$ 768.93	\$ 284.07	\$ 150.45	\$ 62.00	\$ 1,265.45
2037	\$ 788.40	\$ 257.15	\$ 153.46	\$ 62.00	\$ 1,261.01
2038	\$ 817.60	\$ 229.56	\$ 156.53	\$ 62.00	\$ 1,265.68
2039	\$ 837.06	\$ 200.94	\$ 159.66	\$ 62.00	\$ 1,259.66
2040	\$ 866.26	\$ 171.65	\$ 162.85	\$ 62.00	\$ 1,262.76
2041	\$ 895.46	\$ 141.33	\$ 166.11	\$ 62.00	\$ 1,264.90
2042	\$ 914.93	\$ 114.46	\$ 169.43	\$ 62.00	\$ 1,260.82
2043	\$ 944.13	\$ 87.02	\$ 172.82	\$ 62.00	\$ 1,265.96
2044	\$ 963.60	\$ 58.69	\$ 176.27	\$ 62.00	\$ 1,260.56
2045	\$ 992.80	\$ 29.78	\$ 179.80	\$ 62.00	\$ 1,264.38
Total	\$ 17,081.95	\$ 7,140.69	\$ 3,354.70	\$ 1,426.00	\$ 29,003.35

Note: 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%.

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: \$30,875.43

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

§

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				
Installment Due 1/31	Principal	Interest	Administrative Costs	Maintenance and Operation Costs	Total Annual Installment	
2023	\$ 334.99	\$ 2,754.09	\$ 112.51	\$ 62.00	\$ 3,263.59	
2024	\$ 562.95	\$ 1,807.99	\$ 114.76	\$ 62.00	\$ 2,547.71	
2025	\$ 596.28	\$ 1,774.67	\$ 117.05	\$ 62.00	\$ 2,550.00	
2026	\$ 631.58	\$ 1,739.37	\$ 119.39	\$ 62.00	\$ 2,552.34	
2027	\$ 668.97	\$ 1,701.98	\$ 121.78	\$ 62.00	\$ 2,554.73	
2028	\$ 708.57	\$ 1,662.37	\$ 124.22	\$ 62.00	\$ 2,557.17	
2029	\$ 750.52	\$ 1,620.43	\$ 126.70	\$ 62.00	\$ 2,559.65	
2030	\$ 794.95	\$ 1,576.00	\$ 129.24	\$ 62.00	\$ 2,562.18	
2031	\$ 842.01	\$ 1,528.94	\$ 131.82	\$ 62.00	\$ 2,564.77	
2032	\$ 891.86	\$ 1,479.09	\$ 134.46	\$ 62.00	\$ 2,567.41	
2033	\$ 944.66	\$ 1,426.29	\$ 137.15	\$ 62.00	\$ 2,570.09	
2034	\$ 1,000.58	\$ 1,370.37	\$ 139.89	\$ 62.00	\$ 2,572.84	
2035	\$ 1,059.82	\$ 1,311.13	\$ 142.69	\$ 62.00	\$ 2,575.64	
2036	\$ 1,122.56	\$ 1,248.39	\$ 145.54	\$ 62.00	\$ 2,578.49	
2037	\$ 1,189.01	\$ 1,181.94	\$ 148.45	\$ 62.00	\$ 2,581.40	
2038	\$ 1,259.40	\$ 1,111.55	\$ 151.42	\$ 62.00	\$ 2,584.37	
2039	\$ 1,333.96	\$ 1,036.99	\$ 154.45	\$ 62.00	\$ 2,587.40	
2040	\$ 1,412.93	\$ 958.02	\$ 157.54	\$ 62.00	\$ 2,590.49	
2041	\$ 1,496.57	\$ 874.37	\$ 160.69	\$ 62.00	\$ 2,593.64	
2042	\$ 1,585.17	\$ 785.78	\$ 163.90	\$ 62.00	\$ 2,596.85	
2043	\$ 1,679.01	\$ 691.93	\$ 167.18	\$ 62.00	\$ 2,600.13	
2044	\$ 1,778.41	\$ 592.54	\$ 170.53	\$ 62.00	\$ 2,603.47	
2045	\$ 1,883.69	\$ 487.25	\$ 173.94	\$ 62.00	\$ 2,606.88	
2046	\$ 1,995.21	\$ 375.74	\$ 177.41	\$ 62.00	\$ 2,610.36	
2047	\$ 2,113.32	\$ 257.62	\$ 180.96	\$ 62.00	\$ 2,613.91	
2048	\$ 2,238.43	\$ 132.52	\$ 184.58	\$ 62.00	\$ 2,617.53	
Total	\$ 30,875.43	\$ 31,487.34	\$ 3,788.26	\$ 1,612.00	\$ 67,763.03	

Note: 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.

SONOMA PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #1C
LOT TYPE 4 – PARTIAL PREPAYMENT – PROPERTY ID 95451 – 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 – PARTIAL PREPAYMENT – PROPERTY
ID 95451 PRINCIPAL ASSESSMENT: \$15,875.43**

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

§

§

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 – PARTIAL
PREPAYMENT – PROPERTY ID 95451**

Installment Due 1/31	Administrative Expenses					Total Annual Installment
	Principal	Interest	Administrative Costs	Maintenance and Operation Costs		
2023	\$ 172.24	\$ 1,416.09	\$ 57.85	\$ 62.00	\$ 1,708.18	
2024	\$ 289.46	\$ 929.63	\$ 59.01	\$ 62.00	\$ 1,340.09	
2025	\$ 306.59	\$ 912.49	\$ 60.19	\$ 62.00	\$ 1,341.27	
2026	\$ 324.74	\$ 894.34	\$ 61.39	\$ 62.00	\$ 1,342.48	
2027	\$ 343.97	\$ 875.12	\$ 62.62	\$ 62.00	\$ 1,343.70	
2028	\$ 364.33	\$ 854.75	\$ 63.87	\$ 62.00	\$ 1,344.96	
2029	\$ 385.90	\$ 833.19	\$ 65.15	\$ 62.00	\$ 1,346.23	
2030	\$ 408.75	\$ 810.34	\$ 66.45	\$ 62.00	\$ 1,347.54	
2031	\$ 432.94	\$ 786.14	\$ 67.78	\$ 62.00	\$ 1,348.87	
2032	\$ 458.57	\$ 760.51	\$ 69.14	\$ 62.00	\$ 1,350.22	
2033	\$ 485.72	\$ 733.37	\$ 70.52	\$ 62.00	\$ 1,351.60	
2034	\$ 514.48	\$ 704.61	\$ 71.93	\$ 62.00	\$ 1,353.01	
2035	\$ 544.93	\$ 674.15	\$ 73.37	\$ 62.00	\$ 1,354.45	
2036	\$ 577.19	\$ 641.89	\$ 74.83	\$ 62.00	\$ 1,355.92	
2037	\$ 611.36	\$ 607.72	\$ 76.33	\$ 62.00	\$ 1,357.42	
2038	\$ 647.56	\$ 571.53	\$ 77.86	\$ 62.00	\$ 1,358.94	
2039	\$ 685.89	\$ 533.20	\$ 79.41	\$ 62.00	\$ 1,360.50	
2040	\$ 726.50	\$ 492.59	\$ 81.00	\$ 62.00	\$ 1,362.09	
2041	\$ 769.50	\$ 449.58	\$ 82.62	\$ 62.00	\$ 1,363.71	
2042	\$ 815.06	\$ 404.03	\$ 84.28	\$ 62.00	\$ 1,365.36	
2043	\$ 863.31	\$ 355.78	\$ 85.96	\$ 62.00	\$ 1,367.05	
2044	\$ 914.42	\$ 304.67	\$ 87.68	\$ 62.00	\$ 1,368.77	
2045	\$ 968.55	\$ 250.54	\$ 89.43	\$ 62.00	\$ 1,370.52	
2046	\$ 1,025.89	\$ 193.20	\$ 91.22	\$ 62.00	\$ 1,372.31	
2047	\$ 1,086.62	\$ 132.46	\$ 93.05	\$ 62.00	\$ 1,374.13	
2048	\$ 1,150.95	\$ 68.14	\$ 94.91	\$ 62.00	\$ 1,375.99	
Total	\$ 15,875.43	\$ 16,190.06	\$ 1,947.84	\$ 1,612.00	\$ 35,625.32	

Note: 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.

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: \$45,356.73

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

§

§

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 Due 1/31	Principal	Interest	Additional Interest	Administrative Costs	Maintenance and Operation Costs	Total Annual Installment	
2023	\$ 915.53	\$ 1,916.03	\$ 226.78	\$ 322.94	\$ 62.00	\$	\$ 3,443.28
2024	\$ 953.67	\$ 1,883.98	\$ 222.21	\$ 329.40	\$ 62.00	\$	\$ 3,451.26
2025	\$ 991.82	\$ 1,850.60	\$ 217.44	\$ 335.99	\$ 62.00	\$	\$ 3,457.85
2026	\$ 1,029.97	\$ 1,813.41	\$ 212.48	\$ 342.71	\$ 62.00	\$	\$ 3,460.56
2027	\$ 1,068.11	\$ 1,774.79	\$ 207.33	\$ 349.56	\$ 62.00	\$	\$ 3,461.79
2028	\$ 1,106.26	\$ 1,734.73	\$ 201.99	\$ 356.55	\$ 62.00	\$	\$ 3,461.54
2029	\$ 1,144.41	\$ 1,693.25	\$ 196.46	\$ 363.68	\$ 62.00	\$	\$ 3,459.80
2030	\$ 1,220.70	\$ 1,650.33	\$ 190.73	\$ 370.96	\$ 62.00	\$	\$ 3,494.73
2031	\$ 1,258.85	\$ 1,598.45	\$ 184.63	\$ 378.38	\$ 62.00	\$	\$ 3,482.31
2032	\$ 1,335.14	\$ 1,544.95	\$ 178.34	\$ 385.94	\$ 62.00	\$	\$ 3,506.38
2033	\$ 1,373.29	\$ 1,488.21	\$ 171.66	\$ 393.66	\$ 62.00	\$	\$ 3,488.82
2034	\$ 1,449.58	\$ 1,429.84	\$ 164.79	\$ 401.54	\$ 62.00	\$	\$ 3,507.76
2035	\$ 1,525.88	\$ 1,368.24	\$ 157.55	\$ 409.57	\$ 62.00	\$	\$ 3,523.23
2036	\$ 1,602.17	\$ 1,303.39	\$ 149.92	\$ 417.76	\$ 62.00	\$	\$ 3,535.23
2037	\$ 1,640.32	\$ 1,235.29	\$ 141.91	\$ 426.11	\$ 62.00	\$	\$ 3,505.63
2038	\$ 1,716.61	\$ 1,165.58	\$ 133.71	\$ 434.64	\$ 62.00	\$	\$ 3,512.53
2039	\$ 1,754.76	\$ 1,092.62	\$ 125.12	\$ 443.33	\$ 62.00	\$	\$ 3,477.84
2040	\$ 1,869.20	\$ 1,018.05	\$ 116.35	\$ 452.20	\$ 62.00	\$	\$ 3,517.79
2041	\$ 1,945.49	\$ 936.27	\$ 107.00	\$ 461.24	\$ 62.00	\$	\$ 3,512.01
2042	\$ 2,059.94	\$ 851.15	\$ 97.27	\$ 470.46	\$ 62.00	\$	\$ 3,540.83
2043	\$ 2,136.23	\$ 761.03	\$ 86.98	\$ 479.87	\$ 62.00	\$	\$ 3,526.11
2044	\$ 2,250.67	\$ 667.57	\$ 76.29	\$ 489.47	\$ 62.00	\$	\$ 3,546.01
2045	\$ 2,365.11	\$ 569.10	\$ 65.04	\$ 499.26	\$ 62.00	\$	\$ 3,560.52
2046	\$ 2,479.55	\$ 465.63	\$ 53.22	\$ 509.25	\$ 62.00	\$	\$ 3,569.64
2047	\$ 2,593.99	\$ 357.15	\$ 40.82	\$ 519.43	\$ 62.00	\$	\$ 3,573.39
2048	\$ 2,708.43	\$ 243.66	\$ 27.85	\$ 529.82	\$ 62.00	\$	\$ 3,571.76
2049	\$ 2,861.02	\$ 125.17	\$ 14.31	\$ 540.42	\$ 62.00	\$	\$ 3,602.91
Total	\$ 45,356.73	\$ 32,538.49	\$ 3,768.16	\$ 11,414.14	\$ 1,674.00	\$	\$ 94,751.52

Note: 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.

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: \$34,973.86

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

§

§

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 Due 1/31	Principal	Interest	Additional Interest	Administrative Costs	Maintenance and Operation Costs	Total Annual Installment	
2023	\$ 705.95	\$ 1,477.42	\$ 174.87	\$ 249.01	\$ 62.00	\$	\$ 2,669.25
2024	\$ 735.36	\$ 1,452.71	\$ 171.34	\$ 254.00	\$ 62.00	\$	\$ 2,675.41
2025	\$ 764.78	\$ 1,426.97	\$ 167.66	\$ 259.08	\$ 62.00	\$	\$ 2,680.49
2026	\$ 794.19	\$ 1,398.29	\$ 163.84	\$ 264.26	\$ 62.00	\$	\$ 2,682.58
2027	\$ 823.61	\$ 1,368.51	\$ 159.87	\$ 269.54	\$ 62.00	\$	\$ 2,683.53
2028	\$ 853.02	\$ 1,337.63	\$ 155.75	\$ 274.93	\$ 62.00	\$	\$ 2,683.33
2029	\$ 882.44	\$ 1,305.64	\$ 151.48	\$ 280.43	\$ 62.00	\$	\$ 2,681.99
2030	\$ 941.26	\$ 1,272.55	\$ 147.07	\$ 286.04	\$ 62.00	\$	\$ 2,708.92
2031	\$ 970.68	\$ 1,232.54	\$ 142.37	\$ 291.76	\$ 62.00	\$	\$ 2,699.35
2032	\$ 1,029.51	\$ 1,191.29	\$ 137.51	\$ 297.60	\$ 62.00	\$	\$ 2,717.90
2033	\$ 1,058.92	\$ 1,147.53	\$ 132.37	\$ 303.55	\$ 62.00	\$	\$ 2,704.37
2034	\$ 1,117.75	\$ 1,102.53	\$ 127.07	\$ 309.62	\$ 62.00	\$	\$ 2,718.97
2035	\$ 1,176.58	\$ 1,055.03	\$ 121.48	\$ 315.81	\$ 62.00	\$	\$ 2,730.90
2036	\$ 1,235.41	\$ 1,005.02	\$ 115.60	\$ 322.13	\$ 62.00	\$	\$ 2,740.16
2037	\$ 1,264.82	\$ 952.52	\$ 109.42	\$ 328.57	\$ 62.00	\$	\$ 2,717.33
2038	\$ 1,323.65	\$ 898.76	\$ 103.10	\$ 335.14	\$ 62.00	\$	\$ 2,722.65
2039	\$ 1,353.07	\$ 842.51	\$ 96.48	\$ 341.84	\$ 62.00	\$	\$ 2,695.90
2040	\$ 1,441.31	\$ 785.00	\$ 89.71	\$ 348.68	\$ 62.00	\$	\$ 2,726.71
2041	\$ 1,500.14	\$ 721.94	\$ 82.51	\$ 355.65	\$ 62.00	\$	\$ 2,722.25
2042	\$ 1,588.38	\$ 656.31	\$ 75.01	\$ 362.77	\$ 62.00	\$	\$ 2,744.47
2043	\$ 1,647.21	\$ 586.82	\$ 67.07	\$ 370.02	\$ 62.00	\$	\$ 2,733.12
2044	\$ 1,735.46	\$ 514.75	\$ 58.83	\$ 377.42	\$ 62.00	\$	\$ 2,748.46
2045	\$ 1,823.70	\$ 438.83	\$ 50.15	\$ 384.97	\$ 62.00	\$	\$ 2,759.65
2046	\$ 1,911.94	\$ 359.04	\$ 41.03	\$ 392.67	\$ 62.00	\$	\$ 2,766.69
2047	\$ 2,000.19	\$ 275.39	\$ 31.47	\$ 400.52	\$ 62.00	\$	\$ 2,769.58
2048	\$ 2,088.43	\$ 187.89	\$ 21.47	\$ 408.54	\$ 62.00	\$	\$ 2,768.32
2049	\$ 2,206.09	\$ 96.52	\$ 11.03	\$ 416.71	\$ 62.00	\$	\$ 2,792.34
Total	\$ 34,973.86	\$ 25,089.92	\$ 2,905.57	\$ 8,801.26	\$ 1,674.00	\$	\$ 73,444.62

Note: 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.

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: \$25,137.47

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

§

§

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 Due 1/31	Principal	Interest	Additional Interest	Administrative Costs	Maintenance and Operation Costs	Total Annual Installment	
2023	\$ 507.40	\$ 1,061.89	\$ 125.69	\$ 178.98	\$ 62.00	\$	\$ 1,935.96
2024	\$ 528.54	\$ 1,044.14	\$ 123.15	\$ 182.56	\$ 62.00	\$	\$ 1,940.39
2025	\$ 549.68	\$ 1,025.64	\$ 120.51	\$ 186.21	\$ 62.00	\$	\$ 1,944.04
2026	\$ 570.83	\$ 1,005.02	\$ 117.76	\$ 189.93	\$ 62.00	\$	\$ 1,945.54
2027	\$ 591.97	\$ 983.62	\$ 114.91	\$ 193.73	\$ 62.00	\$	\$ 1,946.22
2028	\$ 613.11	\$ 961.42	\$ 111.95	\$ 197.61	\$ 62.00	\$	\$ 1,946.08
2029	\$ 634.25	\$ 938.43	\$ 108.88	\$ 201.56	\$ 62.00	\$	\$ 1,945.12
2030	\$ 676.53	\$ 914.64	\$ 105.71	\$ 205.59	\$ 62.00	\$	\$ 1,964.48
2031	\$ 697.68	\$ 885.89	\$ 102.33	\$ 209.70	\$ 62.00	\$	\$ 1,957.59
2032	\$ 739.96	\$ 856.24	\$ 98.84	\$ 213.90	\$ 62.00	\$	\$ 1,970.93
2033	\$ 761.10	\$ 824.79	\$ 95.14	\$ 218.17	\$ 62.00	\$	\$ 1,961.20
2034	\$ 803.38	\$ 792.44	\$ 91.33	\$ 222.54	\$ 62.00	\$	\$ 1,971.70
2035	\$ 845.67	\$ 758.30	\$ 87.32	\$ 226.99	\$ 62.00	\$	\$ 1,980.27
2036	\$ 887.95	\$ 722.36	\$ 83.09	\$ 231.53	\$ 62.00	\$	\$ 1,986.93
2037	\$ 909.09	\$ 684.62	\$ 78.65	\$ 236.16	\$ 62.00	\$	\$ 1,970.52
2038	\$ 951.38	\$ 645.98	\$ 74.10	\$ 240.88	\$ 62.00	\$	\$ 1,974.34
2039	\$ 972.52	\$ 605.55	\$ 69.34	\$ 245.70	\$ 62.00	\$	\$ 1,955.11
2040	\$ 1,035.94	\$ 564.22	\$ 64.48	\$ 250.61	\$ 62.00	\$	\$ 1,977.26
2041	\$ 1,078.23	\$ 518.90	\$ 59.30	\$ 255.63	\$ 62.00	\$	\$ 1,974.05
2042	\$ 1,141.65	\$ 471.72	\$ 53.91	\$ 260.74	\$ 62.00	\$	\$ 1,990.03
2043	\$ 1,183.93	\$ 421.78	\$ 48.20	\$ 265.95	\$ 62.00	\$	\$ 1,981.87
2044	\$ 1,247.36	\$ 369.98	\$ 42.28	\$ 271.27	\$ 62.00	\$	\$ 1,992.90
2045	\$ 1,310.78	\$ 315.41	\$ 36.05	\$ 276.70	\$ 62.00	\$	\$ 2,000.94
2046	\$ 1,374.21	\$ 258.06	\$ 29.49	\$ 282.23	\$ 62.00	\$	\$ 2,006.00
2047	\$ 1,437.63	\$ 197.94	\$ 22.62	\$ 287.88	\$ 62.00	\$	\$ 2,008.07
2048	\$ 1,501.06	\$ 135.04	\$ 15.43	\$ 293.63	\$ 62.00	\$	\$ 2,007.17
2049	\$ 1,585.63	\$ 69.37	\$ 7.93	\$ 299.51	\$ 62.00	\$	\$ 2,024.43
Total	\$ 25,137.47	\$ 18,033.38	\$ 2,088.38	\$ 6,325.91	\$ 1,674.00	\$	\$ 53,259.13

Note: 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.

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: \$28,612.16

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

§

§

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 Due 1/31	Principal	Interest	Additional Interest	Administrative Costs	Maintenance and Operation Costs	Total Annual Installment	
2023	\$ 577.54	\$ 1,208.68	\$ 143.06	\$ 203.72	\$ 62.00	\$	\$ 2,195.00
2024	\$ 601.60	\$ 1,188.46	\$ 140.17	\$ 207.79	\$ 62.00	\$	\$ 2,200.03
2025	\$ 625.67	\$ 1,167.41	\$ 137.17	\$ 211.95	\$ 62.00	\$	\$ 2,204.19
2026	\$ 649.73	\$ 1,143.95	\$ 134.04	\$ 216.19	\$ 62.00	\$	\$ 2,205.90
2027	\$ 673.79	\$ 1,119.58	\$ 130.79	\$ 220.51	\$ 62.00	\$	\$ 2,206.67
2028	\$ 697.86	\$ 1,094.31	\$ 127.42	\$ 224.92	\$ 62.00	\$	\$ 2,206.51
2029	\$ 721.92	\$ 1,068.14	\$ 123.93	\$ 229.42	\$ 62.00	\$	\$ 2,205.42
2030	\$ 770.05	\$ 1,041.07	\$ 120.32	\$ 234.01	\$ 62.00	\$	\$ 2,227.45
2031	\$ 794.11	\$ 1,008.34	\$ 116.47	\$ 238.69	\$ 62.00	\$	\$ 2,219.62
2032	\$ 842.24	\$ 974.59	\$ 112.50	\$ 243.46	\$ 62.00	\$	\$ 2,234.80
2033	\$ 866.31	\$ 938.80	\$ 108.29	\$ 248.33	\$ 62.00	\$	\$ 2,223.73
2034	\$ 914.43	\$ 901.98	\$ 103.96	\$ 253.30	\$ 62.00	\$	\$ 2,235.67
2035	\$ 962.56	\$ 863.12	\$ 99.38	\$ 258.37	\$ 62.00	\$	\$ 2,245.43
2036	\$ 1,010.69	\$ 822.21	\$ 94.57	\$ 263.53	\$ 62.00	\$	\$ 2,253.00
2037	\$ 1,034.75	\$ 779.25	\$ 89.52	\$ 268.80	\$ 62.00	\$	\$ 2,234.33
2038	\$ 1,082.88	\$ 735.28	\$ 84.34	\$ 274.18	\$ 62.00	\$	\$ 2,238.68
2039	\$ 1,106.95	\$ 689.25	\$ 78.93	\$ 279.66	\$ 62.00	\$	\$ 2,216.79
2040	\$ 1,179.14	\$ 642.21	\$ 73.40	\$ 285.26	\$ 62.00	\$	\$ 2,242.00
2041	\$ 1,227.27	\$ 590.62	\$ 67.50	\$ 290.96	\$ 62.00	\$	\$ 2,238.35
2042	\$ 1,299.46	\$ 536.93	\$ 61.36	\$ 296.78	\$ 62.00	\$	\$ 2,256.53
2043	\$ 1,347.59	\$ 480.08	\$ 54.87	\$ 302.72	\$ 62.00	\$	\$ 2,247.25
2044	\$ 1,419.78	\$ 421.12	\$ 48.13	\$ 308.77	\$ 62.00	\$	\$ 2,259.80
2045	\$ 1,491.97	\$ 359.01	\$ 41.03	\$ 314.95	\$ 62.00	\$	\$ 2,268.95
2046	\$ 1,564.16	\$ 293.73	\$ 33.57	\$ 321.24	\$ 62.00	\$	\$ 2,274.71
2047	\$ 1,636.36	\$ 225.30	\$ 25.75	\$ 327.67	\$ 62.00	\$	\$ 2,277.07
2048	\$ 1,708.55	\$ 153.71	\$ 17.57	\$ 334.22	\$ 62.00	\$	\$ 2,276.05
2049	\$ 1,804.80	\$ 78.96	\$ 9.02	\$ 340.91	\$ 62.00	\$	\$ 2,295.70
Total	\$ 28,612.16	\$ 20,526.10	\$ 2,377.05	\$ 7,200.32	\$ 1,674.00	\$	\$ 60,389.63

Note: 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.

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: \$29,744.18

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

§

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	Reserve Fund	Total Annual Installment
2023	\$ 613.28	\$ 1,086.69	\$ 148.72	\$ 105.37	\$ 62.00	\$ -	\$ 2,016.07
2024	\$ 638.84	\$ 1,070.59	\$ 145.65	\$ 107.48	\$ 62.00	\$ -	\$ 2,024.56
2025	\$ 638.84	\$ 1,053.82	\$ 142.46	\$ 109.63	\$ 62.00	\$ -	\$ 2,006.75
2026	\$ 664.39	\$ 1,037.05	\$ 139.27	\$ 111.82	\$ 62.00	\$ -	\$ 2,014.53
2027	\$ 689.94	\$ 1,019.61	\$ 135.94	\$ 114.06	\$ 62.00	\$ -	\$ 2,021.56
2028	\$ 715.50	\$ 998.05	\$ 132.49	\$ 116.34	\$ 62.00	\$ -	\$ 2,024.38
2029	\$ 741.05	\$ 975.69	\$ 128.92	\$ 118.67	\$ 62.00	\$ -	\$ 2,026.33
2030	\$ 766.60	\$ 952.54	\$ 125.21	\$ 121.04	\$ 62.00	\$ -	\$ 2,027.39
2031	\$ 766.60	\$ 928.58	\$ 121.38	\$ 123.46	\$ 62.00	\$ -	\$ 2,002.02
2032	\$ 792.16	\$ 904.62	\$ 117.55	\$ 125.93	\$ 62.00	\$ -	\$ 2,002.25
2033	\$ 843.26	\$ 875.91	\$ 113.58	\$ 128.45	\$ 62.00	\$ -	\$ 2,023.20
2034	\$ 868.82	\$ 845.34	\$ 109.37	\$ 131.02	\$ 62.00	\$ -	\$ 2,016.54
2035	\$ 894.37	\$ 813.84	\$ 105.02	\$ 133.64	\$ 62.00	\$ -	\$ 2,008.88
2036	\$ 919.92	\$ 781.42	\$ 100.55	\$ 136.31	\$ 62.00	\$ -	\$ 2,000.21
2037	\$ 971.03	\$ 748.08	\$ 95.95	\$ 139.04	\$ 62.00	\$ -	\$ 2,016.10
2038	\$ 996.58	\$ 712.88	\$ 91.10	\$ 141.82	\$ 62.00	\$ -	\$ 2,004.38
2039	\$ 1,047.69	\$ 676.75	\$ 86.12	\$ 144.65	\$ 62.00	\$ -	\$ 2,017.21
2040	\$ 1,073.24	\$ 638.77	\$ 80.88	\$ 147.55	\$ 62.00	\$ -	\$ 2,002.44
2041	\$ 1,124.35	\$ 599.87	\$ 75.51	\$ 150.50	\$ 62.00	\$ -	\$ 2,012.23
2042	\$ 1,149.90	\$ 559.11	\$ 69.89	\$ 153.51	\$ 62.00	\$ -	\$ 1,994.41
2043	\$ 1,201.01	\$ 513.11	\$ 64.14	\$ 156.58	\$ 62.00	\$ -	\$ 1,996.84
2044	\$ 1,252.12	\$ 465.07	\$ 58.13	\$ 159.71	\$ 62.00	\$ -	\$ 1,997.03
2045	\$ 1,303.22	\$ 414.99	\$ 51.87	\$ 162.90	\$ 62.00	\$ -	\$ 1,994.99
2046	\$ 1,379.88	\$ 362.86	\$ 45.36	\$ 166.16	\$ 62.00	\$ -	\$ 2,016.26
2047	\$ 1,430.99	\$ 307.66	\$ 38.46	\$ 169.49	\$ 62.00	\$ -	\$ 2,008.60
2048	\$ 1,482.10	\$ 250.42	\$ 31.30	\$ 172.88	\$ 62.00	\$ -	\$ 1,998.70
2049	\$ 1,558.76	\$ 191.14	\$ 23.89	\$ 176.33	\$ 62.00	\$ -	\$ 2,012.12
2050	\$ 1,609.87	\$ 128.79	\$ 16.10	\$ 179.86	\$ 62.00	\$ -	\$ 1,996.61
2051	\$ 1,609.87	\$ 64.39	\$ 8.05	\$ 183.46	\$ 62.00	\$ (1,749.90)	\$ 177.87
Total	\$ 29,744.18	\$ 19,977.66	\$ 2,602.87	\$ 4,087.64	\$ 1,798.00	\$ (1,749.90)	\$ 56,460.45

Note: 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.

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: \$32,693.32

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

§

§

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	Reserve Fund	Total Annual Installment
2023	\$ 674.09	\$ 1,194.44	\$ 163.47	\$ 115.82	\$ 62.00	\$ -	\$ 2,209.81
2024	\$ 702.18	\$ 1,176.74	\$ 160.10	\$ 118.14	\$ 62.00	\$ -	\$ 2,219.15
2025	\$ 702.18	\$ 1,158.31	\$ 156.59	\$ 120.50	\$ 62.00	\$ -	\$ 2,199.57
2026	\$ 730.26	\$ 1,139.88	\$ 153.07	\$ 122.91	\$ 62.00	\$ -	\$ 2,208.12
2027	\$ 758.35	\$ 1,120.71	\$ 149.42	\$ 125.37	\$ 62.00	\$ -	\$ 2,215.85
2028	\$ 786.44	\$ 1,097.01	\$ 145.63	\$ 127.88	\$ 62.00	\$ -	\$ 2,218.95
2029	\$ 814.52	\$ 1,072.43	\$ 141.70	\$ 130.43	\$ 62.00	\$ -	\$ 2,221.09
2030	\$ 842.61	\$ 1,046.98	\$ 137.63	\$ 133.04	\$ 62.00	\$ -	\$ 2,222.26
2031	\$ 842.61	\$ 1,020.65	\$ 133.41	\$ 135.70	\$ 62.00	\$ -	\$ 2,194.37
2032	\$ 870.70	\$ 994.32	\$ 129.20	\$ 138.42	\$ 62.00	\$ -	\$ 2,194.63
2033	\$ 926.87	\$ 962.75	\$ 124.85	\$ 141.18	\$ 62.00	\$ -	\$ 2,217.66
2034	\$ 954.96	\$ 929.15	\$ 120.21	\$ 144.01	\$ 62.00	\$ -	\$ 2,210.33
2035	\$ 983.05	\$ 894.54	\$ 115.44	\$ 146.89	\$ 62.00	\$ -	\$ 2,201.91
2036	\$ 1,011.13	\$ 858.90	\$ 110.52	\$ 149.83	\$ 62.00	\$ -	\$ 2,192.38
2037	\$ 1,067.31	\$ 822.25	\$ 105.47	\$ 152.82	\$ 62.00	\$ -	\$ 2,209.85
2038	\$ 1,095.39	\$ 783.56	\$ 100.13	\$ 155.88	\$ 62.00	\$ -	\$ 2,196.96
2039	\$ 1,151.57	\$ 743.85	\$ 94.65	\$ 159.00	\$ 62.00	\$ -	\$ 2,211.07
2040	\$ 1,179.66	\$ 702.11	\$ 88.90	\$ 162.18	\$ 62.00	\$ -	\$ 2,194.83
2041	\$ 1,235.83	\$ 659.34	\$ 83.00	\$ 165.42	\$ 62.00	\$ -	\$ 2,205.59
2042	\$ 1,263.92	\$ 614.54	\$ 76.82	\$ 168.73	\$ 62.00	\$ -	\$ 2,186.01
2043	\$ 1,320.09	\$ 563.99	\$ 70.50	\$ 172.10	\$ 62.00	\$ -	\$ 2,188.68
2044	\$ 1,376.27	\$ 511.18	\$ 63.90	\$ 175.55	\$ 62.00	\$ -	\$ 2,188.89
2045	\$ 1,432.44	\$ 456.13	\$ 57.02	\$ 179.06	\$ 62.00	\$ -	\$ 2,186.65
2046	\$ 1,516.70	\$ 398.84	\$ 49.85	\$ 182.64	\$ 62.00	\$ -	\$ 2,210.03
2047	\$ 1,572.87	\$ 338.17	\$ 42.27	\$ 186.29	\$ 62.00	\$ -	\$ 2,201.60
2048	\$ 1,629.05	\$ 275.25	\$ 34.41	\$ 190.02	\$ 62.00	\$ -	\$ 2,190.72
2049	\$ 1,713.31	\$ 210.09	\$ 26.26	\$ 193.82	\$ 62.00	\$ -	\$ 2,205.48
2050	\$ 1,769.48	\$ 141.56	\$ 17.69	\$ 197.69	\$ 62.00	\$ -	\$ 2,188.43
2051	\$ 1,769.48	\$ 70.78	\$ 8.85	\$ 201.65	\$ 62.00	\$ (1,923.40)	\$ 189.36
Total	\$ 32,693.32	\$ 21,958.45	\$ 2,860.95	\$ 4,492.93	\$ 1,798.00	\$ (1,923.40)	\$ 61,880.24

Note: 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.

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: \$39,771.25

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

§

§

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 3

Administrative Expenses							
Annual Installment Due 1/31	Principal	Interest	Additional Interest	Administrative Costs	Maintenance and Operation Costs	Reserve Fund	Total Annual Installment
2023	\$ 820.03	\$ 1,453.03	\$ 198.86	\$ 140.89	\$ 62.00	\$ -	\$ 2,674.80
2024	\$ 854.19	\$ 1,431.50	\$ 194.76	\$ 143.71	\$ 62.00	\$ -	\$ 2,686.16
2025	\$ 854.19	\$ 1,409.08	\$ 190.49	\$ 146.59	\$ 62.00	\$ -	\$ 2,662.34
2026	\$ 888.36	\$ 1,386.66	\$ 186.21	\$ 149.52	\$ 62.00	\$ -	\$ 2,672.75
2027	\$ 922.53	\$ 1,363.34	\$ 181.77	\$ 152.51	\$ 62.00	\$ -	\$ 2,682.15
2028	\$ 956.70	\$ 1,334.51	\$ 177.16	\$ 155.56	\$ 62.00	\$ -	\$ 2,685.92
2029	\$ 990.86	\$ 1,304.61	\$ 172.38	\$ 158.67	\$ 62.00	\$ -	\$ 2,688.52
2030	\$ 1,025.03	\$ 1,273.65	\$ 167.42	\$ 161.84	\$ 62.00	\$ -	\$ 2,689.94
2031	\$ 1,025.03	\$ 1,241.61	\$ 162.30	\$ 165.08	\$ 62.00	\$ -	\$ 2,656.02
2032	\$ 1,059.20	\$ 1,209.58	\$ 157.17	\$ 168.38	\$ 62.00	\$ -	\$ 2,656.33
2033	\$ 1,127.54	\$ 1,171.18	\$ 151.88	\$ 171.75	\$ 62.00	\$ -	\$ 2,684.35
2034	\$ 1,161.70	\$ 1,130.31	\$ 146.24	\$ 175.19	\$ 62.00	\$ -	\$ 2,675.44
2035	\$ 1,195.87	\$ 1,088.20	\$ 140.43	\$ 178.69	\$ 62.00	\$ -	\$ 2,665.19
2036	\$ 1,230.04	\$ 1,044.85	\$ 134.45	\$ 182.26	\$ 62.00	\$ -	\$ 2,653.60
2037	\$ 1,298.37	\$ 1,000.26	\$ 128.30	\$ 185.91	\$ 62.00	\$ -	\$ 2,674.84
2038	\$ 1,332.54	\$ 953.19	\$ 121.81	\$ 189.63	\$ 62.00	\$ -	\$ 2,659.17
2039	\$ 1,400.88	\$ 904.89	\$ 115.15	\$ 193.42	\$ 62.00	\$ -	\$ 2,676.33
2040	\$ 1,435.05	\$ 854.11	\$ 108.14	\$ 197.29	\$ 62.00	\$ -	\$ 2,656.58
2041	\$ 1,503.38	\$ 802.09	\$ 100.97	\$ 201.23	\$ 62.00	\$ -	\$ 2,669.67
2042	\$ 1,537.55	\$ 747.59	\$ 93.45	\$ 205.26	\$ 62.00	\$ -	\$ 2,645.84
2043	\$ 1,605.88	\$ 686.09	\$ 85.76	\$ 209.36	\$ 62.00	\$ -	\$ 2,649.10
2044	\$ 1,674.22	\$ 621.85	\$ 77.73	\$ 213.55	\$ 62.00	\$ -	\$ 2,649.35
2045	\$ 1,742.55	\$ 554.88	\$ 69.36	\$ 217.82	\$ 62.00	\$ -	\$ 2,646.62
2046	\$ 1,845.06	\$ 485.18	\$ 60.65	\$ 222.18	\$ 62.00	\$ -	\$ 2,675.06
2047	\$ 1,913.39	\$ 411.38	\$ 51.42	\$ 226.62	\$ 62.00	\$ -	\$ 2,664.82
2048	\$ 1,981.73	\$ 334.84	\$ 41.86	\$ 231.15	\$ 62.00	\$ -	\$ 2,651.58
2049	\$ 2,084.23	\$ 255.57	\$ 31.95	\$ 235.78	\$ 62.00	\$ -	\$ 2,669.53
2050	\$ 2,152.57	\$ 172.21	\$ 21.53	\$ 240.49	\$ 62.00	\$ -	\$ 2,648.79
2051	\$ 2,152.57	\$ 86.10	\$ 10.76	\$ 245.30	\$ 62.00	\$ (2,339.81)	\$ 216.93
Total	\$ 39,771.25	\$ 26,712.34	\$ 3,480.33	\$ 5,465.63	\$ 1,798.00	\$ (2,339.81)	\$ 74,887.74

Note: 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.

SONOMA PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #4-A
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-A INITIAL PARCEL PRINCIPAL ASSESSMENT:
\$2,575,000.00**

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

§

§

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 - IMPROVEMENT AREA #4-A INITIAL PARCEL

Administrative Expenses									
Annual Installment Due 1/31	Principal	Interest ^[b]	Capitalized Interest	Additional Interest	Administrative Costs	Maintenance and Operation Costs	Reserve Fund	Total Annual Installment ^[c]	
2022 ^[a]	\$ -	\$ 36,024.91	\$ (36,024.91)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2023	\$ 35,000.00	\$ 145,718.76	\$ -	\$ 12,875.00	\$ 9,052.28	\$ 2,666.00	\$ -	\$ -	\$ 205,312.04
2024	\$ 35,000.00	\$ 143,968.76	\$ -	\$ 12,700.00	\$ 9,233.33	\$ 2,666.00	\$ -	\$ -	\$ 203,568.09
2025	\$ 40,000.00	\$ 142,218.76	\$ -	\$ 12,525.00	\$ 9,417.99	\$ 2,666.00	\$ -	\$ -	\$ 206,827.75
2026	\$ 40,000.00	\$ 140,218.76	\$ -	\$ 12,325.00	\$ 9,606.35	\$ 2,666.00	\$ -	\$ -	\$ 204,816.11
2027	\$ 40,000.00	\$ 138,218.76	\$ -	\$ 12,125.00	\$ 9,798.48	\$ 2,666.00	\$ -	\$ -	\$ 202,808.24
2028	\$ 45,000.00	\$ 136,218.76	\$ -	\$ 11,925.00	\$ 9,994.45	\$ 2,666.00	\$ -	\$ -	\$ 205,804.21
2029	\$ 45,000.00	\$ 133,800.00	\$ -	\$ 11,700.00	\$ 10,194.34	\$ 2,666.00	\$ -	\$ -	\$ 203,360.34
2030	\$ 50,000.00	\$ 131,381.26	\$ -	\$ 11,475.00	\$ 10,398.23	\$ 2,666.00	\$ -	\$ -	\$ 205,920.49
2031	\$ 50,000.00	\$ 128,693.76	\$ -	\$ 11,225.00	\$ 10,606.19	\$ 2,666.00	\$ -	\$ -	\$ 203,190.95
2032	\$ 55,000.00	\$ 126,006.26	\$ -	\$ 10,975.00	\$ 10,818.32	\$ 2,666.00	\$ -	\$ -	\$ 205,465.58
2033	\$ 60,000.00	\$ 123,050.00	\$ -	\$ 10,700.00	\$ 11,034.68	\$ 2,666.00	\$ -	\$ -	\$ 207,450.68
2034	\$ 60,000.00	\$ 119,600.00	\$ -	\$ 10,400.00	\$ 11,255.38	\$ 2,666.00	\$ -	\$ -	\$ 203,921.38
2035	\$ 65,000.00	\$ 116,150.00	\$ -	\$ 10,100.00	\$ 11,480.48	\$ 2,666.00	\$ -	\$ -	\$ 205,396.48
2036	\$ 70,000.00	\$ 112,412.50	\$ -	\$ 9,775.00	\$ 11,710.09	\$ 2,666.00	\$ -	\$ -	\$ 206,563.59
2037	\$ 75,000.00	\$ 108,387.50	\$ -	\$ 9,425.00	\$ 11,944.29	\$ 2,666.00	\$ -	\$ -	\$ 207,422.79
2038	\$ 80,000.00	\$ 104,075.00	\$ -	\$ 9,050.00	\$ 12,183.18	\$ 2,666.00	\$ -	\$ -	\$ 207,974.18
2039	\$ 80,000.00	\$ 99,475.00	\$ -	\$ 8,650.00	\$ 12,426.84	\$ 2,666.00	\$ -	\$ -	\$ 203,217.84
2040	\$ 85,000.00	\$ 94,875.00	\$ -	\$ 8,250.00	\$ 12,675.38	\$ 2,666.00	\$ -	\$ -	\$ 203,466.38
2041	\$ 95,000.00	\$ 89,987.50	\$ -	\$ 7,825.00	\$ 12,928.89	\$ 2,666.00	\$ -	\$ -	\$ 208,407.39
2042	\$ 100,000.00	\$ 84,525.00	\$ -	\$ 7,350.00	\$ 13,187.47	\$ 2,666.00	\$ -	\$ -	\$ 207,728.47
2043	\$ 105,000.00	\$ 78,775.00	\$ -	\$ 6,850.00	\$ 13,451.22	\$ 2,666.00	\$ -	\$ -	\$ 206,742.22
2044	\$ 110,000.00	\$ 72,737.50	\$ -	\$ 6,325.00	\$ 13,720.24	\$ 2,666.00	\$ -	\$ -	\$ 205,448.74
2045	\$ 115,000.00	\$ 66,412.50	\$ -	\$ 5,775.00	\$ 13,994.64	\$ 2,666.00	\$ -	\$ -	\$ 203,848.14
2046	\$ 125,000.00	\$ 59,800.00	\$ -	\$ 5,200.00	\$ 14,274.54	\$ 2,666.00	\$ -	\$ -	\$ 206,940.54
2047	\$ 130,000.00	\$ 52,612.50	\$ -	\$ 4,575.00	\$ 14,560.03	\$ 2,666.00	\$ -	\$ -	\$ 204,413.53
2048	\$ 140,000.00	\$ 45,137.50	\$ -	\$ 3,925.00	\$ 14,851.23	\$ 2,666.00	\$ -	\$ -	\$ 206,579.73
2049	\$ 150,000.00	\$ 37,087.50	\$ -	\$ 3,225.00	\$ 15,148.25	\$ 2,666.00	\$ -	\$ -	\$ 208,126.75
2050	\$ 155,000.00	\$ 28,462.50	\$ -	\$ 2,475.00	\$ 15,451.22	\$ 2,666.00	\$ -	\$ -	\$ 204,054.72
2051	\$ 165,000.00	\$ 19,550.00	\$ -	\$ 1,700.00	\$ 15,760.24	\$ 2,666.00	\$ -	\$ -	\$ 204,676.24
2052	\$ 175,000.00	\$ 10,062.50	\$ -	\$ 875.00	\$ 16,075.45	\$ 2,666.00	\$ (188,261.00)	\$ -	\$ 16,417.95
Total	\$ 2,575,000.00	\$ 2,925,643.75	\$ (36,024.91)	\$ 252,300.00	\$ 367,233.70	\$ 79,980.00	\$ (188,261.00)	\$ -	\$ 5,975,871.54

Notes:

[a] Annual Installment due 1/31/22 to be paid from Improvement Area #4 Bond capitalized interest.

[b] 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.

[c] 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-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: \$55,337.90

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 1

Administrative Expenses										
Annual Installment Due 1/31	Principal	Interest ^[b]	Capitalized Interest	Additional Interest	Administrative Costs	Maintenance and Operation Costs	Reserve Fund	Total Annual Installment ^[c]		
2022 ^[a]	\$ -	\$ 774.19	\$ (774.19)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2023	\$ 752.17	\$ 3,131.56	\$ -	\$ 276.69	\$ 194.54	\$ 62.00	\$ -	\$ -	\$ -	\$ 4,416.95
2024	\$ 752.17	\$ 3,093.95	\$ -	\$ 272.93	\$ 198.43	\$ 62.00	\$ -	\$ -	\$ -	\$ 4,379.48
2025	\$ 859.62	\$ 3,056.34	\$ -	\$ 269.17	\$ 202.40	\$ 62.00	\$ -	\$ -	\$ -	\$ 4,449.53
2026	\$ 859.62	\$ 3,013.36	\$ -	\$ 264.87	\$ 206.44	\$ 62.00	\$ -	\$ -	\$ -	\$ 4,406.30
2027	\$ 859.62	\$ 2,970.38	\$ -	\$ 260.57	\$ 210.57	\$ 62.00	\$ -	\$ -	\$ -	\$ 4,363.15
2028	\$ 967.07	\$ 2,927.40	\$ -	\$ 256.27	\$ 214.79	\$ 62.00	\$ -	\$ -	\$ -	\$ 4,427.53
2029	\$ 967.07	\$ 2,875.42	\$ -	\$ 251.44	\$ 219.08	\$ 62.00	\$ -	\$ -	\$ -	\$ 4,375.01
2030	\$ 1,074.52	\$ 2,823.44	\$ -	\$ 246.60	\$ 223.46	\$ 62.00	\$ -	\$ -	\$ -	\$ 4,430.03
2031	\$ 1,074.52	\$ 2,765.69	\$ -	\$ 241.23	\$ 227.93	\$ 62.00	\$ -	\$ -	\$ -	\$ 4,371.37
2032	\$ 1,181.97	\$ 2,707.93	\$ -	\$ 235.86	\$ 232.49	\$ 62.00	\$ -	\$ -	\$ -	\$ 4,420.25
2033	\$ 1,289.43	\$ 2,644.40	\$ -	\$ 229.95	\$ 237.14	\$ 62.00	\$ -	\$ -	\$ -	\$ 4,462.91
2034	\$ 1,289.43	\$ 2,570.26	\$ -	\$ 223.50	\$ 241.88	\$ 62.00	\$ -	\$ -	\$ -	\$ 4,387.07
2035	\$ 1,396.88	\$ 2,496.12	\$ -	\$ 217.05	\$ 246.72	\$ 62.00	\$ -	\$ -	\$ -	\$ 4,418.77
2036	\$ 1,504.33	\$ 2,415.79	\$ -	\$ 210.07	\$ 251.66	\$ 62.00	\$ -	\$ -	\$ -	\$ 4,443.85
2037	\$ 1,611.78	\$ 2,329.30	\$ -	\$ 202.55	\$ 256.69	\$ 62.00	\$ -	\$ -	\$ -	\$ 4,462.32
2038	\$ 1,719.24	\$ 2,236.62	\$ -	\$ 194.49	\$ 261.82	\$ 62.00	\$ -	\$ -	\$ -	\$ 4,474.16
2039	\$ 1,719.24	\$ 2,137.76	\$ -	\$ 185.89	\$ 267.06	\$ 62.00	\$ -	\$ -	\$ -	\$ 4,371.95
2040	\$ 1,826.69	\$ 2,038.91	\$ -	\$ 177.30	\$ 272.40	\$ 62.00	\$ -	\$ -	\$ -	\$ 4,377.29
2041	\$ 2,041.59	\$ 1,933.87	\$ -	\$ 168.16	\$ 277.85	\$ 62.00	\$ -	\$ -	\$ -	\$ 4,483.47
2042	\$ 2,149.04	\$ 1,816.48	\$ -	\$ 157.95	\$ 283.40	\$ 62.00	\$ -	\$ -	\$ -	\$ 4,468.88
2043	\$ 2,256.50	\$ 1,692.91	\$ -	\$ 147.21	\$ 289.07	\$ 62.00	\$ -	\$ -	\$ -	\$ 4,447.69
2044	\$ 2,363.95	\$ 1,563.16	\$ -	\$ 135.93	\$ 294.85	\$ 62.00	\$ -	\$ -	\$ -	\$ 4,419.89
2045	\$ 2,471.40	\$ 1,427.23	\$ -	\$ 124.11	\$ 300.75	\$ 62.00	\$ -	\$ -	\$ -	\$ 4,385.49
2046	\$ 2,686.31	\$ 1,285.13	\$ -	\$ 111.75	\$ 306.77	\$ 62.00	\$ -	\$ -	\$ -	\$ 4,451.95
2047	\$ 2,793.76	\$ 1,130.67	\$ -	\$ 98.32	\$ 312.90	\$ 62.00	\$ -	\$ -	\$ -	\$ 4,397.64
2048	\$ 3,008.66	\$ 970.03	\$ -	\$ 84.35	\$ 319.16	\$ 62.00	\$ -	\$ -	\$ -	\$ 4,444.20
2049	\$ 3,223.57	\$ 797.03	\$ -	\$ 69.31	\$ 325.54	\$ 62.00	\$ -	\$ -	\$ -	\$ 4,477.44
2050	\$ 3,331.02	\$ 611.67	\$ -	\$ 53.19	\$ 332.05	\$ 62.00	\$ -	\$ -	\$ -	\$ 4,389.93
2051	\$ 3,545.92	\$ 420.14	\$ -	\$ 36.53	\$ 338.69	\$ 62.00	\$ -	\$ -	\$ -	\$ 4,403.29
2052	\$ 3,760.83	\$ 216.25	\$ -	\$ 18.80	\$ 345.47	\$ 62.00	\$ (4,045.81)	\$ -	\$ -	\$ 357.54
Total	\$ 55,337.90	\$ 62,873.39	\$ (774.19)	\$ 5,422.04	\$ 7,892.02	\$ 1,860.00	\$ (4,045.81)	\$ -	\$ -	\$ 128,565.35

Notes:

[a] Annual Installment due 1/31/22 to be paid from Improvement Area #4 Bond capitalized interest.

[b] 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.

[c] 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-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: \$61,853.58

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

§

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 ^[b]	Capitalized Interest	Additional Interest	Administrative Costs	Maintenance and Operation Costs	Reserve Fund	Total Annual Installment ^[c]	
2022 ^[a]	\$ -	\$ 865.35	\$ (865.35)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2023	\$ 840.73	\$ 3,500.28	\$ -	\$ 309.27	\$ 217.44	\$ 62.00	\$ -	\$ -	\$ 4,929.72
2024	\$ 840.73	\$ 3,458.25	\$ -	\$ 305.06	\$ 221.79	\$ 62.00	\$ -	\$ -	\$ 4,887.83
2025	\$ 960.83	\$ 3,416.21	\$ -	\$ 300.86	\$ 226.23	\$ 62.00	\$ -	\$ -	\$ 4,966.13
2026	\$ 960.83	\$ 3,368.17	\$ -	\$ 296.06	\$ 230.75	\$ 62.00	\$ -	\$ -	\$ 4,917.81
2027	\$ 960.83	\$ 3,320.13	\$ -	\$ 291.25	\$ 235.37	\$ 62.00	\$ -	\$ -	\$ 4,869.58
2028	\$ 1,080.94	\$ 3,272.08	\$ -	\$ 286.45	\$ 240.07	\$ 62.00	\$ -	\$ -	\$ 4,941.54
2029	\$ 1,080.94	\$ 3,213.98	\$ -	\$ 281.04	\$ 244.88	\$ 62.00	\$ -	\$ -	\$ 4,882.84
2030	\$ 1,201.04	\$ 3,155.88	\$ -	\$ 275.64	\$ 249.77	\$ 62.00	\$ -	\$ -	\$ 4,944.34
2031	\$ 1,201.04	\$ 3,091.33	\$ -	\$ 269.63	\$ 254.77	\$ 62.00	\$ -	\$ -	\$ 4,878.77
2032	\$ 1,321.14	\$ 3,026.77	\$ -	\$ 263.63	\$ 259.86	\$ 62.00	\$ -	\$ -	\$ 4,933.41
2033	\$ 1,441.25	\$ 2,955.76	\$ -	\$ 257.02	\$ 265.06	\$ 62.00	\$ -	\$ -	\$ 4,981.09
2034	\$ 1,441.25	\$ 2,872.89	\$ -	\$ 249.82	\$ 270.36	\$ 62.00	\$ -	\$ -	\$ 4,896.32
2035	\$ 1,561.35	\$ 2,790.02	\$ -	\$ 242.61	\$ 275.77	\$ 62.00	\$ -	\$ -	\$ 4,931.75
2036	\$ 1,681.46	\$ 2,700.24	\$ -	\$ 234.80	\$ 281.29	\$ 62.00	\$ -	\$ -	\$ 4,959.78
2037	\$ 1,801.56	\$ 2,603.56	\$ -	\$ 226.40	\$ 286.91	\$ 62.00	\$ -	\$ -	\$ 4,980.42
2038	\$ 1,921.66	\$ 2,499.97	\$ -	\$ 217.39	\$ 292.65	\$ 62.00	\$ -	\$ -	\$ 4,993.67
2039	\$ 1,921.66	\$ 2,389.47	\$ -	\$ 207.78	\$ 298.50	\$ 62.00	\$ -	\$ -	\$ 4,879.42
2040	\$ 2,041.77	\$ 2,278.97	\$ -	\$ 198.17	\$ 304.47	\$ 62.00	\$ -	\$ -	\$ 4,885.39
2041	\$ 2,281.98	\$ 2,161.57	\$ -	\$ 187.96	\$ 310.56	\$ 62.00	\$ -	\$ -	\$ 5,004.07
2042	\$ 2,402.08	\$ 2,030.36	\$ -	\$ 176.55	\$ 316.77	\$ 62.00	\$ -	\$ -	\$ 4,987.77
2043	\$ 2,522.18	\$ 1,892.24	\$ -	\$ 164.54	\$ 323.11	\$ 62.00	\$ -	\$ -	\$ 4,964.08
2044	\$ 2,642.29	\$ 1,747.21	\$ -	\$ 151.93	\$ 329.57	\$ 62.00	\$ -	\$ -	\$ 4,933.00
2045	\$ 2,762.39	\$ 1,595.28	\$ -	\$ 138.72	\$ 336.16	\$ 62.00	\$ -	\$ -	\$ 4,894.56
2046	\$ 3,002.60	\$ 1,436.44	\$ -	\$ 124.91	\$ 342.89	\$ 62.00	\$ -	\$ -	\$ 4,968.84
2047	\$ 3,122.70	\$ 1,263.79	\$ -	\$ 109.90	\$ 349.74	\$ 62.00	\$ -	\$ -	\$ 4,908.14
2048	\$ 3,362.91	\$ 1,084.24	\$ -	\$ 94.28	\$ 356.74	\$ 62.00	\$ -	\$ -	\$ 4,960.17
2049	\$ 3,603.12	\$ 890.87	\$ -	\$ 77.47	\$ 363.87	\$ 62.00	\$ -	\$ -	\$ 4,997.33
2050	\$ 3,723.22	\$ 683.69	\$ -	\$ 59.45	\$ 371.15	\$ 62.00	\$ -	\$ -	\$ 4,899.52
2051	\$ 3,963.43	\$ 469.61	\$ -	\$ 40.84	\$ 378.57	\$ 62.00	\$ -	\$ -	\$ 4,914.45
2052	\$ 4,203.64	\$ 241.71	\$ -	\$ 21.02	\$ 386.15	\$ 62.00	\$ (4,522.18)	\$ -	\$ 392.33
Total	\$ 61,853.58	\$ 70,276.32	\$ (865.35)	\$ 6,060.45	\$ 8,821.25	\$ 1,860.00	\$ (4,522.18)	\$ -	\$ 143,484.07

Notes:

[a] Annual Installment due 1/31/22 to be paid from Improvement Area #4 Bond capitalized interest.

[b] 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.

[c] 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 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:
\$10,885,000.00**

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

§

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]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 _____

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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 #4-B INITIAL PARCEL

Administrative Expenses									
Annual Installment Due 1/31	Principal	Interest ^[b]	Capitalized Interest	Additional Interest	Administrative Costs	Maintenance and Operation Costs	Reserve Fund	Total Annual Installment ^[c]	
2022 ^[a]	\$ -	\$ 152,508.30	\$ (152,508.30)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2023	\$ -	\$ 616,887.50	\$ -	\$ 54,425.00	\$ 37,724.97	\$ 15,376.00	\$ -	\$ -	\$ 724,413.47
2024	\$ 155,000.00	\$ 616,887.50	\$ -	\$ 54,425.00	\$ 38,479.47	\$ 15,376.00	\$ -	\$ -	\$ 880,167.97
2025	\$ 165,000.00	\$ 609,137.50	\$ -	\$ 53,650.00	\$ 39,249.06	\$ 15,376.00	\$ -	\$ -	\$ 882,412.56
2026	\$ 170,000.00	\$ 600,887.50	\$ -	\$ 52,825.00	\$ 40,034.04	\$ 15,376.00	\$ -	\$ -	\$ 879,122.54
2027	\$ 180,000.00	\$ 592,387.50	\$ -	\$ 51,975.00	\$ 40,834.72	\$ 15,376.00	\$ -	\$ -	\$ 880,573.22
2028	\$ 190,000.00	\$ 583,387.50	\$ -	\$ 51,075.00	\$ 41,651.41	\$ 15,376.00	\$ -	\$ -	\$ 881,489.91
2029	\$ 200,000.00	\$ 573,175.00	\$ -	\$ 50,125.00	\$ 42,484.44	\$ 15,376.00	\$ -	\$ -	\$ 881,160.44
2030	\$ 210,000.00	\$ 562,425.00	\$ -	\$ 49,125.00	\$ 43,334.13	\$ 15,376.00	\$ -	\$ -	\$ 880,260.13
2031	\$ 225,000.00	\$ 551,137.50	\$ -	\$ 48,075.00	\$ 44,200.81	\$ 15,376.00	\$ -	\$ -	\$ 883,789.31
2032	\$ 235,000.00	\$ 539,043.76	\$ -	\$ 46,950.00	\$ 45,084.83	\$ 15,376.00	\$ -	\$ -	\$ 881,454.59
2033	\$ 250,000.00	\$ 526,412.50	\$ -	\$ 45,775.00	\$ 45,986.53	\$ 15,376.00	\$ -	\$ -	\$ 883,550.03
2034	\$ 265,000.00	\$ 512,037.50	\$ -	\$ 44,525.00	\$ 46,906.26	\$ 15,376.00	\$ -	\$ -	\$ 883,844.76
2035	\$ 280,000.00	\$ 496,800.00	\$ -	\$ 43,200.00	\$ 47,844.38	\$ 15,376.00	\$ -	\$ -	\$ 883,220.38
2036	\$ 295,000.00	\$ 480,700.00	\$ -	\$ 41,800.00	\$ 48,801.27	\$ 15,376.00	\$ -	\$ -	\$ 881,677.27
2037	\$ 315,000.00	\$ 463,737.50	\$ -	\$ 40,325.00	\$ 49,777.29	\$ 15,376.00	\$ -	\$ -	\$ 884,215.79
2038	\$ 330,000.00	\$ 445,625.00	\$ -	\$ 38,750.00	\$ 50,772.84	\$ 15,376.00	\$ -	\$ -	\$ 880,523.84
2039	\$ 350,000.00	\$ 426,650.00	\$ -	\$ 37,100.00	\$ 51,788.30	\$ 15,376.00	\$ -	\$ -	\$ 880,914.30
2040	\$ 375,000.00	\$ 406,525.00	\$ -	\$ 35,350.00	\$ 52,824.06	\$ 15,376.00	\$ -	\$ -	\$ 885,075.06
2041	\$ 395,000.00	\$ 384,962.50	\$ -	\$ 33,475.00	\$ 53,880.54	\$ 15,376.00	\$ -	\$ -	\$ 882,694.04
2042	\$ 420,000.00	\$ 362,250.00	\$ -	\$ 31,500.00	\$ 54,958.15	\$ 15,376.00	\$ -	\$ -	\$ 884,084.15
2043	\$ 445,000.00	\$ 338,100.00	\$ -	\$ 29,400.00	\$ 56,057.32	\$ 15,376.00	\$ -	\$ -	\$ 883,933.32
2044	\$ 470,000.00	\$ 312,512.50	\$ -	\$ 27,175.00	\$ 57,178.46	\$ 15,376.00	\$ -	\$ -	\$ 882,241.96
2045	\$ 500,000.00	\$ 285,487.50	\$ -	\$ 24,825.00	\$ 58,322.03	\$ 15,376.00	\$ -	\$ -	\$ 884,010.53
2046	\$ 530,000.00	\$ 256,737.50	\$ -	\$ 22,325.00	\$ 59,488.47	\$ 15,376.00	\$ -	\$ -	\$ 883,926.97
2047	\$ 565,000.00	\$ 226,262.50	\$ -	\$ 19,675.00	\$ 60,678.24	\$ 15,376.00	\$ -	\$ -	\$ 886,991.74
2048	\$ 595,000.00	\$ 193,775.00	\$ -	\$ 16,850.00	\$ 61,891.81	\$ 15,376.00	\$ -	\$ -	\$ 882,892.81
2049	\$ 635,000.00	\$ 159,562.50	\$ -	\$ 13,875.00	\$ 63,129.64	\$ 15,376.00	\$ -	\$ -	\$ 886,943.14
2050	\$ 670,000.00	\$ 123,050.00	\$ -	\$ 10,700.00	\$ 64,392.24	\$ 15,376.00	\$ -	\$ -	\$ 883,518.24
2051	\$ 715,000.00	\$ 84,525.00	\$ -	\$ 7,350.00	\$ 65,680.08	\$ 15,376.00	\$ -	\$ -	\$ 887,931.08
2052	\$ 755,000.00	\$ 43,412.50	\$ -	\$ 3,775.00	\$ 66,993.68	\$ 15,376.00	\$ (795,814.00)	\$ -	\$ 88,743.18
Total	\$ 10,885,000.00	\$ 12,526,989.56	\$ (152,508.30)	\$ 1,080,400.00	\$ 1,530,429.49	\$ 461,280.00	\$ (795,814.00)	\$ -	\$ 25,535,776.75

Notes:

[a] Annual Installment due 1/31/22 to be paid from Improvement Area #4 Bond capitalized interest.

[b] 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.

[c] 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: \$41,555.13

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

§

§

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 ^[b]	Capitalized Interest	Additional Interest	Administrative Costs	Maintenance and Operation Costs	Reserve Fund	Total Annual Installment ^[c]	
2022 ^[a]	\$ -	\$ 582.22	\$ (582.22)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2023	\$ -	\$ 2,355.06	\$ -	\$ 207.78	\$ 144.02	\$ 62.00	\$ -	\$ -	\$ 2,768.86
2024	\$ 591.74	\$ 2,355.06	\$ -	\$ 207.78	\$ 146.90	\$ 62.00	\$ -	\$ -	\$ 3,363.47
2025	\$ 629.91	\$ 2,325.47	\$ -	\$ 204.82	\$ 149.84	\$ 62.00	\$ -	\$ -	\$ 3,372.04
2026	\$ 649.00	\$ 2,293.98	\$ -	\$ 201.67	\$ 152.84	\$ 62.00	\$ -	\$ -	\$ 3,359.48
2027	\$ 687.18	\$ 2,261.53	\$ -	\$ 198.42	\$ 155.89	\$ 62.00	\$ -	\$ -	\$ 3,365.02
2028	\$ 725.35	\$ 2,227.17	\$ -	\$ 194.99	\$ 159.01	\$ 62.00	\$ -	\$ -	\$ 3,368.52
2029	\$ 763.53	\$ 2,188.18	\$ -	\$ 191.36	\$ 162.19	\$ 62.00	\$ -	\$ -	\$ 3,367.26
2030	\$ 801.71	\$ 2,147.14	\$ -	\$ 187.54	\$ 165.43	\$ 62.00	\$ -	\$ -	\$ 3,363.83
2031	\$ 858.97	\$ 2,104.05	\$ -	\$ 183.53	\$ 168.74	\$ 62.00	\$ -	\$ -	\$ 3,377.30
2032	\$ 897.15	\$ 2,057.88	\$ -	\$ 179.24	\$ 172.12	\$ 62.00	\$ -	\$ -	\$ 3,368.39
2033	\$ 954.41	\$ 2,009.66	\$ -	\$ 174.75	\$ 175.56	\$ 62.00	\$ -	\$ -	\$ 3,376.39
2034	\$ 1,011.68	\$ 1,954.78	\$ -	\$ 169.98	\$ 179.07	\$ 62.00	\$ -	\$ -	\$ 3,377.51
2035	\$ 1,068.94	\$ 1,896.61	\$ -	\$ 164.92	\$ 182.65	\$ 62.00	\$ -	\$ -	\$ 3,375.13
2036	\$ 1,126.21	\$ 1,835.14	\$ -	\$ 159.58	\$ 186.31	\$ 62.00	\$ -	\$ -	\$ 3,369.24
2037	\$ 1,202.56	\$ 1,770.39	\$ -	\$ 153.95	\$ 190.03	\$ 62.00	\$ -	\$ -	\$ 3,378.93
2038	\$ 1,259.82	\$ 1,701.24	\$ -	\$ 147.93	\$ 193.83	\$ 62.00	\$ -	\$ -	\$ 3,364.83
2039	\$ 1,336.18	\$ 1,628.80	\$ -	\$ 141.63	\$ 197.71	\$ 62.00	\$ -	\$ -	\$ 3,366.32
2040	\$ 1,431.62	\$ 1,551.97	\$ -	\$ 134.95	\$ 201.66	\$ 62.00	\$ -	\$ -	\$ 3,382.21
2041	\$ 1,507.97	\$ 1,469.65	\$ -	\$ 127.80	\$ 205.70	\$ 62.00	\$ -	\$ -	\$ 3,373.12
2042	\$ 1,603.41	\$ 1,382.94	\$ -	\$ 120.26	\$ 209.81	\$ 62.00	\$ -	\$ -	\$ 3,378.42
2043	\$ 1,698.85	\$ 1,290.75	\$ -	\$ 112.24	\$ 214.01	\$ 62.00	\$ -	\$ -	\$ 3,377.85
2044	\$ 1,794.30	\$ 1,193.06	\$ -	\$ 103.74	\$ 218.29	\$ 62.00	\$ -	\$ -	\$ 3,371.39
2045	\$ 1,908.83	\$ 1,089.89	\$ -	\$ 94.77	\$ 222.65	\$ 62.00	\$ -	\$ -	\$ 3,378.14
2046	\$ 2,023.36	\$ 980.13	\$ -	\$ 85.23	\$ 227.11	\$ 62.00	\$ -	\$ -	\$ 3,377.82
2047	\$ 2,156.97	\$ 863.79	\$ -	\$ 75.11	\$ 231.65	\$ 62.00	\$ -	\$ -	\$ 3,389.52
2048	\$ 2,271.50	\$ 739.77	\$ -	\$ 64.33	\$ 236.28	\$ 62.00	\$ -	\$ -	\$ 3,373.88
2049	\$ 2,424.21	\$ 609.15	\$ -	\$ 52.97	\$ 241.01	\$ 62.00	\$ -	\$ -	\$ 3,389.34
2050	\$ 2,557.83	\$ 469.76	\$ -	\$ 40.85	\$ 245.83	\$ 62.00	\$ -	\$ -	\$ 3,376.26
2051	\$ 2,729.62	\$ 322.69	\$ -	\$ 28.06	\$ 250.74	\$ 62.00	\$ -	\$ -	\$ 3,393.11
2052	\$ 2,882.33	\$ 165.73	\$ -	\$ 14.41	\$ 255.76	\$ 62.00	\$ (3,038.14)	\$ -	\$ 342.09
Total	\$ 41,555.13	\$ 47,823.67	\$ (582.22)	\$ 4,124.59	\$ 5,842.65	\$ 1,860.00	\$ (3,038.14)	\$ -	\$ 97,585.68

Notes:

[a] Annual Installment due 1/31/22 to be paid from Improvement Area #4 Bond capitalized interest.

[b] 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.

[c] 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 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: \$48,888.39

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

§

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 ^(b)	Capitalized Interest	Additional Interest	Administrative Costs	Maintenance and Operation Costs	Reserve Fund	Total Annual Installment ^(c)	
2022 ^(a)	\$ -	\$ 684.97	\$ (684.97)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2023	\$ -	\$ 2,770.66	\$ -	\$ 244.44	\$ 169.44	\$ 62.00	\$ -	\$ -	\$ 3,246.54
2024	\$ 696.16	\$ 2,770.66	\$ -	\$ 244.44	\$ 172.82	\$ 62.00	\$ -	\$ -	\$ 3,946.09
2025	\$ 741.07	\$ 2,735.85	\$ -	\$ 240.96	\$ 176.28	\$ 62.00	\$ -	\$ -	\$ 3,956.17
2026	\$ 763.53	\$ 2,698.80	\$ -	\$ 237.26	\$ 179.81	\$ 62.00	\$ -	\$ -	\$ 3,941.39
2027	\$ 808.44	\$ 2,660.62	\$ -	\$ 233.44	\$ 183.40	\$ 62.00	\$ -	\$ -	\$ 3,947.91
2028	\$ 853.36	\$ 2,620.20	\$ -	\$ 229.40	\$ 187.07	\$ 62.00	\$ -	\$ -	\$ 3,952.02
2029	\$ 898.27	\$ 2,574.33	\$ -	\$ 225.13	\$ 190.81	\$ 62.00	\$ -	\$ -	\$ 3,950.54
2030	\$ 943.18	\$ 2,526.05	\$ -	\$ 220.64	\$ 194.63	\$ 62.00	\$ -	\$ -	\$ 3,946.50
2031	\$ 1,010.55	\$ 2,475.35	\$ -	\$ 215.92	\$ 198.52	\$ 62.00	\$ -	\$ -	\$ 3,962.35
2032	\$ 1,055.47	\$ 2,421.04	\$ -	\$ 210.87	\$ 202.49	\$ 62.00	\$ -	\$ -	\$ 3,951.87
2033	\$ 1,122.84	\$ 2,364.30	\$ -	\$ 205.59	\$ 206.54	\$ 62.00	\$ -	\$ -	\$ 3,961.28
2034	\$ 1,190.21	\$ 2,299.74	\$ -	\$ 199.98	\$ 210.67	\$ 62.00	\$ -	\$ -	\$ 3,962.60
2035	\$ 1,257.58	\$ 2,231.30	\$ -	\$ 194.03	\$ 214.89	\$ 62.00	\$ -	\$ -	\$ 3,959.80
2036	\$ 1,324.95	\$ 2,158.99	\$ -	\$ 187.74	\$ 219.18	\$ 62.00	\$ -	\$ -	\$ 3,952.87
2037	\$ 1,414.78	\$ 2,082.81	\$ -	\$ 181.11	\$ 223.57	\$ 62.00	\$ -	\$ -	\$ 3,964.27
2038	\$ 1,482.15	\$ 2,001.46	\$ -	\$ 174.04	\$ 228.04	\$ 62.00	\$ -	\$ -	\$ 3,947.69
2039	\$ 1,571.97	\$ 1,916.24	\$ -	\$ 166.63	\$ 232.60	\$ 62.00	\$ -	\$ -	\$ 3,949.44
2040	\$ 1,684.26	\$ 1,825.85	\$ -	\$ 158.77	\$ 237.25	\$ 62.00	\$ -	\$ -	\$ 3,968.13
2041	\$ 1,774.08	\$ 1,729.00	\$ -	\$ 150.35	\$ 242.00	\$ 62.00	\$ -	\$ -	\$ 3,957.43
2042	\$ 1,886.37	\$ 1,626.99	\$ -	\$ 141.48	\$ 246.84	\$ 62.00	\$ -	\$ -	\$ 3,963.68
2043	\$ 1,998.65	\$ 1,518.53	\$ -	\$ 132.05	\$ 251.77	\$ 62.00	\$ -	\$ -	\$ 3,963.00
2044	\$ 2,110.94	\$ 1,403.60	\$ -	\$ 122.05	\$ 256.81	\$ 62.00	\$ -	\$ -	\$ 3,955.40
2045	\$ 2,245.68	\$ 1,282.23	\$ -	\$ 111.50	\$ 261.94	\$ 62.00	\$ -	\$ -	\$ 3,963.35
2046	\$ 2,380.42	\$ 1,153.10	\$ -	\$ 100.27	\$ 267.18	\$ 62.00	\$ -	\$ -	\$ 3,962.97
2047	\$ 2,537.62	\$ 1,016.23	\$ -	\$ 88.37	\$ 272.53	\$ 62.00	\$ -	\$ -	\$ 3,976.73
2048	\$ 2,672.36	\$ 870.31	\$ -	\$ 75.68	\$ 277.98	\$ 62.00	\$ -	\$ -	\$ 3,958.33
2049	\$ 2,852.01	\$ 716.65	\$ -	\$ 62.32	\$ 283.54	\$ 62.00	\$ -	\$ -	\$ 3,976.52
2050	\$ 3,009.21	\$ 552.66	\$ -	\$ 48.06	\$ 289.21	\$ 62.00	\$ -	\$ -	\$ 3,961.13
2051	\$ 3,211.32	\$ 379.63	\$ -	\$ 33.01	\$ 294.99	\$ 62.00	\$ -	\$ -	\$ 3,980.95
2052	\$ 3,390.97	\$ 194.98	\$ -	\$ 16.95	\$ 300.89	\$ 62.00	\$ (3,574.28)	\$ -	\$ 391.52
Total	\$ 48,888.39	\$ 56,263.15	\$ (684.97)	\$ 4,852.46	\$ 6,873.70	\$ 1,860.00	\$ (3,574.28)	\$ -	\$ 114,478.44

Notes:

[a] Annual Installment due 1/31/22 to be paid from Improvement Area #4 Bond capitalized interest.

[b] 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.

[c] 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.

Filed and Recorded
 Official Public Records
 Jennifer Fogg, County Clerk
 Rockwall County, Texas
 05/31/2022 10:06:09 AM
 \$1378.00
 20220000012058



Jennifer Fogg

Seller Signature Page to Final Notice with Current Information
 of Obligation to Pay Improvement District Assessment