TOWN OF ARGYLE

ORDINANCE NO. 2020-17

WATERBROOK OF ARGYLE PUBLIC IMPROVEMENT DISTRICT SUPPLEMENTAL SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL.

A SUPPLEMENTAL ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF ARGYLE UPDATING THE WATERBROOK OF ARGYLE PUBLIC IMPROVEMENT DISTRICT OF THE TOWN OF ARGYLE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL.

WHEREAS, by Resolution 2016-22 adopted on August 23, 2016, after notice and a public hearing in the manner required by law, the Town Council of the Town of Argyle, Texas approved a resolution authorizing the creation of the Waterbrook of Argyle Public Improvement District of the Town of Argyle; and

WHEREAS, the Town Council, pursuant to Section 372.016(b) of the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Code (the "PID Act") PID Act, published notice of the Levy and Assessment Hearing in Denton Record Chronicle, a newspaper of general circulation in the Town; and

WHEREAS, on April 25, 2017, after notice and a public hearing conducted in the manner required by law, the Town Council adopted Ordinance No. 2017-09 approving the Waterbrook of Argyle Public Improvement District Service and Assessment Plan and Assessment Roll and the levy of assessments on property in the District; and

WHEREAS, on January 23,2018, the Town Council adopted Ordinance No. 2018-03, authorizing the issuance of bonds secured by the assessments levied pursuant to the Assessment Ordinance; and

WHEREAS, the Service and Assessment Plan and Assessment Roll is required to be reviewed and updated annually as described in Sections 372.013 and 372.014 of the PID Act; and

WHEREAS, on February 27, 2018, the Town Council adopted Ordinance 2018-05 approving a zoning change for approximately five (5) acres of property in the northeastern portion of the Waterbrook of Argyle Public Improvement District (the Stafford Rezoning"); and

WHEREAS, the Town Council now desires to proceed with the adoption of this Ordinance for the Annual Service Plan Update and the updated Assessment Roll attached thereto, in conformity with the requirements of the PID Act; and

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

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF ARGYLE, TEXAS:

SECTION 1: That all matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

SECTION 2: That the Waterbrook of Argyle Public Improvement Service Plan Update and updated Assessment Roll attached hereto as ***Attachment A*** is hereby accepted as provided.

SECTION 3: If any portion of this Ordinance shall, for any reason, be declared invalid by any court of competent jurisdiction, such invalidity shall not affect the remaining provisions hereof and the Council hereby determines that it would have adopted this Ordinance without the invalid provision

SECTION 4: That this Ordinance shall be cumulative of all other Town Ordinances and all other provisions of other Ordinances adopted by the Town which are inconsistent with the terms or provisions of this Ordinance are hereby repealed.

SECTION 5: It is hereby declared to be the intention of the Town Council of the Town of Argyle, Texas, that sections, paragraphs, clauses and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared legally invalid or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such legal invalidity or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance since the same would have been enacted by the Town Council of the Town of Argyle without the incorporation in this Ordinance of any such legally invalid or unconstitutional, phrase, sentence, paragraph or section.

SECTION 6: This ordinance shall take effect immediately from and after its passage as the law in such case provides.

PASSED AND APPROVED ON THIS 17TH DAY OF AUGUST, 2020.

Cynthia Hermann, Mayor Pro Tem

ATTEST:

Erika McComis, Town Secretary

TOWN OF ARGYLE STATE OF TEXAS

APPROVED AS TO FORM:

Patricia Adams, Town Attorney

ATTACHMENT "A"
WATERBROOK OF ARGYLE
ANNUAL SERVICE PLAN UPDATE

WATERBROOK OF ARGYLE PUBLIC IMPROVEMENT DISTRICT

2020 SERVICE PLAN UPDATE

AUGUST 17, 2020

INTRODUCTION

Capitalized terms used in this 2020 Annual Service Plan Update shall have the meanings set forth in the 2018 Amended and Restated Service and Assessment Plan and the 2018 Annual Service Plan Update - Stafford, as applicable.

The PID was created pursuant to the Act by Resolution No. 2016-22 on August 23, 2016, by the Town to finance certain Authorized Improvements for the benefit of the property of the PID.

On April 25, 2017, the Town approved Ordinance No. 2017-09 accepting and approving the SAP for the PID.

On January 23, 2018, the Town approved Ordinance No. 2018-03, which authorized the issuance of PID Bonds secured by the Assessments on the Assessed Property and approved the 2018 Amended and Restated Service and Assessment Plan, including the updated Assessment Roll that reflected the terms of the PID Bond issuance. The 2018 Amended and Restated Service and Assessment Plan identified the Authorized Improvements to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the Property in the PID for the costs of the Authorized Improvements. The Town Council also adopted an Assessment Roll identifying the Assessments on each Lot within the PID, based on the method of assessment identified in the Service and Assessment Plan.

On August 28, 2018, the Town approved the 2018 Service Plan Update - Stafford by adopting Ordinance No. 2018-13. The 2018 Service Plan Update - Stafford included the revised Assessment Roll to reflect the Stafford Rezoning.

On August 28, 2019, the Town approved the 2019 Annual Service Plan Update by adopting Ordinance No. 2019-18, which updated the Assessment Roll for 2019.

Pursuant to the Act, the Service and Assessment Plan must be reviewed and updated annually. This document is the Annual Service Plan Update for 2020. This Annual Service Plan Update also updates the Assessment Roll for 2020.

LISTED EVENTS

See below for Listed Events within the PID:

- On October 1, 2018, the Town exercised its right to redeem $405,000 in par amount of PID Bonds under the extraordinary optional redemption provisions of the Indenture. The Stafford Rezoning triggered a mandatory prepayment from the Residential Use Parcel $379,591.21; and, under the terms of the Indenture the mandatory prepayment was used to redeem PID Bonds and to proportionately reduce the debt service reserve fund in the amount of $25,408.79.
- As of June 30, 2020, Terra Manna Parties are no longer responsible for the payment of Annual Installments of Assessments equal to at least 20% of the total Annual installment of Assessments, with respect to the PID Bonds, for any year, thereby, terminating such party's reporting obligations under the Continuing Disclosure Agreement of the Terra Manna Parties dated January 1, 2018.

PARCEL SUBDIVISION

The following plats have been recorded within the PID:

- The Final Plat of Waterbrook Phase One was filed and recorded with the County on January 7, 2019, consisting of 265 residential Lots, 1 commercial Lot, and 14 Lots of Non-Benefited Property.
- The Amending Plat for Waterbrook Phase One was filed and recorded with the County on April 23, 2019, consisting of 265 residential Lots, 1 commercial Lot, and 14 Lots of Non-Benefitted Property. See **Exhibit B-1** for the Amending Plat for Waterbrook Phase One.
- The Final Plat of Waterbrook Phase Two was filed and recorded with the County on June 18, 2019, consisting of 25 residential Lots. However, all 25 residential Lots were classified as Non-Benefited Property, as described in the 2018 Service Plan Update – Stafford.
- The Final Plat of Castle Development Argyle Lots 1-4, Block A was filed and recorded with the County on January 16, 2020, consisting of 4 commercial Lots. However, Block A, Lot 3 is located entirely outside of the District, and Block A, Lot 4 is partially located within the District, but is classified as Non-Benefited Property. See **Exhibit B-2** for the Final Plat of Castle Development Argyle Lots 1-4, Block A.

LOT AND HOME SALES

Residential Use Parcel

Per the Quarterly Report dated March 31, 2020, CalAtlantic (Lennar) performed on their contract to purchase all remaining single-family land on September 17, 2018. CalAtlantic now owns all 265 Lots within the PID, and the Terra Manna Parties no longer own any of the single-family lots. The Terra Manna Parties still own 25 Lots within the Stafford Property that will not be assessed. CalAtlantic and Waterbrook SE, LP have entered into a contract allowing CalAtlantic to purchase those lots for $2,000,000 with the stipulation that CalAtlantic will fund certain infrastructure improvements for those lots as soon as engineering plans are approved by the Town. Closing is expected to take place in January 2021.

Construction has begun on 10 residential units by CalAtlantic, 4 units by Gehan Homes, and 5 units by MHI. No completed homes have been sold to end-users by Gehan Homes, 2 Homes have been sold to end-users by CalAtlantic, and 6 homes have been sold to end-users by MHI. The estimated date of completion for all units expected to be constructed in the PID is December 2026. Since the 2019 Annual Service Plan Update, a total of 9 homes have completed construction.

See **Exhibit C** for homebuyer disclosures.

Commercial Use Parcel

Per the Quarterly Report dated March 31, 2020, dirt work has begun on commercial pads. 5.896 acres of the commercial property owned by Waterbrook Commercial Investors was sold to Castle Development group on July 18, 2018. Waterbrook Commercial Investors has a Letter of Intent (LOI) with Elk River Investments, LLC to sell a 1.6 acre site for a restaurant. Waterbrook Commercial Investors also has a LOI with a grocery store and is in the process of being turned into a contract. Waterbrook Commercial Investors has also received final offers or notices from TxDOT for the acquisition of 1.336 acres of additional ROW along FM 407 and SH 377.

AUTHORIZED IMPROVEMENTS

Authorized Improvements include road improvements, sanitary sewer improvements, storm drainage and detention improvements, landscaping, entryway, open space, and park improvements, related appurtenances, and soft costs. Per the Quarterly Report dated March 31, 2020, the Town has inspected and accepted all the Authorized Improvements.

OUTSTANDING ASSESSMENT

Residential Use Parcel

The total outstanding Assessment for the Residential Use Parcel is $10,243,404.12.

Commercial Use Parcel

The total outstanding Assessment for the Commercial Use Parcel is $3,076,595.88.

A Taking (as defined in the 2019 Annual Service Plan Update) of approximately 1.4659 acres of Assessed Property within the Commercial Use Parcel occurred as a result of conveyance of property to TxDOT. The landowners of the Remaining Property have consented to a reallocation of the Assessment from the Taken Property to the Remaining Property. The landowner's consent to the reallocation is attached hereto as **Exhibit F**.

TIRZ ANNUAL CREDIT

Residential Use Parcel

After the mandatory prepayment due to the Stafford Rezoning, the equivalent tax rate for the Residential Use Parcel remained below the target tax rate equivalent of $0.68 per $100/estimated buildout value. Therefore, the TIRZ Annual Credit Amount for Residential Lots remains calculated at $0.00.

Commercial Use Parcel

Section 3.2 of the "TIF Agreement Waterbrook of Argyle" states that the Commercial Use Parcel is eligible to receive a TIRZ Annual Credit Amount "but only after the Town issues a building permit for the construction of the anchor tenant with the commercial development area." No building permit has been issued for the anchor tenant. Therefore, the total TIRZ Annual Credit Amount applied to the Annual Installment for the Commercial Use Parcel is $0.00.

ANNUAL INSTALLMENT DUE 1/31/2021

Residential Use Parcel

- ***Principal and Interest*** - The total principal and interest required for the Annual Installment for the Residential Use Parcel is $705,099.19.

- ***Additional Interest Reserve*** - The Additional Interest Reserve Requirement, as defined in the Indenture as an amount equal to 5.5% of the principal amount of the Outstanding Bonds to be funded from Assessment revenues deposited to the Pledged Revenue Fund, has not been met. As such, the Additional Interest Reserve will be funded with Additional Interest on the outstanding Assessment, resulting in an Additional Interest Reserve amount due of $51,217.02.

- ***Administrative Expenses*** - The cost of administering the PID, collecting the Annual Installments, dissemination agent fees, audit fees, Trustee fees, and collecting the Annual Installments shall be paid for on a pro rata basis by each parcel based on the amount of outstanding Assessment remaining on the parcel. The total Administration Expenses budgeted for the Annual Installment due is $62,071.72. A breakdown of the Administrative Expenses to be collected for the Annual Installment is shown in the chart below:

Administrative Expenses Breakdown		
Residential Use Parcel		
P3Works Administration	$	24,002.79
Town Auditor	$	11,535.37
PID Trustee	$	1,153.54
Town Dissemination Agent	$	3,845.12
County Collection	$	153.80
Draw Request Review	$	1,153.54
Developer/Issuer CDA Review	$	769.02
Bond Counsel Invoices[1]	$	-
Town Attorney Invoices[1]	$	-
Miscellaneous (Outstanding Invoices)	$	19,458.55
Total Administrative Expenses	**$**	**62,071.72**

Notes:

1) Supplemental Administrative Expenses are for services rendered that only benfited the Commercial Use Parcel, and therefore will be paid for by the Commercial Use Parcel only.

- ***TIRZ Annual Credit Amount*** – The equivalent tax rate for the Residential Use Parcel remains below the target tax rate. Therefore, the TIRZ Annual Credit Amount for Residential Lots remains calculated at $0.00.

Residential Use Parcel		
Due January 31, 2021		
Principal	$	184,565.84
Interest	$	520,533.35
Additional Interest Reserve	$	51,217.02
Administrative Expenses	$	62,071.72
TIRZ Annual Credit Amount	$	-
Total	**$**	**818,387.93**

See **Exhibit D** for the debt service schedule for the District, as provided by the Town's Financial Advisor, Hilltop Securities, after the redemption of PID Bonds due to the Stafford Rezoning.

Commercial Use Parcel

- ***Principal and Interest*** - The total principal and interest required for the Annual Installment for the Commercial use parcel is $211,775.81.
- ***Additional Interest Reserve*** - The Additional Interest Reserve Requirement, as defined in the Indenture as an amount equal to 5.5% of the principal amount of the Outstanding Bonds to be funded from Assessment revenues deposited to the Pledged Revenue Fund, has not been met. As such, the Additional Interest Reserve will be funded with Additional Interest on the outstanding Assessment, resulting in an Additional Interest Reserve amount due of $15,382.98.
- ***Administrative Expenses*** - The cost of administering the PID, collecting the Annual Installments, dissemination agent fees, audit fees, Trustee fees, and collecting the Annual Installments shall be paid for on a pro rata basis by each parcel based on the amount of outstanding Assessment remaining on the parcel. Together with the supplemental Administrative Expenses described below, the total Administration Expenses budgeted for the Annual Installment is $38,243.18. A breakdown of the Administrative Expenses to be collected for the Annual Installment is shown in the chart below:

Administrative Expenses Breakdown		
Commercial Use Parcel		
P3Works Administration	$	7,209.21
Town Auditor	$	3,464.63
PID Trustee	$	346.46
Town Dissemination Agent	$	1,154.88
County Collection	$	46.20
Draw Request Review	$	346.46
Developer/Issuer CDA Review	$	230.98
Bond Counsel Invoices[1]	$	9,600.00
Town Attorney Invoices[1]	$	10,000.00
Miscellaneous (Outstanding Invoices)	$	5,844.35
Total Administrative Expenses	**$**	**38,243.18**

Notes:

1) Supplemental Administrative Expenses are for services rendered that only benfited the Commercial Use Parcel, and therefore will be paid for by the Commercial Use Parcel only.

- ***Supplemental Administrative Expenses*** – Due to a Taking of Assessed Property from commercial developers as a result of eminent domain proceedings (as defined in the 2019 Annual Service Plan Update) the Town has incurred additional administrative and legal fees related to the Commercial Use Parcel within the PID. These proceedings only affect

the Commercial Use Parcel, and not the Residential Use Parcel, and therefore such supplemental Administrative Expenses are only pro-rated to the Commercial Use Parcel Assessed Property based on the amount of outstanding Assessment remaining on the parcel. The total supplemental Administrative Expenses budgeted for additional administrative and legal fees are identified are shown in the chart above.

- ***TIRZ Annual Credit Amount*** –No building permit has been issued for the anchor tenant yet. Therefore, the total TIRZ Annual Credit Amount applied to the Annual Installment for the Commercial Use Parcel is $0.00.

Commercial Use Parcel		
Due January 31, 2021		
Principal	$	55,434.16
Interest	$	156,341.65
Additional Interest Reserve	$	15,382.98
Administrative Expenses[1]	$	38,243.18
TIRZ Annual Credit Amount	$	-
Total	**$**	**265,401.97**

Notes:

1) Commercial Use Parcel's allocation of Administrative Expenses includes both Administrative Expenses and supplemental Administrative Expenses, as described in the "Annual Installment Due 1/31/2021 - Commercial Use Parcel" section of this Annual Service Plan Update.

PREPAYMENT OF ASSESSMENTS IN FULL

No full prepayments have occurred in the PID. See **Exhibit E** for the template of the Notice of Termination of Assessment.

PARTIAL PREPAYMENT OF ASSESSMENTS

On February 27, 2018, the Town Council approved Ordinance No. 2018-05 approving the Stafford Rezoning, which caused the Maximum Assessment as defined in the 2018 Amended and Restated Service and Assessment Plan to be exceeded. Therefore, a mandatory prepayment on the Assessment of the Residential Use Parcel of $379,591.21 was required and paid in full. The mandatory prepayment was then used to redeem PID bonds as described above under “Listed Events”.

BOND FUND

P3Works has reviewed the following bond accounts related to the District as of March 31, 2020, and each account contains the amount shown below:

Account:	3/31/2020 Balance
Argyle Waterbrook PID Series 2018	$231.91
Pledged Revenue Fund	$643,415.19
Bond Fund	
Principal and Interest Account	$3,286.69
Project Fund	
Bond Improvement Account	$2,858,628.60
Development Agreement Improvement Account	$238.75
Cost of Issuance Account	$11.22
Reserve Fund	
Reserve Account	$990,285.37
Additional Interest Reserve Account	$68,887.45
Redemption Fund	$154.83
Rebate Fund	$0.00
Administrative Fund	$8,362.52

SERVICE PLAN - FIVE YEAR BUDGET FORECAST

The Act requires the annual indebtedness and projected costs for the improvements to be reviewed and updated in the 2020 Service Plan Update, and the projection shall cover a period of not less than five years.

Residential Use Parcel						
Annual Installment Due		**1/31/2021**	**1/31/2022**	**1/31/2023**	**1/31/2024**	**1/31/2025**
Principal		$ 184,565.84	$ 192,256.08	$ 199,946.33	$ 207,636.57	$ 219,171.94
Interest		520,533.35	512,689.30	504,518.41	496,020.70	486,417.50
	(1)	$ 705,099.19	$ 704,945.38	$ 704,464.74	$ 703,657.27	$ 705,589.44
Additional Interest Reserve	(2)	$ 51,217.02	$ 50,294.19	$ 49,332.91	$ 48,333.18	$ 47,295.00
Administrative Expenses	(3)	$ 62,071.72	$ 43,073.24	$ 43,934.70	$ 44,813.40	$ 45,709.66
Total Annual Installment	**(4) = (1) + (2) + (3)**	**$ 818,387.93**	**$ 798,312.81**	**$ 797,732.35**	**$ 796,803.84**	**$ 798,594.10**

Commercial Use Parcel						
Annual Installment Due		**1/31/2021**	**1/31/2022**	**1/31/2023**	**1/31/2024**	**1/31/2025**
Principal		$ 55,434.16	$ 57,743.92	$ 60,053.67	$ 62,363.43	$ 65,828.06
Interest		156,341.65	153,985.70	151,531.59	148,979.30	146,095.00
	(1)	$ 211,775.81	$ 211,729.62	$ 211,585.26	$ 211,342.73	$ 211,923.06
Additional Interest Reserve	(2)	$ 15,382.98	$ 15,105.81	$ 14,817.09	$ 14,516.82	$ 14,205.00
Administrative Expenses[1]	(3)	$ 38,243.18	$ 12,937.00	$ 13,195.74	$ 13,459.66	$ 13,728.85
TIRZ Annual Credit Amount	(4)	$ -	$ -	$ -	$ -	$ -
Total Annual Installment	**(5) = (1) + (2) + (3) - (4)**	**$ 265,401.97**	**$ 239,772.43**	**$ 239,598.09**	**$ 239,319.21**	**$ 239,856.92**

Waterbrook of Argyle PID						
Annual Installment Due		**1/31/2021**	**1/31/2022**	**1/31/2023**	**1/31/2024**	**1/31/2025**
Principal		$ 240,000.00	$ 250,000.00	$ 260,000.00	$ 270,000.00	$ 285,000.00
Interest		676,875.00	666,675.00	656,050.00	645,000.00	632,512.50
	(1)	$ 916,875.00	$ 916,675.00	$ 916,050.00	$ 915,000.00	$ 917,512.50
Additional Interest Reserve	(2)	$ 66,600.00	$ 65,400.00	$ 64,150.00	$ 62,850.00	$ 61,500.00
Administrative Expenses	(3)	$ 100,314.90	$ 56,010.24	$ 57,130.44	$ 58,273.05	$ 59,438.51
TIRZ Annual Credit Amount	(4)	$ -	$ -	$ -	$ -	$ -
Total Annual Installment	**(5) = (1) + (2) + (3) - (4)**	**$ 1,083,789.90**	**$ 1,038,085.24**	**$ 1,037,330.44**	**$ 1,036,123.05**	**$ 1,038,451.01**

Notes:

1) Commercial Use Parcel's allocation of Administrative Expenses includes both Administrative Expenses and supplemental Administrative Expenses, as described in the "Annual Installment Due 1/31/2021 - Commercial Use Parcel" section of this Annual Service Plan Update.

ASSESSMENT ROLL

The list of current Lots within the PID, the corresponding total Assessments, and current Annual Installment are shown on the Assessment Roll attached hereto as **Exhibit A**. The parcels shown on the Assessment Roll will receive the bills for the 2020 Annual Installments on the Denton County tax bills for 2020 which will be delinquent if not paid by January 31, 2021.

EXHIBIT A – ASSESSMENT ROLL

Property ID	Land Use Category	Lot Type	Outstanding Assessment	Installment Due 1/31/2021
67141	Commercial Use Parcel	-	$ 259,614.03	$ 22,395.56
67143	Commercial Use Parcel	-	$ 500,560.30	$ 43,180.74
67144	Non-Benefited Property	-	$ -	$ -
67175	Commercial Use Parcel	-	$ 85,907.98	$ 7,410.84
67182	Commercial Use Parcel	-	$ 192,568.00	$ 16,611.84
75616	Commercial Use Parcel	-	$ 277,699.24	$ 23,955.67
696471	Commercial Use Parcel	-	$ 47,718.03	$ 4,116.39
696472	Commercial Use Parcel	-	$ 688,105.35	$ 59,359.28
696473	Commercial Use Parcel	-	$ 409,745.87	$ 35,346.65
729511	Commercial Use Parcel	-	$ 48,546.56	$ 4,187.86
729512	Commercial Use Parcel	-	$ 55,666.72	$ 4,802.08
741310	Commercial Use Parcel	-	$ 85,791.47	$ 7,400.79
741312	Commercial Use Parcel	-	$ 61,233.39	$ 5,282.29
744432	Commercial Use Parcel	-	$ 25,762.04	$ 2,222.36
744433	Commercial Use Parcel	-	$ 10,149.47	$ 875.54
748095	Non-Benefited Property	-	$ -	$ -
748096	Residential Use Parcel	1	$ 32,094.22	$ 2,564.14
748097	Residential Use Parcel	1	$ 32,094.22	$ 2,564.14
748098	Residential Use Parcel	1	$ 32,094.22	$ 2,564.14
748099	Residential Use Parcel	1	$ 32,094.22	$ 2,564.14
748100	Residential Use Parcel	1	$ 32,094.22	$ 2,564.14
748101	Residential Use Parcel	1	$ 32,094.22	$ 2,564.14
748102	Residential Use Parcel	1	$ 32,094.22	$ 2,564.14
748103	Residential Use Parcel	1	$ 32,094.22	$ 2,564.14
748104	Residential Use Parcel	1	$ 32,094.22	$ 2,564.14
748105	Residential Use Parcel	1	$ 32,094.22	$ 2,564.14
748106	Residential Use Parcel	1	$ 32,094.22	$ 2,564.14
748107	Residential Use Parcel	1	$ 32,094.22	$ 2,564.14
748108	Residential Use Parcel	1	$ 32,094.22	$ 2,564.14
748109	Residential Use Parcel	1	$ 32,094.22	$ 2,564.14
748110	Non-Benefited Property	-	$ -	$ -
748111	Residential Use Parcel	1	$ 32,094.22	$ 2,564.14
748112	Residential Use Parcel	1	$ 32,094.22	$ 2,564.14
748113	Residential Use Parcel	1	$ 32,094.22	$ 2,564.14
748114	Residential Use Parcel	1	$ 32,094.22	$ 2,564.14
748115	Residential Use Parcel	1	$ 32,094.22	$ 2,564.14
748116	Residential Use Parcel	1	$ 32,094.22	$ 2,564.14
748117	Residential Use Parcel	1	$ 32,094.22	$ 2,564.14
748118	Residential Use Parcel	1	$ 32,094.22	$ 2,564.14
748119	Residential Use Parcel	3	$ 48,316.70	$ 3,860.22

Property ID	Land Use Category	Lot Type	Outstanding Assessment	Installment Due 1/31/2021
748120	Residential Use Parcel	3	$ 48,316.70	$ 3,860.22
748121	Residential Use Parcel	3	$ 48,316.70	$ 3,860.22
748122	Residential Use Parcel	3	$ 48,316.70	$ 3,860.22
748123	Residential Use Parcel	3	$ 48,316.70	$ 3,860.22
748124	Residential Use Parcel	3	$ 48,316.70	$ 3,860.22
748125	Residential Use Parcel	3	$ 48,316.70	$ 3,860.22
748126	Residential Use Parcel	3	$ 48,316.70	$ 3,860.22
748127	Residential Use Parcel	3	$ 48,316.70	$ 3,860.22
748128	Residential Use Parcel	3	$ 48,316.70	$ 3,860.22
748129	Residential Use Parcel	3	$ 48,316.70	$ 3,860.22
748130	Residential Use Parcel	3	$ 48,316.70	$ 3,860.22
748131	Residential Use Parcel	3	$ 48,316.70	$ 3,860.22
748132	Residential Use Parcel	3	$ 48,316.70	$ 3,860.22
748133	Residential Use Parcel	3	$ 48,316.70	$ 3,860.22
748134	Residential Use Parcel	3	$ 48,316.70	$ 3,860.22
748135	Residential Use Parcel	3	$ 48,316.70	$ 3,860.22
748136	Residential Use Parcel	3	$ 48,316.70	$ 3,860.22
748137	Residential Use Parcel	3	$ 48,316.70	$ 3,860.22
748138	Non-Benefited Property	-	$ -	$ -
748139	Residential Use Parcel	1	$ 32,094.22	$ 2,564.14
748140	Residential Use Parcel	1	$ 32,094.22	$ 2,564.14
748141	Residential Use Parcel	1	$ 32,094.22	$ 2,564.14
748142	Residential Use Parcel	1	$ 32,094.22	$ 2,564.14
748143	Residential Use Parcel	1	$ 32,094.22	$ 2,564.14
748144	Residential Use Parcel	1	$ 32,094.22	$ 2,564.14
748145	Residential Use Parcel	1	$ 32,094.22	$ 2,564.14
748146	Non-Benefited Property	-	$ -	$ -
748147	Residential Use Parcel	1	$ 32,094.22	$ 2,564.14
748148	Residential Use Parcel	1	$ 32,094.22	$ 2,564.14
748149	Residential Use Parcel	1	$ 32,094.22	$ 2,564.14
748150	Residential Use Parcel	1	$ 32,094.22	$ 2,564.14
748151	Residential Use Parcel	1	$ 32,094.22	$ 2,564.14
748152	Residential Use Parcel	1	$ 32,094.22	$ 2,564.14
748153	Residential Use Parcel	1	$ 32,094.22	$ 2,564.14
748154	Residential Use Parcel	1	$ 32,094.22	$ 2,564.14
748155	Residential Use Parcel	1	$ 32,094.22	$ 2,564.14
748156	Residential Use Parcel	1	$ 32,094.22	$ 2,564.14
748157	Commercial Use Parcel	-	$ 120,395.46	$ 10,385.89
748158	Residential Use Parcel	1	$ 32,094.22	$ 2,564.14
748159	Residential Use Parcel	1	$ 32,094.22	$ 2,564.14

Property ID	Land Use Category	Lot Type	Outstanding Assessment	Installment Due 1/31/2021
748160	Residential Use Parcel	1	$ 32,094.22	$ 2,564.14
748161	Residential Use Parcel	1	$ 32,094.22	$ 2,564.14
748162	Residential Use Parcel	1	$ 32,094.22	$ 2,564.14
748163	Residential Use Parcel	1	$ 32,094.22	$ 2,564.14
748164	Residential Use Parcel	1	$ 32,094.22	$ 2,564.14
748165	Residential Use Parcel	1	$ 32,094.22	$ 2,564.14
748166	Residential Use Parcel	1	$ 32,094.22	$ 2,564.14
748167	Residential Use Parcel	1	$ 32,094.22	$ 2,564.14
748168	Residential Use Parcel	1	$ 32,094.22	$ 2,564.14
748169	Residential Use Parcel	1	$ 32,094.22	$ 2,564.14
748170	Residential Use Parcel	1	$ 32,094.22	$ 2,564.14
748171	Residential Use Parcel	1	$ 32,094.22	$ 2,564.14
748172	Residential Use Parcel	1	$ 32,094.22	$ 2,564.14
748173	Residential Use Parcel	1	$ 32,094.22	$ 2,564.14
748174	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748175	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748176	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748177	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748178	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748179	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748180	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748181	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748182	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748183	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748184	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748185	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748186	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748187	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748188	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748189	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748190	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748191	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748192	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748193	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748194	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748195	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748196	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748197	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748198	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748199	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52

Property ID	Land Use Category	Lot Type	Outstanding Assessment	Installment Due 1/31/2021
748200	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748201	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748202	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748203	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748204	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748205	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748206	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748207	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748208	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748209	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748210	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748211	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748212	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748213	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748214	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748215	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748216	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748217	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748218	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748219	Non-Benefited Property	-	$ -	$ -
748220	Residential Use Parcel	3	$ 48,316.70	$ 3,860.22
748221	Residential Use Parcel	3	$ 48,316.70	$ 3,860.22
748222	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748223	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748224	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748225	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748226	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748227	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748228	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748229	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748230	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748231	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748232	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748233	Residential Use Parcel	3	$ 48,316.70	$ 3,860.22
748234	Residential Use Parcel	3	$ 48,316.70	$ 3,860.22
748235	Residential Use Parcel	3	$ 48,316.70	$ 3,860.22
748236	Residential Use Parcel	3	$ 48,316.70	$ 3,860.22
748237	Residential Use Parcel	3	$ 48,316.70	$ 3,860.22
748238	Residential Use Parcel	3	$ 48,316.70	$ 3,860.22
748239	Residential Use Parcel	3	$ 48,316.70	$ 3,860.22

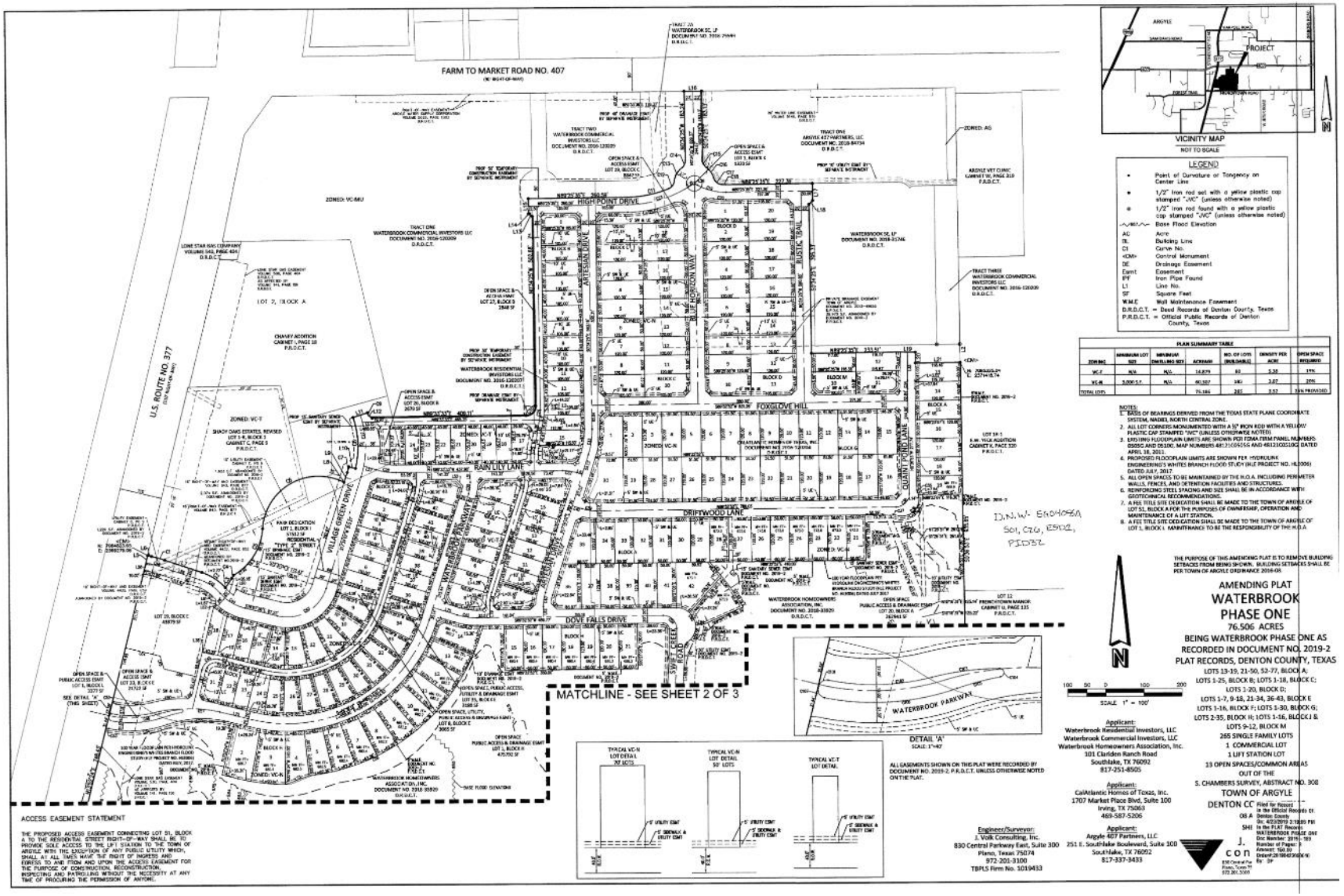
Property ID	Land Use Category	Lot Type	Outstanding Assessment	Installment Due 1/31/2021
748240	Residential Use Parcel	3	$ 48,316.70	$ 3,860.22
748241	Residential Use Parcel	3	$ 48,316.70	$ 3,860.22
748242	Residential Use Parcel	3	$ 48,316.70	$ 3,860.22
748243	Residential Use Parcel	3	$ 48,316.70	$ 3,860.22
748244	Non-Benefited Property	-	$ -	$ -
748245	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748246	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748247	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748248	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748249	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748250	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748251	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748252	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748253	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748254	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748255	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748256	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748257	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748258	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748259	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748260	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748261	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748262	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748263	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748264	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748265	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748266	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748267	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748268	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748269	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748270	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748271	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748272	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748273	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748274	Non-Benefited Property	-	$ -	$ -
748275	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748276	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748277	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748278	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748279	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52

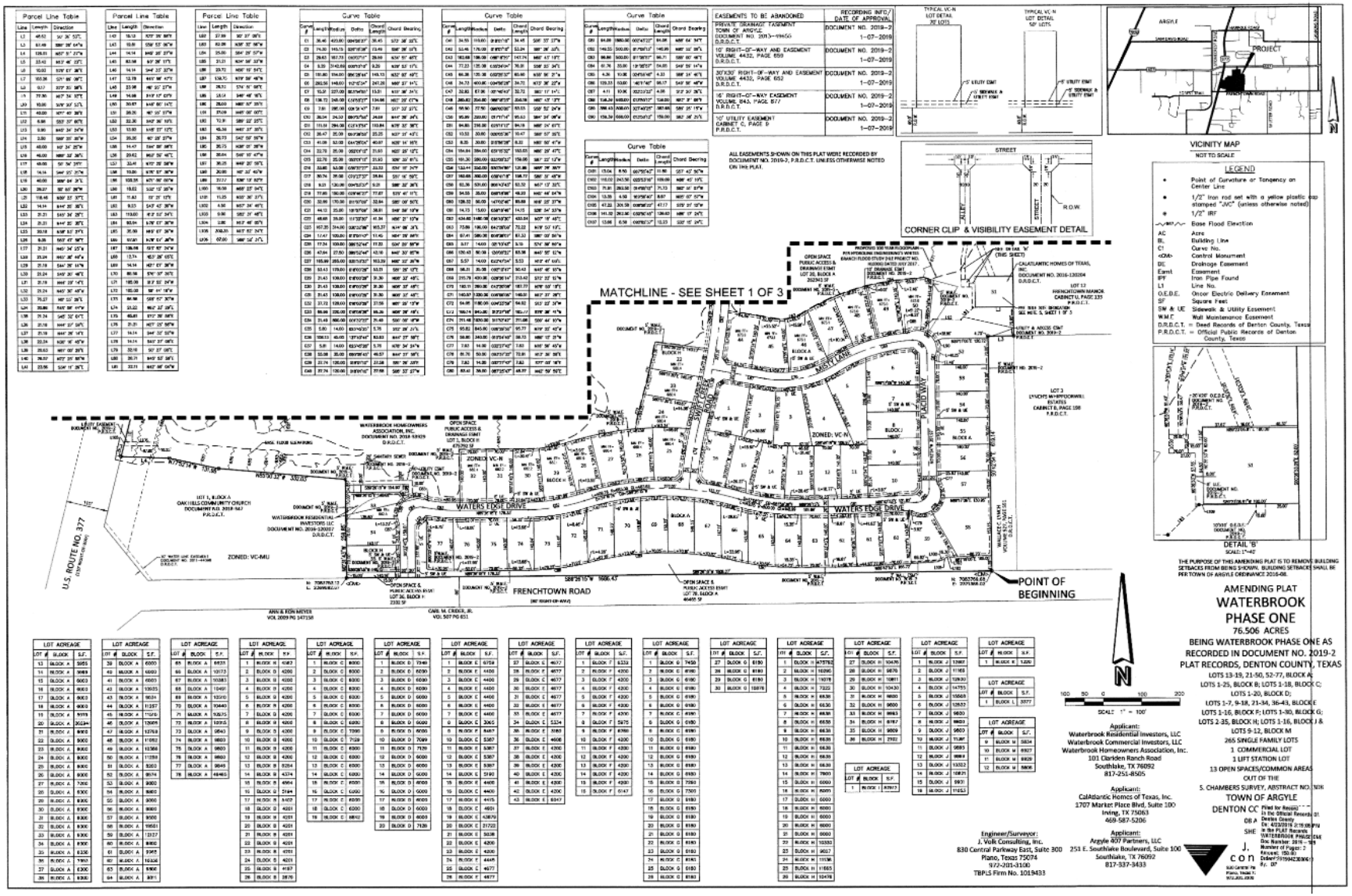
Property ID	Land Use Category	Lot Type	Outstanding Assessment	Installment Due 1/31/2021
748280	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748281	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748282	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748283	Residential Use Parcel	1	$ 32,094.22	$ 2,564.14
748284	Residential Use Parcel	1	$ 32,094.22	$ 2,564.14
748285	Residential Use Parcel	1	$ 32,094.22	$ 2,564.14
748286	Residential Use Parcel	1	$ 32,094.22	$ 2,564.14
748287	Residential Use Parcel	1	$ 32,094.22	$ 2,564.14
748288	Residential Use Parcel	1	$ 32,094.22	$ 2,564.14
748289	Residential Use Parcel	1	$ 32,094.22	$ 2,564.14
748290	Residential Use Parcel	1	$ 32,094.22	$ 2,564.14
748291	Residential Use Parcel	1	$ 32,094.22	$ 2,564.14
748292	Residential Use Parcel	1	$ 32,094.22	$ 2,564.14
748293	Residential Use Parcel	1	$ 32,094.22	$ 2,564.14
748294	Residential Use Parcel	1	$ 32,094.22	$ 2,564.14
748295	Residential Use Parcel	1	$ 32,094.22	$ 2,564.14
748296	Residential Use Parcel	1	$ 32,094.22	$ 2,564.14
748297	Residential Use Parcel	1	$ 32,094.22	$ 2,564.14
748298	Residential Use Parcel	1	$ 32,094.22	$ 2,564.14
748299	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748300	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748301	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748302	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748303	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748304	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748305	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748306	Non-Benefited Property	-	$ -	$ -
748307	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748308	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748309	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748310	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748311	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748312	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748313	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748314	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748315	Residential Use Parcel	3	$ 48,316.70	$ 3,860.22
748316	Residential Use Parcel	3	$ 48,316.70	$ 3,860.22
748317	Residential Use Parcel	3	$ 48,316.70	$ 3,860.22
748318	Residential Use Parcel	3	$ 48,316.70	$ 3,860.22
748319	Residential Use Parcel	3	$ 48,316.70	$ 3,860.22

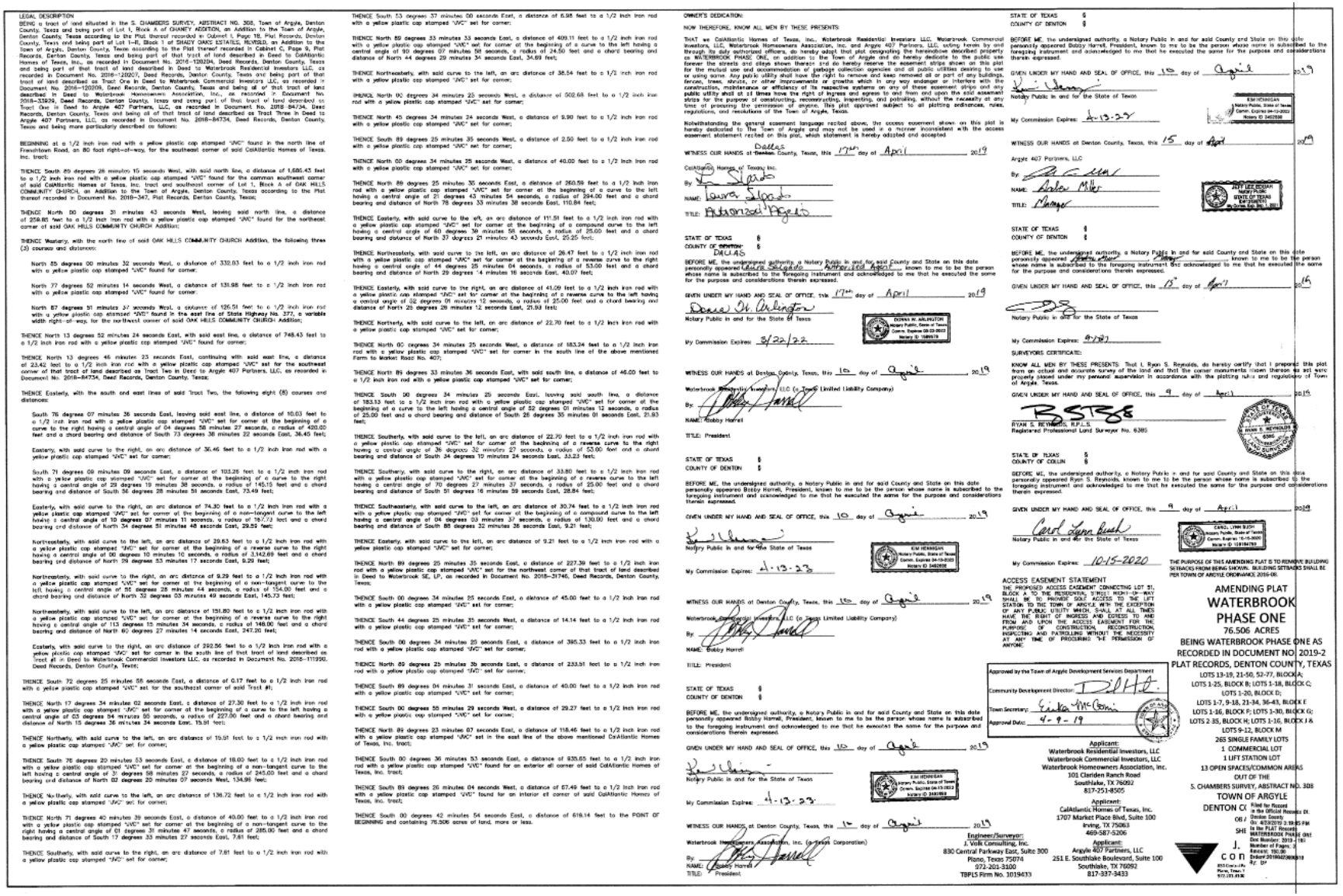
Property ID	Land Use Category	Lot Type	Outstanding Assessment	Installment Due 1/31/2021
748320	Residential Use Parcel	3	$ 48,316.70	$ 3,860.22
748321	Residential Use Parcel	3	$ 48,316.70	$ 3,860.22
748322	Non-Benefited Property	-	$ -	$ -
748323	Residential Use Parcel	3	$ 48,316.70	$ 3,860.22
748324	Residential Use Parcel	3	$ 48,316.70	$ 3,860.22
748325	Residential Use Parcel	3	$ 48,316.70	$ 3,860.22
748326	Residential Use Parcel	3	$ 48,316.70	$ 3,860.22
748327	Residential Use Parcel	3	$ 48,316.70	$ 3,860.22
748328	Residential Use Parcel	3	$ 48,316.70	$ 3,860.22
748329	Residential Use Parcel	3	$ 48,316.70	$ 3,860.22
748330	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748331	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748332	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748333	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748334	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748335	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748336	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748337	Residential Use Parcel	3	$ 48,316.70	$ 3,860.22
748338	Residential Use Parcel	3	$ 48,316.70	$ 3,860.22
748339	Residential Use Parcel	3	$ 48,316.70	$ 3,860.22
748340	Residential Use Parcel	3	$ 48,316.70	$ 3,860.22
748341	Residential Use Parcel	3	$ 48,316.70	$ 3,860.22
748342	Residential Use Parcel	3	$ 48,316.70	$ 3,860.22
748343	Residential Use Parcel	3	$ 48,316.70	$ 3,860.22
748344	Residential Use Parcel	3	$ 48,316.70	$ 3,860.22
748345	Residential Use Parcel	3	$ 48,316.70	$ 3,860.22
748346	Residential Use Parcel	3	$ 48,316.70	$ 3,860.22
748347	Residential Use Parcel	3	$ 48,316.70	$ 3,860.22
748348	Residential Use Parcel	3	$ 48,316.70	$ 3,860.22
748349	Residential Use Parcel	3	$ 48,316.70	$ 3,860.22
748350	Residential Use Parcel	3	$ 48,316.70	$ 3,860.22
748351	Residential Use Parcel	3	$ 48,316.70	$ 3,860.22
748352	Residential Use Parcel	3	$ 48,316.70	$ 3,860.22
748353	Residential Use Parcel	3	$ 48,316.70	$ 3,860.22
748354	Residential Use Parcel	3	$ 48,316.70	$ 3,860.22
748355	Residential Use Parcel	3	$ 48,316.70	$ 3,860.22
748356	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748357	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748358	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
748359	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52

Property ID	Land Use Category	Lot Type	Outstanding Assessment	Installment Due 1/31/2021
748360	Non-Benefited Property	-	$ -	$ -
748361	Non-Benefited Property	-	$ -	$ -
748362	Non-Benefited Property	-	$ -	$ -
748363	Residential Use Parcel	1	$ 32,094.22	$ 2,564.14
748364	Residential Use Parcel	1	$ 32,094.22	$ 2,564.14
748365	Residential Use Parcel	1	$ 32,094.22	$ 2,564.14
748366	Residential Use Parcel	1	$ 32,094.22	$ 2,564.14
748367	Residential Use Parcel	1	$ 32,094.22	$ 2,564.14
748368	Residential Use Parcel	1	$ 32,094.22	$ 2,564.14
748369	Residential Use Parcel	1	$ 32,094.22	$ 2,564.14
748370	Residential Use Parcel	1	$ 32,094.22	$ 2,564.14
748371	Residential Use Parcel	1	$ 32,094.22	$ 2,564.14
748372	Non-Benefited Property	-	$ -	$ -
748373	Non-Benefited Property	-	$ -	$ -
748391	Residential Use Parcel	2	$ 37,794.01	$ 3,019.52
757366	Non-Benefited Property	-	$ -	$ -
757367	Non-Benefited Property	-	$ -	$ -
757375	Non-Benefited Property	-	$ -	$ -
757376	Non-Benefited Property	-	$ -	$ -
757377	Non-Benefited Property	-	$ -	$ -
757378	Non-Benefited Property	-	$ -	$ -
757379	Non-Benefited Property	-	$ -	$ -
757380	Non-Benefited Property	-	$ -	$ -
757381	Non-Benefited Property	-	$ -	$ -
757382	Non-Benefited Property	-	$ -	$ -
757383	Non-Benefited Property	-	$ -	$ -
771169	Non-Benefited Property	-	$ -	$ -
771172	Non-Benefited Property	-	$ -	$ -
773559	Commercial Use Parcel	-	$ 82,852.79	$ 7,147.28
773561	Non-Benefited Property	-	$ -	$ -
773562	Commercial Use Parcel	-	$ 124,279.18	$ 10,720.92
775782	Non-Benefited Property	-	$ -	$ -
775783	Non-Benefited Property	-	$ -	$ -
775784	Non-Benefited Property	-	$ -	$ -
776525	Non-Benefited Property	-	$ -	$ -
776529	Non-Benefited Property	-	$ -	$ -
776545	Non-Benefited Property	-	$ -	$ -
776546	Non-Benefited Property	-	$ -	$ -
Total			**$ 13,320,000.00**	**$ 1,083,789.90**

EXHIBIT B-1 – AMENDING PLAT OF WATERBROOK PHASE ONE




MATCHLINE - SEE SHEET 1 OF 3
WATERS EDGE DRIVE
MISTY LANE
FRENCHTOWN ROAD
U.S. ROUTE NO. 377
POINT OF BEGINNING
ZONED: VC-N
ZONED: VC-MU
CORNER CLIP & VISIBILITY EASEMENT DETAIL
VICINITY MAP
NOT TO SCALE
DETAIL 'B'
LEGEND
AMENDING PLAT
WATERBROOK
PHASE ONE
76.506 ACRES
BEING WATERBROOK PHASE ONE AS RECORDED IN DOCUMENT NO. 2019-2
PLAT RECORDS, DENTON COUNTY, TEXAS
LOTS 13-19, 21-50, 52-77, BLOCK A;
LOTS 1-25, BLOCK B; LOTS 1-18, BLOCK C;
LOTS 1-20, BLOCK D;
LOTS 1-7, 9-18, 21-34, 36-43, BLOCK E
LOTS 1-16, BLOCK F; LOTS 1-30, BLOCK G;
LOTS 2-35, BLOCK H; LOTS 1-16, BLOCK I &
LOTS 9-12, BLOCK M
265 SINGLE FAMILY LOTS
1 COMMERCIAL LOT
1 LIFT STATION LOT
13 OPEN SPACES/COMMON AREAS
OUT OF THE
S. CHAMBERS SURVEY, ABSTRACT NO. 1078
TOWN OF ARGYLE
DENTON CO
Applicant:
Waterbrook Residential Investors, LLC
Waterbrook Commercial Investors, LLC
Waterbrook Homeowners Association, Inc.
101 Clarden Ranch Road
Southlake, TX 76092
817-251-8505
Applicant:
CalAtlantic Homes of Texas, Inc.
1707 Market Place Blvd, Suite 100
Irving, TX 75063
469-587-5206
Applicant:
Argyle 407 Partners, LLC
253 E. Southlake Boulevard, Suite 100
Southlake, TX 76092
817-337-3433
Engineer/Surveyor:
J. Volk Consulting, Inc.
830 Central Parkway East, Suite 300
Plano, Texas 75074
972-201-3100
TBPLS Firm No. 1019433



LEGAL DESCRIPTION

BEING a tract of land situated in the S. CHAMBERS SURVEY, ABSTRACT NO. 308, Town of Argyle, Denton County, Texas and being part of Lot 1, Block A of CHANEY ADDITION, an Addition to the Town of Argyle, Denton County, Texas according to the Plat thereof recorded in Cabinet I, Page 118, Plat Records, Denton County, Texas and being part of Lot 1-R, Block 1 of SHADY OAKS ESTATES, REVISED, an Addition to the Town of Argyle, Denton County, Texas according to the Plat thereof recorded in Cabinet C, Page 9, Plat Records, Denton County, Texas and being part of that tract of land described in Deed to CalAtlantic Homes of Texas, Inc., as recorded in Document No. 2016-1202214, Deed Records, Denton County, Texas and being part of that tract of land described in Deed to Waterbrook Residential Investors LLC, as recorded in Document No. 2018-120207, Deed Records, Denton County, Texas and being part of that tract of land described as Tract One in Deed to Waterbrook Commercial Investors LLC, as recorded in Document No. 2016-120209, Deed Records, Denton County, Texas and being all of that tract of land described in Deed to Waterbrook Homeowners Association, Inc., as recorded in Document No. 2018-133829, Deed Records, Denton County, Texas and being part of that tract of land described as Tract One in Deed to Argyle 407 Partners, LLC, as recorded in Document No. 2018-84734, Deed Records, Denton County, Texas and being all of that tract of land described as Tract Three in Deed to Argyle 407 Partners, LLC, as recorded in Document No. 2018-84734, Deed Records, Denton County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found in the north line of Freshtown Road, an 80 foot right-of-way, for the southeast corner of said CalAtlantic Homes of Texas, Inc. tract;

THENCE South 89 degrees 26 minutes 15 seconds West, with said north line, a distance of 1,686.45 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for the common southeast corner of said CalAtlantic Homes of Texas, Inc. tract and southeast corner of Lot 1, Block A of OAK HILLS COMMUNITY CHURCH, an Addition to the Town of Argyle, Denton County, Texas according to the Plat thereof recorded in Document No. 2018-347, Plat Records, Denton County, Texas;

THENCE North 00 degrees 31 minutes 43 seconds West, leaving said north line, a distance of 258.85 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for the northeast corner of said OAK HILLS COMMUNITY CHURCH Addition;

THENCE Westerly, with the north line of said OAK HILLS COMMUNITY CHURCH Addition, the following three (3) courses and distances:

North 85 degrees 00 minutes 32 seconds West, a distance of 332.03 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

North 77 degrees 52 minutes 14 seconds West, a distance of 131.98 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

North 87 degrees 51 minutes 37 seconds West, a distance of 126.51 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found in the east line of State Highway No. 377, a variable width right-of-way, for the northwest corner of said OAK HILLS COMMUNITY CHURCH Addition;

THENCE North 13 degrees 52 minutes 24 seconds East, with said east line, a distance of 748.43 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

THENCE North 13 degrees 46 minutes 23 seconds East, continuing with said east line, a distance of 23.42 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the southeast corner of that tract of land described as Tract Two in Deed to Argyle 407 Partners, LLC, as recorded in Document No. 2018-84734, Deed Records, Denton County, Texas;

THENCE Easterly, with the south and east lines of said Tract Two, the following eight (8) courses and distances:

South 76 degrees 07 minutes 26 seconds East, leaving said east line, a distance of 10.03 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the right having a central angle of 04 degrees 58 minutes 27 seconds, a radius of 420.00 feet and a chord bearing and distance of South 73 degrees 38 minutes 22 seconds East, 36.45 feet;

Easterly, with said curve to the right, an arc distance of 36.46 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 71 degrees 09 minutes 09 seconds East, a distance of 103.26 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the right having a central angle of 29 degrees 19 minutes 38 seconds, a radius of 145.15 feet and a chord bearing and distance of South 56 degrees 28 minutes 51 seconds East, 73.49 feet;

Easterly, with said curve to the right, an arc distance of 74.30 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a non-tangent curve to the left having a central angle of 10 degrees 07 minutes 11 seconds, a radius of 187.73 feet and a chord bearing and distance of North 54 degrees 51 minutes 48 seconds East, 29.55 feet;

Northeasterly, with said curve to the left, an arc distance of 29.63 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a reverse curve to the right having a central angle of 00 degrees 10 minutes 10 seconds, a radius of 3,142.69 feet and a chord bearing and distance of North 29 degrees 53 minutes 17 seconds East, 9.29 feet;

Northeasterly, with said curve to the right, an arc distance of 9.29 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a non-tangent curve to the left having a central angle of 55 degrees 28 minutes 48 seconds, a radius of 154.00 feet and a chord bearing and distance of North 32 degrees 03 minutes 49 seconds East, 145.73 feet;

Northeasterly, with said curve to the left, an arc distance of 151.80 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a reverse curve to the right having a central angle of 113 degrees 15 minutes 36 seconds, a radius of 76.75 feet and a chord bearing and distance of North 60 degrees 27 minutes 14 seconds East, 247.20 feet;

Easterly, with said curve to the right, an arc distance of 292.56 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the south line of that tract of land described as Tract 2A in Deed to Waterbrook Commercial Investors LLC, as recorded in Document No. 2018-117990, Deed Records, Denton County, Texas;

THENCE South 72 degrees 25 minutes 58 seconds East, a distance of 0.17 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the southeast corner of said Tract 2A;

THENCE North 17 degrees 34 minutes 02 seconds East, a distance of 27.30 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the left having a central angle of 03 degrees 54 minutes 55 seconds, a radius of 227.00 feet and a chord bearing and distance of North 15 degrees 36 minutes 34 seconds East, 15.51 feet;

THENCE Northerly, with said curve to the left, an arc distance of 15.51 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 76 degrees 20 minutes 53 seconds East, a distance of 18.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a non-tangent curve to the left having a central angle of 31 degrees 58 minutes 27 seconds, a radius of 245.00 feet and a chord bearing and distance of North 02 degrees 20 minutes 07 seconds West, 134.96 feet;

THENCE Northerly, with said curve to the left, an arc distance of 136.72 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 71 degrees 40 minutes 39 seconds East, a distance of 40.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a non-tangent curve to the right having a central angle of 01 degrees 31 minutes 47 seconds, a radius of 285.00 feet and a chord bearing and distance of South 17 degrees 33 minutes 27 seconds East, 7.61 feet;

THENCE Southerly, with said curve to the right, an arc distance of 7.61 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 53 degrees 37 minutes 00 seconds East, a distance of 6.98 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 89 degrees 33 minutes 33 seconds East, a distance of 409.11 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the left having a central angle of 90 degrees 07 minutes 58 seconds, a radius of 24.50 feet and a chord bearing and distance of North 44 degrees 29 minutes 34 seconds East, 34.69 feet;

THENCE Northeasterly, with said curve to the left, an arc distance of 38.54 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 00 degrees 34 minutes 25 seconds West, a distance of 502.68 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 45 degrees 34 minutes 24 seconds West, a distance of 9.90 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 89 degrees 25 minutes 35 seconds West, a distance of 2.50 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 00 degrees 34 minutes 25 seconds West, a distance of 40.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 89 degrees 25 minutes 35 seconds East, a distance of 260.59 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the left having a central angle of 21 degrees 43 minutes 54 seconds, a radius of 294.00 feet and a chord bearing and distance of North 78 degrees 33 minutes 38 seconds East, 110.84 feet;

THENCE Easterly, with said curve to the left, an arc distance of 111.51 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a compound curve to the left having a central angle of 60 degrees 36 minutes 58 seconds, a radius of 25.00 feet and a chord bearing and distance of North 37 degrees 21 minutes 43 seconds East, 25.25 feet;

THENCE Northwesterly, with said curve to the left, an arc distance of 26.47 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a reverse curve to the right having a central angle of 44 degrees 25 minutes 04 seconds, a radius of 53.00 feet and a chord bearing and distance of North 29 degrees 14 minutes 16 seconds East, 40.07 feet;

THENCE Easterly, with said curve to the right, an arc distance of 41.09 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a reverse curve to the left having a central angle of 52 degrees 01 minutes 12 seconds, a radius of 25.00 feet and a chord bearing and distance of North 25 degrees 28 minutes 12 seconds East, 21.84 feet;

THENCE Northerly, with said curve to the left, an arc distance of 22.70 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 00 degrees 34 minutes 25 seconds West, a distance of 183.24 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the south line of the above mentioned Farm to Market Road No. 407;

THENCE North 89 degrees 33 minutes 36 seconds East, with said south line, a distance of 46.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 00 degrees 34 minutes 25 seconds East, leaving said south line, a distance of 183.13 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the left having a central angle of 52 degrees 01 minutes 12 seconds, a radius of 25.00 feet and a chord bearing and distance of South 25 degrees 35 minutes 01 seconds East, 21.83 feet;

THENCE Southerly, with said curve to the left, an arc distance of 22.70 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a reverse curve to the right having a central angle of 26 degrees 32 minutes 27 seconds, a radius of 53.00 feet and a chord bearing and distance of South 34 degrees 10 minutes 24 seconds East, 33.23 feet;

THENCE Southerly, with said curve to the right, an arc distance of 33.80 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a reverse curve to the left having a central angle of 70 degrees 27 minutes 37 seconds, a radius of 25.00 feet and a chord bearing and distance of South 51 degrees 16 minutes 59 seconds East, 28.84 feet;

THENCE Southeasterly, with said curve to the left, an arc distance of 30.74 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a compound curve to the left having a central angle of 04 degrees 03 minutes 37 seconds, a radius of 130.00 feet and a chord bearing and distance of South 85 degrees 32 minutes 26 seconds East, 9.21 feet;

THENCE Easterly, with said curve to the left, an arc distance of 9.21 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 89 degrees 25 minutes 35 seconds East, a distance of 227.39 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the northeast corner of that tract of land described in Deed to Waterbrook SE, LP, as recorded in Document No. 2018-31746, Deed Records, Denton County, Texas;

THENCE South 00 degrees 34 minutes 25 seconds East, a distance of 45.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 44 degrees 25 minutes 35 seconds West, a distance of 14.14 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 00 degrees 34 minutes 25 seconds East, a distance of 395.33 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 89 degrees 25 minutes 35 seconds East, a distance of 253.51 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 89 degrees 04 minutes 31 seconds East, a distance of 40.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 00 degrees 55 minutes 29 seconds West, a distance of 29.27 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 89 degrees 23 minutes 07 seconds East, a distance of 118.46 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set in the east line of the above mentioned CalAtlantic Homes of Texas, Inc. tract;

THENCE South 00 degrees 36 minutes 53 seconds East, a distance of 935.65 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for an exterior ell corner of said CalAtlantic Homes of Texas, Inc. tract;

THENCE South 89 degrees 26 minutes 04 seconds West, a distance of 67.49 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for an interior ell corner of said CalAtlantic Homes of Texas, Inc. tract;

THENCE South 00 degrees 42 minutes 54 seconds East, a distance of 618.14 feet to the POINT OF BEGINNING and containing 76.506 acres of land, more or less.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT we CalAtlantic Homes of Texas, Inc., Waterbrook Residential Investors LLC, Waterbrook Commercial Investors, LLC, Waterbrook Homeowners Association, Inc. and Argyle 407 Partners, LLC, acting herein by and through its duly authorized officers, do hereby adopt that plat designating the hereinabove described property as WATERBROOK PHASE ONE, an addition to the Town of Argyle and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the Town of Argyle, Texas.

Notwithstanding the general easement language recited above, the access easement shown on this plat is hereby dedicated to The Town of Argyle and may not be used in a manner inconsistent with the access easement statement recited on this plat, which statement is hereby adopted and accepted.

WITNESS OUR HANDS at Dallas, Denton County, Texas, this 17th day of April 2019

CalAtlantic Homes of Texas, Inc.

By: _____

NAME: Laura Salgado

TITLE: Authorized Agent

STATE OF TEXAS §
COUNTY OF DENTON § DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Laura Salgado Authorized Agent 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 purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 17th day of April 2019

Notary Public in and for the State of Texas

My Commission Expires: 3/22/22

WITNESS OUR HANDS at Denton County, Texas, this 10 day of April 2019

Waterbrook Residential Investors, LLC (a Texas Limited Liability Company)

By: _____

NAME: Bobby Harrell

TITLE: President

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Bobby Harrell, President, 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 purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 10 day of April 2019

Notary Public in and for the State of Texas

My Commission Expires: 4-13-23

WITNESS OUR HANDS at Denton County, Texas, this 10 day of April 2019

Waterbrook Commercial Investors, LLC (a Texas Limited Liability Company)

By: _____

NAME: Bobby Harrell

TITLE: President

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Bobby Harrell, President, 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 purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 10 day of April 2019

Notary Public in and for the State of Texas

My Commission Expires: 4-13-23

WITNESS OUR HANDS at Denton County, Texas, this 10 day of April 2019

Waterbrook Homeowners Association, Inc. (a Texas Corporation)

By: _____

NAME: Bobby Harrell

TITLE: President

Engineer/Surveyor:
J. Volk Consulting, Inc.
830 Central Parkway East, Suite 300
Plano, Texas 75074
972-201-3100
TBPLS Firm No. 10194433

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Bobby Harrell, President, 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 purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 10 day of April 2019

Notary Public in and for the State of Texas

My Commission Expires: 4-13-23

Applicant:
Waterbrook Residential Investors, LLC
Waterbrook Commercial Investors, LLC
Waterbrook Homeowners Association, Inc.
101 Clariden Ranch Road
Southlake, TX 76092
817-251-8505

Applicant:
CalAtlantic Homes of Texas, Inc.
1707 Market Place Blvd, Suite 100
Irving, TX 75063
469-587-5206

Applicant:
Argyle 407 Partners, LLC
251 E. Southlake Boulevard, Suite 100
Southlake, TX 76092
817-337-3433

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared [illegible] 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 purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 15 day of April 2019

Argyle 407 Partners, LLC

By: _____

NAME: Parker Miller

TITLE: Manager

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared [illegible] 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 purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 15 day of April 2019

Notary Public in and for the State of Texas

My Commission Expires: 9-7-21

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS: That I, Ryan S. Reynolds, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the platting rules and regulations of Town of Argyle, Texas.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 9 day of April 2019

RYAN S. REYNOLDS, R.P.L.S.
Registered Professional Land Surveyor No. 6385

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Ryan S. Reynolds, 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 purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 9 day of April 2019

Notary Public in and for the State of Texas

My Commission Expires: 10-15-2020

ACCESS EASEMENT STATEMENT

THE PROPOSED ACCESS EASEMENT CONNECTING LOT 51, BLOCK A TO THE RESIDENTIAL STREET NORTH-OF-WAY SHALL BE TO PROVIDE SOLE ACCESS TO THE LIFT STATION TO THE TOWN OF ARGYLE WITH THE EXCEPTION OF ANY PUBLIC UTILITY WHICH SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON THE ACCESS EASEMENT FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTING AND PATROLLING WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

Approved by the Town of Argyle Development Services Department

Community Development Director: [signature]

Town Secretary: [signature]

Approval Date: 4-9-19

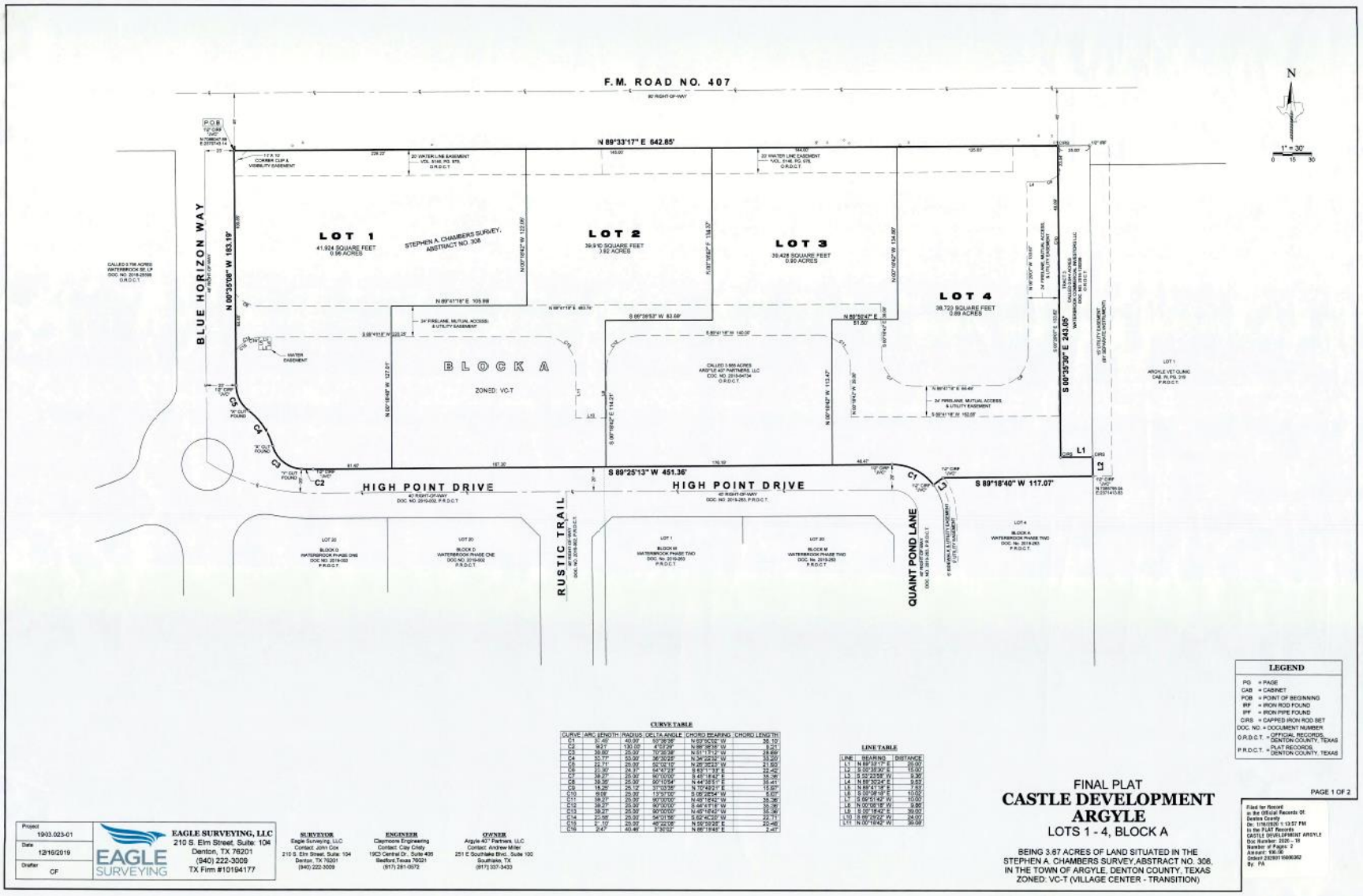
THE PURPOSE OF THIS AMENDING PLAT IS TO REMOVE BUILDING SETBACKS FROM BEING SHOWN. BUILDING SETBACKS SHALL BE PER TOWN OF ARGYLE ORDINANCE 2016-09.

AMENDING PLAT
WATERBROOK
PHASE ONE
76.506 ACRES
BEING WATERBROOK PHASE ONE AS RECORDED IN DOCUMENT NO. 2019-2
PLAT RECORDS, DENTON COUNTY, TEXAS
LOTS 13-19, 21-50, 52-77, BLOCK A;
LOTS 1-25, BLOCK B; LOTS 1-18, BLOCK C;
LOTS 1-20, BLOCK D;
LOTS 1-7, 9-18, 21-34, 36-43, BLOCK E
LOTS 1-16, BLOCK F; LOTS 1-30, BLOCK G;
LOTS 2-35, BLOCK H; LOTS 1-16, BLOCK J &
LOTS 9-12, BLOCK M
265 SINGLE FAMILY LOTS
1 COMMERCIAL LOT
1 LIFT STATION LOT
13 OPEN SPACES/COMMON AREAS
OUT OF THE
S. CHAMBERS SURVEY, ABSTRACT NO. 308
TOWN OF ARGYLE
DENTON CO

Filed for Record in the Official Records Of: Denton County On: 4/23/2019 2:19:05 PM In the PLAT Records WATERBROOK PHASE ONE Doc Number: 2019-118 Number of Pages: 2 Amount: 150.00 Order# 20190402000519 By: BP

J. VOLK CONSULTING, INC.
830 Central Pkwy East, Suite 300
Plano, Texas
972.201.3100

EXHIBIT B-2 – FINAL PLAT CASTLE DEVELOPMENT ARGYLE





GENERAL NOTES

1.) The purpose of this plat is to create four (4) lots of record from a tract of land and to dedicate easements for site development.

2.) This property is located in "Non-shaded Zone X" according to the L.O.M.R. issued on 9-2-2011 with an effective date of July 14, 2011 Case No.: 10-06-3-275S affecting F.E.M.A. Flood Insurance Rate Map dated April 18, 2011 as shown on Map Number 48121C0310G.

3.) The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).

4.) Selling a portion of this addition by metes and bounds is a violation of Town Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.

5.) All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.

6.) The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) Datum.

7.) This property is zoned Village Center (VC-T) per the City of Argyle's Interactive Online GIS zoning map.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, **ARGYLE 407 PARTNERS, LLC**, is the owner of a 2.67 acre tract of land situated in the STEPHEN A. CHAMBERS SURVEY, ABSTRACT NUMBER 308, Town of Argyle, Denton County, Texas, being a portion of a called 3.685 acre tract of land conveyed by Special Warranty Deed to Argyle 407 Partners, LLC recorded in Document Number 2018-84737, Official Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2-inch iron rod with yellow plastic cap stamped "JVC" found at the intersection of the South right-of-way line of Farm to Market Road Number 407 (80' right-of-way) and the East right-of-way line of Blue Horizon Way (45' right-of-way), being in the North line of said 3.685 acre tract, for the Northwest corner hereof;

THENCE, N 89°33'17" E, along the South right-of-way line of Farm to Market Road Number 407 and the common North line of said 3.685 acre tract, a distance of 642.89 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northeast corner of said 3.685 acre tract and hereof, from which a 1/2-inch iron rod found at the Northeast corner of a called Tract 3 - 0.944 acre tract of land conveyed to Waterbrook Commercial Investors LLC by deed of record in Document No. 2016-132209 of said Official Records bears N 89°33'17" E, a distance of 25.00 feet;

THENCE, leaving the South right-of-way line of Farm to Market Road Number 407, along East line of said 3.685 acre tract, the following two (2) courses and distances:

1. S 00°35'30" E, a distance of 243.05 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southwest corner of said 0.944 acre tract;
2. N 89°33'17" E, a distance of 25.00 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the West line of Lot 1 of Argyle Vet Clinic, a subdivision of record in Cabinet W, Page 318 of the Plat Records of Denton County, Texas, for an angle point of said 3.685 acre tract and hereof;

THENCE, S 00°35'30" E, along the common line of said 3.685 acre tract and said Lot 1, a distance of 15.00 feet to a 1/2-inch iron rod with yellow plastic cap stamped "JVC" found for the Southeast corner of said 3.685 acre tract and hereof;

THENCE, leaving the West line of said Lot 1, along the South line of said 3.685 acre tract, being in part, over and across said 0.944 acre tract, in part, over and across a called 4.997 acre tract of land conveyed to Waterproof SE, LP by deed of record in Document No. 2018-31746 of said Official Records and in part, the North right-of-way line of High Point Drive (40' right-of-way) the following five (5) courses and distances:

1. S 89°18'40" W, a distance of 117.07 feet to a 1/2-inch iron rod with yellow plastic cap stamped "JVC" found;
2. S 59°23'59" W, a distance of 9.36 feet to a 1/2-inch iron rod with yellow plastic cap stamped "JVC" found at the beginning of a curve to the left;
3. Along said curve to the left, having a radius of 40.00 feet, a chord bearing of N63°50'02"W, a chord length of 36.10 feet, a delta angle of 53°38'30", an arc length of 37.45 feet to a 1/2-inch iron rod with yellow plastic cap stamped "JVC" found;
4. S 89°25'13" W, a distance of 451.36 feet to a 1/2-inch iron rod with yellow plastic cap stamped "JVC" found at the beginning of a curve to the right;
5. Along said curve to the right, having a radius of 136.00 feet, a chord bearing of N88°38'35"W, a chord length of 0.21 feet, a delta angle of 04°53'29", an arc length of 0.21 feet to a "X" cut in concrete found at the beginning of a compound curve to the right at the South end of a traffic circle at the intersection of the North right-of-way line of High Point Drive and the East right-of-way line of Blue Horizon Way, for the Southwest corner hereof;

THENCE, leaving the South line of said 3.685 acre tract, along said traffic circle and the East right-of-way line of Blue Horizon Way, over and across said 3.685 acre tract, the following four (4) courses and distances:

1. Along said compound curve to the right, having a radius of 25.00 feet, a chord bearing of N51°17'12"W, a chord length of 28.69 feet, a delta angle of 70°39'38", an arc length of 30.80 feet to an "X" cut in concrete found at the beginning of a reverse curve to the left;
2. Along said reverse curve to the left, having a radius of 53.16 feet, a chord bearing of N34°22'32"W, a chord length of 33.20 feet, a delta angle of 36°30'25", an arc length of 33.77 to an "X" cut in concrete found at the beginning of a reverse curve to the right;
3. Along said reverse curve to the right, having a radius of 25.00 feet, a chord bearing of N26°39'23"W, a chord length of 21.93 feet, a delta angle of 52°02'10", an arc length of 22.71 feet to a 1/2-inch iron rod with yellow plastic cap stamped "JVC" found at the end of said curve;
4. N 00°35'58" W, a distance of 183.19 feet the **POINT OF BEGINNING** and containing an area of 3.67 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT WE, **ARGYLE 407 PARTNERS, LLC**, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the hereinabove described property as **CASTLE DEVELOPMENT ARGYLE**, an addition to the Town of Argyle, Texas, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and revisions of the Town of Argyle, Texas.

Notwithstanding the general easement language recited above, the access easement shown on this plat is hereby dedicated to The Town of Argyle and may not be used in a manner inconsistent with the access easement statement recited on this plat, which statement is hereby adopted and accepted.

WITNESS MY HAND at Denton County, Texas, this 18 day of December, 2019

OWNER: **ARGYLE 407 PARTNERS, LLC**, a Texas limited liability company

By: _____
Andrew Miller
Manager

STATE OF TEXAS §
COUNTY OF Tarrant §

BEFORE ME, the undersigned authority, on this day personally appeared **ANDREW MILLER**, as Manager of ARGYLE 407 PARTNERS, LLC, 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 and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this 18 day of December 2019.

Brad Bowen
Notary Public in and for the State of Texas

BRAD BOWEN
Notary ID #132524-0
My Commission Expires
November 14, 2021

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

KNOW ALL MEN BY THESE PRESENTS:

That I, **MATTHEW RAABE**, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the platting rules and regulations of Town of Argyle, Texas.

Matthew Raabe, R.P.L.S. # 6402 — 12-16-19 Date

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, 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 and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this 16th day of December 2019.

John Cox, Notary Public in and for the State of Texas

JOHN COX
NOTARY PUBLIC - STATE OF TEXAS
NOTARY ID 130104-5
MY COMMISSION EXPIRES
November 15th, 2021

APPROVAL BLOCK

Approved by the Town of Argyle Development Services Department

Community Development Director: _____

Town Secretary: _____

Approval Date: December 13, 2019

THE PURPOSE OF THIS PLAT IS TO CREATE FOUR (4) LOTS OF RECORD FROM A TRACT OF LAND AND DEDICATE EASEMENTS FOR SITE DEVELOPMENT.

FINAL PLAT
CASTLE DEVELOPMENT ARGYLE
LOTS 1 - 4, BLOCK A

BEING 3.67 ACRES OF LAND SITUATED IN THE STEPHEN A. CHAMBERS SURVEY, ABSTRACT NO. 308, IN THE TOWN OF ARGYLE, DENTON COUNTY, TEXAS ZONED VC-T (VILLAGE CENTER - TRANSITION)

PAGE 2 OF 2

Filed for Record
in the Official Records Of:
Denton County
On: 1/16/2020 1:13:57 PM
In the PLAT Records
CASTLE DEVELOPMENT ARGYLE
Doc Number: 2020 - 10
Number of Pages: 2
Amount: 100.00
Deputy: 20200116000362
By: PA

Project	1993.023-01
Date	12/16/2019
Drafter	CF

EAGLE SURVEYING, LLC
210 S. Elm Street, Suite 104
Denton, TX 76201
(940) 222-3009
TX Firm #10194177

SURVEYOR
Eagle Surveying, LLC
Contact: John Cox
210 S. Elm Street, Suite 104
Denton, TX 76201
(940) 222-3009

ENGINEER
Cityscape Engineering
Contact: Clay Craig
1903 Central Dr., Suite 406
Bedford, Texas 76021
(817) 281-0572

OWNER
Argyle 407 Partners, LLC
Contact: Andrew Miller
251 E Southlake Blvd., Suite 100
Southlake, TX
(817) 337-3433

EXHIBIT C – HOMEBUYER DISCLOSURES

Homebuyer Disclosures for the following lot types are contained within this exhibit:

- Lot Type 1
- Lot Type 2
- Lot Type 3

[Remainder of page left intentionally blank.]

WATERBROOK PUBLIC IMPROVEMENT DISTRICT - HOMEBUYER DISCLOSURE FOR LOT TYPE 1

NOTICE OF OBLIGATION TO PAY
PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS
TO THE TOWN OF ARGYLE, TEXAS

CONCERNING THE PROPERTY AT:

_____

STREET ADDRESS

LOT TYPE 1 ASSESSMENT: $32,094.22

As the purchaser of the real property located at the street address set forth above, you are obligated to pay assessments to the Town of Argyle, Texas, for the costs of a portion of public improvements (the "***Authorized Improvements***") undertaken for the benefit of the property within "***Waterbrook Public Improvement District***" (the "***District***") created under Subchapter A, Chapter 372, Local Government Code, as amended.

THE PRINCIPAL OF THE LOT TYPE 1 ASSESSMENT AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS IS $32,648.40, WHICH MAY BE PAID IN FULL AT ANY TIME; HOWEVER, IF NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS WHICH WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, ADMINISTRATIVE EXPENSES, AND DELINQUENCY COSTS.

An estimate of the annual installments is attached; **however, it is only an estimate and is subject to change**. The exact amount of the annual installments, including the annual installments thereof, will be approved each year by the Town 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 the Town Secretary of the Town of Argyle.

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

The undersigned purchaser acknowledges receipt of the foregoing notice prior to the effective date of a binding contract for the purchase of the real property at the street address set forth above.

IN WITNESS WHEREOF, I have signed this certificate this _____, 20__.

PURCHASER:

By: _____ By: _____

Name: _____ Name: _____

Title: _____ Title: _____

STATE OF TEXAS §
§
COUNTY OF DENTON §

The foregoing instrument was acknowledged before me by _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

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

_____
Notary Public, State of Texas

STATE OF TEXAS §
§
COUNTY OF DENTON §

The foregoing instrument was acknowledged before me by _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

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

_____
Notary Public, State of Texas

PROJECTED ANNUAL INSTALLMENTS

Lot Type 1 Annual Installments					
Installment Due 1/31	Principal	Interest	Additional Interest	Administrative Expenses	Total Annual Installment
2021	578.27	1,630.91	160.47	194.48	2,564.14
2022	602.37	1,606.34	157.58	134.96	2,501.24
2023	626.46	1,580.74	154.57	137.65	2,499.42
2024	650.56	1,554.11	151.44	140.41	2,496.51
2025	686.70	1,524.02	148.18	143.22	2,502.12
2026	722.84	1,492.26	144.75	146.08	2,505.94
2027	758.98	1,458.83	141.14	149.00	2,507.95
2028	795.13	1,423.73	137.34	151.98	2,508.18
2029	831.27	1,386.95	133.36	155.02	2,506.61
2030	879.46	1,344.35	129.21	158.12	2,511.14
2031	927.65	1,299.28	124.81	161.28	2,513.02
2032	975.84	1,251.74	120.17	164.51	2,512.26
2033	1,024.03	1,201.73	115.29	167.80	2,508.85
2034	1,084.26	1,149.24	110.17	171.16	2,514.84
2035	1,144.50	1,093.68	104.75	174.58	2,517.51
2036	1,204.74	1,035.02	99.03	178.07	2,516.86
2037	1,277.02	973.28	93.01	181.63	2,524.94
2038	1,349.31	907.83	86.62	185.26	2,529.02
2039	1,409.54	838.68	79.87	188.97	2,517.07
2040	1,493.87	764.68	72.83	192.75	2,524.13
2041	1,578.21	686.25	65.36	196.60	2,526.42
2042	1,662.54	603.39	57.47	200.54	2,523.93
2043	1,758.92	516.11	49.15	204.55	2,528.73
2044	1,855.30	423.77	40.36	208.64	2,528.06
2045	1,963.72	326.36	31.08	212.81	2,533.98
2046	2,072.15	223.27	21.26	217.07	2,533.75
2047	2,180.58	114.48	10.90	221.41	2,527.37
Total	**$ 32,094.22**	**$ 28,411.03**	**$ 2,740.18**	**$ 4,738.55**	**$ 67,983.97**

Notes:

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

WATERBROOK PUBLIC IMPROVEMENT DISTRICT - HOMEBUYER DISCLOSURE FOR LOT TYPE 2

NOTICE OF OBLIGATION TO PAY
PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS
TO THE TOWN OF ARGYLE, TEXAS

CONCERNING THE PROPERTY AT:

_____

STREET ADDRESS

LOT TYPE 2 ASSESSMENT: $37,794.01

As the purchaser of the real property located at the street address set forth above, you are obligated to pay assessments to the Town of Argyle, Texas, for the costs of a portion of public improvements (the "***Authorized Improvements***") undertaken for the benefit of the property within "***Waterbrook Public Improvement District***" (the "***District***") created under Subchapter A, Chapter 372, Local Government Code, as amended.

THE PRINCIPAL OF THE LOT TYPE 2 ASSESSMENT AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS IS $38,446.61, WHICH MAY BE PAID IN FULL AT ANY TIME; HOWEVER, IF NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS WHICH WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, ADMINISTRATIVE EXPENSES, AND DELINQUENCY COSTS.

An estimate of the annual installments is attached; **however, it is only an estimate and is subject to change**. The exact amount of the annual installments, including the annual installments thereof, will be approved each year by the Town 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 the Town Secretary of the Town of Argyle.

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

The undersigned purchaser acknowledges receipt of the foregoing notice prior to the effective date of a binding contract for the purchase of the real property at the street address set forth above.

IN WITNESS WHEREOF, I have signed this certificate this _____, 20__.

PURCHASER:

By: _____ By: _____

Name: _____ Name: _____

Title: _____ Title: _____

STATE OF TEXAS §
§
COUNTY OF DENTON §

The foregoing instrument was acknowledged before me by _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

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

_____
Notary Public, State of Texas

STATE OF TEXAS §
§
COUNTY OF DENTON §

The foregoing instrument was acknowledged before me by _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

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

_____
Notary Public, State of Texas

PROJECTED ANNUAL INSTALLMENTS

Lot Type 2 Annual Installments					
Installment Due 1/31	Principal	Interest	Additional Interest	Administrative Expenses	Total Annual Installment
2021	680.97	1,920.56	188.97	229.02	3,019.52
2022	709.35	1,891.62	185.57	158.92	2,945.45
2023	737.72	1,861.47	182.02	162.10	2,943.31
2024	766.09	1,830.12	178.33	165.34	2,939.88
2025	808.66	1,794.68	174.50	168.65	2,946.49
2026	851.22	1,757.28	170.46	172.02	2,950.98
2027	893.78	1,717.91	166.20	175.46	2,953.36
2028	936.34	1,676.58	161.73	178.97	2,953.62
2029	978.90	1,633.27	157.05	182.55	2,951.77
2030	1,035.65	1,583.10	152.15	186.20	2,957.11
2031	1,092.39	1,530.03	146.98	189.93	2,959.32
2032	1,149.14	1,474.04	141.51	193.73	2,958.42
2033	1,205.89	1,415.15	135.77	197.60	2,954.41
2034	1,276.82	1,353.35	129.74	201.55	2,961.46
2035	1,347.76	1,287.91	123.36	205.58	2,964.61
2036	1,418.69	1,218.84	116.62	209.70	2,963.84
2037	1,503.82	1,146.13	109.52	213.89	2,973.36
2038	1,588.94	1,069.06	102.00	218.17	2,978.17
2039	1,659.87	987.62	94.06	222.53	2,964.09
2040	1,759.18	900.48	85.76	226.98	2,972.40
2041	1,858.49	808.12	76.96	231.52	2,975.10
2042	1,957.80	710.55	67.67	236.15	2,972.17
2043	2,071.29	607.77	57.88	240.87	2,977.82
2044	2,184.79	499.03	47.53	245.69	2,977.03
2045	2,312.47	384.32	36.60	250.61	2,984.00
2046	2,440.15	262.92	25.04	255.62	2,983.73
2047	2,567.84	134.81	12.84	260.73	2,976.22
Total	**$ 37,794.01**	**$ 33,456.71**	**$ 3,226.82**	**$ 5,580.09**	**$ 80,057.63**

Notes:

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

WATERBROOK PUBLIC IMPROVEMENT DISTRICT - HOMEBUYER DISCLOSURE FOR LOT TYPE 3

NOTICE OF OBLIGATION TO PAY
PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS
TO THE TOWN OF ARGYLE, TEXAS

CONCERNING THE PROPERTY AT:

_____

STREET ADDRESS

LOT TYPE 3 ASSESSMENT: $48,316.70

As the purchaser of the real property located at the street address set forth above, you are obligated to pay assessments to the Town of Argyle Texas, for the costs of a portion of public improvements (the "***Authorized Improvements***") undertaken for the benefit of the property within "***Waterbrook Public Improvement District***" (the "***District***") created under Subchapter A, Chapter 372, Local Government Code, as amended.

THE PRINCIPAL OF THE LOT TYPE 3 ASSESSMENT AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS IS $49,151.00, WHICH MAY BE PAID IN FULL AT ANY TIME; HOWEVER, IF NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS WHICH WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, ADMINISTRATIVE EXPENSES, AND DELINQUENCY COSTS.

An estimate of the annual installments is attached; **however, it is only an estimate and is subject to change**. The exact amount of the annual installments, including the annual installments thereof, will be approved each year by the Town 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 the Town Secretary of the Town of Argyle.

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

The undersigned purchaser acknowledges receipt of the foregoing notice prior to the effective date of a binding contract for the purchase of the real property at the street address set forth above.

IN WITNESS WHEREOF, I have signed this certificate this _____, 20__.

PURCHASER:

By: _____ By: _____

Name: _____ Name: _____

Title: _____ Title: _____

STATE OF TEXAS §
§
COUNTY OF DENTON §

The foregoing instrument was acknowledged before me by _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

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

_____
Notary Public, State of Texas

STATE OF TEXAS §
§
COUNTY OF DENTON §

The foregoing instrument was acknowledged before me by _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

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

_____
Notary Public, State of Texas

PROJECTED ANNUAL INSTALLMENTS

Lot Type 3 Annual Installments					
Installment Due 1/31	Principal	Interest	Additional Interest	Administrative Expenses	Total Annual Installment
2021	870.57	2,455.28	241.58	292.78	3,860.22
2022	906.85	2,418.28	237.23	203.17	3,765.53
2023	943.12	2,379.74	232.70	207.23	3,762.79
2024	979.39	2,339.66	227.98	211.38	3,758.41
2025	1,033.80	2,294.36	223.08	215.61	3,766.86
2026	1,088.21	2,246.55	217.91	219.92	3,772.60
2027	1,142.62	2,196.22	212.47	224.32	3,775.64
2028	1,197.04	2,143.37	206.76	228.80	3,775.97
2029	1,251.45	2,088.01	200.78	233.38	3,773.61
2030	1,323.99	2,023.87	194.52	238.05	3,780.43
2031	1,396.54	1,956.02	187.90	242.81	3,783.27
2032	1,469.09	1,884.45	180.92	247.66	3,782.11
2033	1,541.64	1,809.16	173.57	252.62	3,776.98
2034	1,632.32	1,730.15	165.86	257.67	3,786.00
2035	1,723.01	1,646.49	157.70	262.82	3,790.02
2036	1,813.69	1,558.19	149.09	268.08	3,789.04
2037	1,922.51	1,465.23	140.02	273.44	3,801.20
2038	2,031.33	1,366.71	130.40	278.91	3,807.35
2039	2,122.02	1,262.60	120.25	284.49	3,789.35
2040	2,248.98	1,151.19	109.64	290.18	3,799.99
2041	2,375.93	1,033.12	98.39	295.98	3,803.43
2042	2,502.89	908.39	86.51	301.90	3,799.69
2043	2,647.99	776.98	74.00	307.94	3,806.91
2044	2,793.08	637.97	60.76	314.10	3,805.90
2045	2,956.31	491.33	46.79	320.38	3,814.82
2046	3,119.55	336.12	32.01	326.79	3,814.47
2047	3,282.78	172.35	16.41	333.32	3,804.86
Total	**$ 48,316.70**	**$ 42,771.80**	**$ 4,125.24**	**$ 7,133.72**	**$ 102,347.46**

Notes:

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

EXHIBIT D – DEBT SERVICE SCHEDULE

Final

$13,955,000

Waterbrook Public Improvement District #1

Special Assessment Revenue Bonds

Series 2018 - After 10/1/2018 Payoff

Current Outstanding Debt Service

Date	Principal	Coupon	Interest	Total P+I
09/01/2019	-	-	686,650.00	686,650.00
09/01/2020	230,000.00	4.250%	686,650.00	916,650.00
09/01/2021	240,000.00	4.250%	676,875.00	916,875.00
09/01/2022	250,000.00	4.250%	666,675.00	916,675.00
09/01/2023	260,000.00	4.250%	656,050.00	916,050.00
09/01/2024	270,000.00	4.625%	645,000.00	915,000.00
09/01/2025	285,000.00	4.625%	632,512.50	917,512.50
09/01/2026	300,000.00	4.625%	619,331.26	919,331.26
09/01/2027	315,000.00	4.625%	605,456.26	920,456.26
09/01/2028	330,000.00	4.625%	590,887.50	920,887.50
09/01/2029	345,000.00	5.125%	575,625.00	920,625.00
09/01/2030	365,000.00	5.125%	557,943.76	922,943.76
09/01/2031	385,000.00	5.125%	539,237.50	924,237.50
09/01/2032	405,000.00	5.125%	519,506.26	924,506.26
09/01/2033	425,000.00	5.125%	498,750.00	923,750.00
09/01/2034	450,000.00	5.125%	476,968.74	926,968.74
09/01/2035	475,000.00	5.125%	453,906.26	928,906.26
09/01/2036	500,000.00	5.125%	429,562.50	929,562.50
09/01/2037	530,000.00	5.125%	403,937.50	933,937.50
09/01/2038	560,000.00	5.125%	376,775.00	936,775.00
09/01/2039	585,000.00	5.250%	348,075.00	933,075.00
09/01/2040	620,000.00	5.250%	317,362.50	937,362.50
09/01/2041	655,000.00	5.250%	284,812.50	939,812.50
09/01/2042	690,000.00	5.250%	250,425.00	940,425.00
09/01/2043	730,000.00	5.250%	214,200.00	944,200.00
09/01/2044	770,000.00	5.250%	175,875.00	945,875.00
09/01/2045	815,000.00	5.250%	135,450.00	950,450.00
09/01/2046	860,000.00	5.250%	92,662.50	952,662.50
09/01/2047	905,000.00	5.250%	47,512.50	952,512.50
Total	**$13,550,000.00**	-	**$13,164,675.04**	**$26,714,675.04**

Yield Statistics

Base date for Avg. Life & Avg. Coupon Calculation	10/01/2018
Average Life	18.703 Years
Average Coupon	5.1722086%
Weighted Average Maturity (Par Basis)	18.703 Years

Refunding Bond Information

Refunding Dated Date	10/01/2018
Refunding Delivery Date	10/01/2018

Waterbrook PID pricing fi | SINGLE PURPOSE | 8/16/2018 | 10:32 AM

Hilltop Securities Inc.
Public Finance

Page 7

EXHIBIT E – NOTICE OF ASSESSMENT TERMINATION

P3Works, LLC
9284 Huntington Square, Suite 100
North Richland Hills, TX 76182

[Date]
Denton County Clerk's Office
Honorable [County Clerk Name]
Denton County Courts Building
1450 East McKinney St, Denton, TX 76209

Re: Towns of Argyle Lien Release Documents for Filing

Dear Ms./Mr. [County Clerk Name],

Enclosed is a lien release that the Towns of Argyle is requesting to be filed in your office. Lien release for [insert legal description]. Recording Numbers: [Plat]. Please forward copies of the filed documents below:

Towns of Argyle
Attn: [Town Secretary]
308 Denton Street
P.O. Box 609
Argyle, TX 76226

Please contact me if you have any questions or need additional information.

Sincerely,
[Signature]

P3Works, LLC
P: (817) 393-0353
admin@p3-works.com

AFTER RECORDING RETURN TO:

[Town Secretary Name]
308 Denton Street
P.O. Box 609
Argyle, TX 76226

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

FULL RELEASE OF PUBLIC IMPROVEMENT DISTRICT LIEN

STATE OF TEXAS	**§**
KNOW ALL MEN BY THESE PRESENTS:	**§**
COUNTY OF DENTON	**§**

THIS FULL RELEASE OF PUBLIC IMPROVEMENT DISTRICT LIEN (this "Full Release") is executed and delivered as of the Effective Date by the Towns of Argyle, Texas, a Texas Type A general law municipality.

RECITALS

WHEREAS, the governing body (hereinafter referred to as the "Town Council") of the Towns of Argyle, Texas (hereinafter referred to as the "Town"), is authorized by Chapter 372, Texas Local Government Code, as amended (hereinafter referred to as the "Act"), to create public improvement districts within the corporate limits and extraterritorial jurisdiction of the Town; and

WHEREAS, on or about August 23, 2016, the Town Council for the Town approved Resolution No. 2016-22, creating the Waterbrook of Argyle Public Improvement District; and

WHEREAS, the Waterbrook of Argyle Public Improvement District consists of approximately 101.35 contiguous acres within the corporate limits of the Town; and

WHEREAS, on or about April 25, 2017, the Town Council approved Ordinance No. 2017-09, (hereinafter referred to as the "Assessment Ordinance") approving a service and assessment plan and assessment roll for the Property within the Waterbrook of Argyle Public Improvement District; and

WHEREAS, the Assessment Ordinance imposed an assessment in the amount of [amount] (hereinafter referred to as the "Lien Amount") for the following property:

[legal description], a subdivision in Denton County, Texas, according to the map or plat of record in Document/Instrument No. _____ of the Plat Records of Denton County, Texas (hereinafter referred to as the "Property"); and

WHEREAS, the property owners of the Property have paid unto the Town the Lien Amount.

RELEASE

NOW THEREFORE, the Town, the owner and holder of the Lien, Instrument No. _____, in the Real Property Records of Denton 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__.

TOWNS OF ARGYLE, TEXAS,
A Texas Type A general law municipality,

By: _____
[Administrator Name], Town Administrator

ATTEST:

_____
[Secretary Name], Town Secretary

STATE OF TEXAS **§**
§
COUNTY OF DENTON **§**

This instrument was acknowledged before me on the ____ day of _____, 20__, by [Administrator Name], Town Administrator for the Towns of Argyle, Texas, a Texas Type A general law municipality, on behalf of said municipality.

_____
Notary Public, State of Texas

EXHIBIT F – LANDOWNER CONSENT TO ASSESSMENT REALLOCATION

CONSENT TO REALLOCATION OF ASSESSMENTS

This Consent to Reallocation of Assessments (the "***Consent***") is given by **WATERBROOK COMMERCIAL INVESTORS LLC**, a Texas limited liability company ("***Waterbrook Commercial***") and **WATERBROOK SE LP**, a Texas limited partnership ("***Waterbrook SE***", and together with Waterbrook Commercial, collectively the "***Landowners***"), as the landowners who hold record title to property identified in **Attachment A** (the "***Waterbrook Commercial Property***"), attached to this Consent and incorporated as part of this Consent for all purposes. The Waterbrook Commercial Property is located in the **WATERBROOK OF ARGYLE PUBLIC IMPROVEMENT DISTRICT**. The Landowners consent to, acknowledge and accept the following:

(i) All capitalized terms not otherwise defined herein shall have the meanings given to such terms in the Service and Assessment Plan (defined below).

(ii) The Town of Argyle, Texas (the "***Town***"), pursuant to and in accordance with the terms, provisions and requirements of the Public Improvement District Assessment Act, Subchapter A of Chapter 372, Texas Local Government Code (the "***Act***"), has previously established the "Waterbrook of Argyle Public Improvement District" (the "***District***").

(iii) As of the date hereof, the Landowners own the Waterbrook Commercial Property consisting of approximately 20.0996 acres shown on **Attachment A** and located within the Commercial Use Parcel (defined below) of the District.

(iv) On April 25, 2017, the Town Council approved Ordinance No.2017-09 that levied $13,955,000 (the "***Assessment***") against the all of the Assessed Property within the District and approved the "Waterbrook of Argyle Public Improvement District Service and Assessment Plan", dated April 25, 2017, including the assessment roll (the "***Assessment Roll***") for the District (the service and assessment plan, including Assessment Roll, the "***Original Service and Assessment Plan***").

(v) On January 23, 2018, the Town Council approved Ordinance No.2018-03 approving the "Waterbrook of Argyle Public Improvement District Amended and Restated Service and Assessment Plan" dated January 23, 2018 (the "***Amended and Restated Service and Assessment Plan***") which updated the Assessment Roll and allocated $3,129,720.28 (the "***Commercial Assessment***") of the Assessment to the "***Commercial Use Parcel***" (as defined in the Amended and Restated Service and Assessment Plan).

(vi) On August 28, 2018, the Town Council approved Ordinance No.2018-13 approving the "Waterbrook of Argyle Public Improvement District 2018 Service Plan Update - Stafford" (the "***2018 SAP Update - Stafford***") which confirmed the outstanding $3,129,720.28 Commercial Assessment against the Commercial Use Parcel. The 2018 SAP Update – Stafford updated the Assessment Roll to show the Commercial Assessment divided among 11 separate tax parcels.

(vii) On August 13, 2019, the Town Council approved Ordinance No.2019-18 approving the "Waterbrook of Argyle Public Improvement District 2019 Service Plan Update" (the "***2019 SAP Update***") which confirmed the outstanding $3,129,720.28 Commercial Assessment against the Commercial Use Parcel. The 2019 SAP Update updated the Assessment Roll.

(viii) On May 11, 2020, the Texas Department of Transportation acquired approximately 1.4659 acres of additional right-of-way from the Commercial Use Parcel for certain road improvements along FM 407 and SH 377 (the "***TXDOT Taking***").

2110.013\90558.4

(ix) The Landowners hereby waive any and all notices that may be required by the Act related to the Commercial Assessment and consent to and approve the reallocation of the Commercial Assessment against the Waterbrook Commercial Property as a result of the TXDOT Taking as set forth in the annual update of the Service and Assessment Plan and the updated Assessment Roll (the "***2020 Service Plan Update***", and together with the Amended and Restated Service and Assessment Plan, as updated by the 2018 SAP Update – Stafford, the 2019 SAP Update, and as the same may be updated by the 2020 SAP Update and future annual service plan updates is referred to collectively as the "***Service and Assessment Plan***") which results in the per-acre allocation of the Commercial Assessment levied against the Waterbrook Commercial Property to increase from $124,041.67 per acre under the 2019 SAP Update to $129,457.48 per acre under the 2020 SAP Update.

(x) The Service and Assessment Plan provides that when the Commercial Use Parcel is subdivided, the Commercial Assessment will be allocated against the Commercial Use Parcel based on the gross acreage and that any such reallocation may not exceed the Maximum Equivalent Tax Rate of $0.5861.

(xi) Upon approval of the 2020 SAP Update by the Town Council, anticipated to occur on August 17, 2020, the reallocation of the Commercial Assessment against the Commercial Use Parcel, including the Waterbrook Commercial Property, and the Annual Installments shown on the Assessment Roll attached as Exhibit A to the 2020 SAP Update will be final, conclusive, and binding upon the Landowners and any subsequent owners of the Property.

(xii) This Consent may be executed in multiple counterparts which, when taken together, shall be deemed one original.

2110.013\90558.4

LANDOWNER:

WATERBROOK COMMERCIAL INVESTORS, LLC
a Texas limited liability company

By: _____
Name: Bret Pedigo
Its: Executive Vice President
Date: 8-14-2020

BEFORE ME, the undersigned authority on this day personally appeared Bret Pedigo, who is known to me or who was proved to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same as the Landowner thereof, and for the purposes and consideration therein expressed and in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 14th day of August, 2020.

_____
Notary Public, State of Texas

BETSY LUTTRELL
My Notary ID # 129487170
Expires July 12, 2021

LANDOWNER:

WATERBROOK SE LP
a Texas limited partnership

By: Terra Manna GP, LLC
a Texas limited liability company
Its: General Partner

By: _____
Name: Bret Pedigo
Its: Executive Vice President
Date: 8-14-2020

BEFORE ME, the undersigned authority on this day personally appeared Bret Pedigo, who is known to me or who was proved to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same as the Landowner thereof, and for the purposes and consideration therein expressed and in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 14th day of August, 2020.

_____
Notary Public, State of Texas

BETSY LUTTRELL
My Notary ID # 129487170
Expires July 12, 2021

2110.013\90558.4

ATTACHMENT A

Denton Central Appraisal District Tax Parcel ID	Denton Central Appraisal District 2020 Acres
67141	2.0054
67143	3.8666
67175	0.6636
67182	1.4875
75616	2.1451
696471	0.3686
696472	5.3153
696473	3.1651
729511	0.375
729512	0.43
744432	0.199
744433	0.0784
TOTAL	**20.0996**

2110.013\90558.4

CONSENT TO REALLOCATION OF ASSESSMENTS

This Consent to Reallocation of Assessments (the "***Consent***") is given by **ARGYLE 407 PARTNERS LLC,** a Texas limited liability company (the "***Landowner***"), as the landowner who holds record title to property identified in **Attachment A** (the "***Argyle 407 Commercial Property***"), attached to this Consent and incorporated as part of this Consent for all purposes. The Argyle 407 Commercial Property is located in the **WATERBROOK OF ARGYLE PUBLIC IMPROVEMENT DISTRICT**. The Landowner consents to, acknowledge and accept the following:

(i) All capitalized terms not otherwise defined herein shall have the meanings given to such terms in the Service and Assessment Plan (defined below).

(ii) The Town of Argyle, Texas (the "***Town***"), pursuant to and in accordance with the terms, provisions and requirements of the Public Improvement District Assessment Act, Subchapter A of Chapter 372, Texas Local Government Code ("the "***Act***"), has previously established the "Waterbrook of Argyle Public Improvement District" (the "***District***").

(iii) As of the date hereof, Landowner owns the Argyle 407 Commercial Property consisting of approximately ___ acres shown on **Attachment A** and located within the Commercial Use Parcel (defined below) of the District.

(iv) On April 25, 2017, the Town Council approved Ordinance No.2017-09 that levied $13,955,000 (the "***Assessment***") against the all of the Assessed Property within the District and approved the "Waterbrook of Argyle Public Improvement District Service and Assessment Plan", dated April 25, 2017, including the assessment roll (the "***Assessment Roll***") for the District (the service and assessment plan, including Assessment Roll, the "***Original Service and Assessment Plan***").

(v) On January 23, 2018, the Town Council approved Ordinance No.2018-03 approving the "Waterbrook of Argyle Public Improvement District Amended and Restated Service and Assessment Plan" dated January 23, 2018 (the "***Amended and Restated Service and Assessment Plan***") which updated the Assessment Roll and allocated $3,129,720.28 (the "***Commercial Assessment***") of the Assessment to the "***Commercial Use Parcel***" (as defined in the Amended and Restated Service and Assessment Plan).

(vi) On August 28, 2018, the Town Council approved Ordinance No.2018-13 approving the "Waterbrook of Argyle Public Improvement District 2018 Service Plan Update - Stafford" (the "***2018 SAP Update - Stafford***") which confirmed the outstanding $3,129,720.28 Commercial Assessment against the Commercial Use Parcel. The 2018 SAP Update – Stafford updated the Assessment Roll to show the Commercial Assessment divided among 11 separate tax parcels.

(vii) On August 13, 2019, the Town Council approved Ordinance No.2019-18 approving the "Waterbrook of Argyle Public Improvement District 2019 Service Plan Update" (the "***2019 SAP Update***") which confirmed the outstanding $3,129,720.28 Commercial Assessment against the Commercial Use Parcel. The 2019 SAP Update updated the Assessment Roll to show the Commercial Assessment divided among 11 separate tax parcels.

(viii) On September 17, 2019, the Texas Department of Transportation acquired approximately .1446 acres of additional right-of-way from the Commercial Use Parcel for certain road improvements along FM 407 and SH 377 (the "***TXDOT Taking***").

2110.013\90586.3

(ix) The Landowner hereby waives any and all notices that may be required by the Act related to the Commercial Assessment and consents to and approves the reallocation of the Commercial Assessment against the Argyle 407 Commercial Property as a result of the TXDOT Taking as set forth in the annual update of the Service and Assessment Plan and the updated Assessment Roll (the "***2020 Service Plan Update***", and together with the Amended and Restated Service and Assessment Plan, as updated by the 2018 SAP Update – Stafford, the 2019 SAP Update, and as the same may be updated by the 2020 SAP Update and future annual service plan updates is referred to collectively as the "***Service and Assessment Plan***") which results in the per-acre allocation of the Commercial Assessment levied against the Argyle 407 Commercial Property to increase from $124,041.67 per acre under the 2019 SAP Update to $129,457.48 per acre under the 2020 SAP Update.

(x) The Service and Assessment Plan provides that when the Commercial Use Parcel is subdivided, the Commercial Assessment will be allocated against the Commercial Use Parcel based on the gross acreage and that any such reallocation may not exceed the Maximum Equivalent Tax Rate of $0.5861.

(xi) Upon approval of the 2020 SAP Update by the Town Council, anticipated to occur on August 17, 2020, the reallocation of the Commercial Assessment against the Commercial Use Parcel, including the Argyle 407 Commercial Property, and the Annual Installments shown on the Assessment Roll attached as Exhibit A to the 2020 SAP Update will be final, conclusive, and binding upon the Landowner and any subsequent owners of the Property.

(xii) All capitalized terms not otherwise defined herein shall have the meanings given to such terms in the Service and Assessment Plan.

(xiii) This Consent may be executed in multiple counterparts which, when taken together, shall be deemed one original.

2110.013\90586.3

LANDOWNER:

ARGYLE 407 Partners, LLC
a Texas limited liability company

By: _____
Name: Andrew Miller
Title: manager
Date: 08/17/2020

BEFORE ME, the undersigned authority on this day personally appeared Andrew Miller, who is known to me or who was proved to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same as the Landowner thereof, and for the purposes and consideration therein expressed and in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 17 day of August, 2020.

Brook Bowen
Notary Public, State of Texas

BROOK BOWEN
Notary ID #132252060
My Commission Expires
November 14, 2023

2110.013\90586.3

ATTACHMENT A

Denton Central Appraisal District Tax Parcel ID	Denton Central Appraisal District 2020 Acres
741310	0.6627
741312	0.473
748157	0.93
773559	0.64
773562	0.96
TOTAL	3.6657

2110.013\90586.3