

**ORDINANCE NO. 25-08-1744**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROYSE CITY, TEXAS APPROVING THE 2025 OPERATION AND MAINTENANCE ANNUAL SERVICE PLAN UPDATE AND ASSESSMENT ROLL FOR PUBLIC SAFETY AND ROAD MAINTENANCE SERVICES WITHIN WATERSCAPE PUBLIC IMPROVEMENT DISTRICT INCLUDING THE COLLECTION OF THE 2025 ANNUAL INSTALLMENTS.**

**WHEREAS**, the governing body (the "City Council") of the City of Royse City, Texas (the "City") is authorized by the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Code, as amended (the "PID Act") to create public improvement districts within the City and its extraterritorial jurisdiction; and

**WHEREAS**, on September 1, 2016, a petition (the "Petition") was submitted and filed with the City Secretary (the "City Secretary") of the City meeting the requirements of the PID Act requesting the creation of a public improvement district within the extraterritorial jurisdiction of the City to be known as the Waterscape Public Improvement District (the "Waterscape PID"); and

**WHEREAS**, the Petition contained the signatures of the owners of taxable property representing more than fifty percent of the appraised value of taxable real property liable for assessment within the Waterscape PID, as determined by the then current ad valorem tax rolls of Rockwall Central Appraisal District and the signatures of the property owners who own taxable real property that constitutes more than fifty percent of the area of all taxable property within the Waterscape PID that were liable for assessment; and

**WHEREAS**, the City accepted the Petition and called a public hearing to consider the creation of the Waterscape PID and directed the City Secretary to publish and mail notice of such hearing as required by the PID Act; and

**WHEREAS**, on October 11, 2016, after due notice, the City Council held a public hearing in the manner required by law on the advisability of the public improvements and services described in the Petition as required by Section 372.009 of the PID Act and made the findings required by Section 372.009(b) of the PID Act and, by Resolution No. 16-10-117R (the "Authorization Resolution"), which Authorization Resolution was recorded in the real property records of Rockwall County, Texas as Document No. 20170000023376, adopted by a majority of the members of the City Council, authorized and created the Waterscape PID in accordance with its finding as to the advisability of the Authorized Improvements and Supplemental Services (defined below); and

**WHEREAS**, on July 12, 2022, the City Council adopted and approved Resolution No. 22-07-225R, accepting the Preliminary 2022 O&M Annual Service Plan Update (the "Preliminary SAP"), directing that the Preliminary SAP be filed with the City Secretary and made available for public inspection, calling for a public hearing on July 26, 2022, (the "Assessment Hearing") to consider the levy of assessments against the Assessed Property to pay for Road Maintenance and Public Safety Services as described in the Preliminary SAP (the "Supplemental Services"), and

authorizing and directing the City Secretary to mail, publish, and otherwise provide notices of the Assessment Hearing as required by the Act; and

**WHEREAS**, the City Secretary mailed and caused to be published notice of the Assessment Hearing before the 10th day before the date of the Assessment Hearing as required by the Act; and

**WHEREAS**, after mailing, publishing, and otherwise providing all notices of the Assessment Hearing as required by the Act, the City Council conducted the Assessment Hearing on July 26, 2022, at the time and place and for the purposes set forth in the notices; and

**WHEREAS**, after all persons having an interest in the levy of assessments against the Assessed Property were given an opportunity to be heard in support of or in opposition to the assessments, the City Council closed the Assessment Hearing on July 26, 2022; and

**WHEREAS**, on July 26, 2022, the City Council adopted Ordinance No. 22-07-1528 approving the Service and Assessment Plan and Assessment Roll, which Ordinance was recorded in the real property records of Rockwall County, Texas as Document No. 20220000017024; making a finding of special benefit to certain property within the Waterscape PID; levying a Public Safety and Road Maintenance Assessment against certain property within the Waterscape PID and establishing a lien on such property; providing for payment of said Public Safety and Road Maintenance Assessment in accordance with Chapter 372, Texas Local Government Code, as amended; providing for the method of said assessment and the payment of said assessment; providing penalties and interest on delinquent assessments; and

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

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

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROYSE CITY, 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 2025 Operation and Maintenance Annual Service Plan Update and updated Assessment Roll attached hereto as **Exhibit A** are hereby approved and adopted as the annual service plan and assessment plan for the Public Safety and Road Assessment for Waterscape PID, and all prior assessment ordinances are hereby amended and updated, in accordance with Sections 372.013 and 372.014 of the PID Act.

**SECTION 3:** That 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 City Ordinances and all other provisions of other Ordinances adopted by the City 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 City Council of the City of Royse City, 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 City Council of the City of Royse City without the incorporation in this Ordinance of any such legally invalid or unconstitutional, phrase, sentence, paragraph or section.

**SECTION 6:** That the City Secretary is directed to cause a copy of this Ordinance, including the 2025 Operation and Maintenance Annual Service Plan Update and updated Assessment Roll, to be recorded in the real property records of Rockwall County, Texas on or before September 2, 2025. The City Secretary is further directed to similarly file each Operation and Maintenance Annual Service Plan Update approved by the City Council.

**SECTION 7:** This ordinance shall take effect immediately from and after its passage as the law in such case provides.

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PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROYSE CITY,  
TEXAS, THIS 26TH DAY OF AUGUST, 2025.

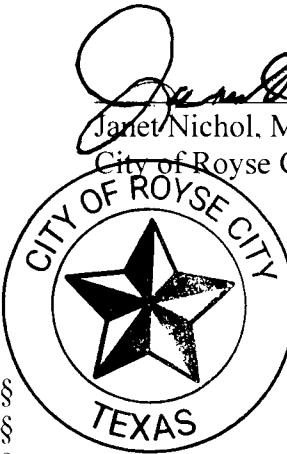
ATTEST:

Lauren Vaughns

Lauren Vaughns, City Secretary  
City of Royse City, Texas

STATE OF TEXAS

COUNTY OF COLLIN



Janet Nichol, Mayor  
City of Royse City, Texas

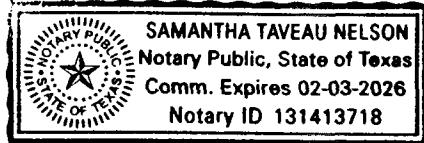
Janet Nichol

Janet Nichol, Mayor  
City of Royse City, Texas

This instrument was acknowledged before me on the 26 day of August, 2025 by Janet Nichol, the Mayor, and Lauren Vaughns, the City Secretary, of the City of Royse City, Texas on behalf of said City.

Samantha Nelson  
Notary Public, State of Texas

(SEAL)

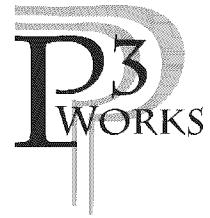


**Exhibit A**

**Waterscape Public Improvement District**

**2025 Operation and Maintenance Annual Service Plan Update**

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**WATERSCAPE  
PUBLIC IMPROVEMENT DISTRICT  
PUBLIC SAFETY AND ROAD MAINTENANCE  
2025 OPERATION AND MAINTENANCE SERVICE AND ASSESSMENT PLAN**

**AUGUST 26, 2025**

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## INTRODUCTION

Capitalized terms used in this 2025 Operations and Maintenance Service and Assessment Plan (the “2025 O&M SAP”) Annual Service Plan Update shall have the meanings given to them in **Section I** unless otherwise defined in the O&M Service and Assessment Plan or unless in the context in which a term is used clearly requires a different meaning. Unless otherwise defined, a reference to a “Section” or an “Exhibit” shall be a reference to a Section of this O&M Service and Assessment Plan, or an Exhibit attached to and made part of this O&M Service and Assessment Plan for all purposes.

On October 11, 2016, the City Council adopted Resolution No. 16-10-1170R, authorizing the establishment of the District in accordance with the Act, which authorization was effective upon publication as required by the Act. The purpose of the District is to finance the Actual Costs of Authorized Improvements that confer a special benefit on approximately 310.202 acres located within the extraterritorial jurisdiction of the City, and within the County.

On November 14, 2017, the City Council adopted Ordinance No. 17-11-1261 approving the O&M Service and Assessment Plan. The O&M Service and Assessment Plan provided terms for the Public Safety and Road Maintenance Assessment to fund the cost of the City’s police, fire and road maintenance services to the Assessed Property within the District and provided a Public Safety and Road Maintenance Assessment Trigger Date (the “Trigger Date”) for the collection of assessments.

On December 12, 2017, the City Council adopted Ordinance No. 17-12-1264 approving a Service and Assessment Plan which identified the Authorized Improvements, the indebtedness to be incurred or the cost of the Authorized Improvements and the manner of assessing the Property for the cost of the Authorized Improvements.

On August 28, 2018, the City Council approved the 2018 O&M Annual Service Plan Update by adopting Ordinance No. 18-08-1292. The 2018 O&M Annual Service Plan Update updated the Assessment Roll for 2018.

On August 13, 2019, the City Council approved the 2019 O&M Annual Service Plan Update by adopting Ordinance No. 19-08-1328. The 2019 O&M Annual Service Plan Update updated the Assessment Roll for 2019.

On August 11, 2020, the City Council approved the 2020 O&M Annual Service Plan Update by adopting Ordinance No. 20-08-1396. The 2020 O&M Annual Service Plan Update updated the Assessment Roll for 2020.

On July 13, 2021, the City Council approved the 2021 O&M Annual Service Plan Update by adopting Ordinance No. 21-07-1450. The 2021 O&M Annual Service Plan Update updated the Assessment Roll for 2021.

On July 26, 2022, the City Council approved the 2022 O&M Annual Service Plan Update by adopting Ordinance No. 22-07-1528. The 2022 O&M Annual Service Plan Update updated the Assessment Roll for 2022.

On September 26, 2023, the City Council approved the 2023 O&M Annual Service Plan Update by adopting Ordinance No. 23-09-1596. The 2023 O&M Annual Service Plan Update updated the Assessment Roll for 2023.

On September 24, 2024, the City Council approved the 2025 O&M Annual Service Plan Update by adopting Ordinance No. 24-09-1682. The 2024 O&M Annual Service Plan Update updated the Assessment Roll for 2024.

The PID Act requires a Service Plan must (i) cover a period of at least five years; (ii) define the annual indebtedness and projected Operation and Maintenance Costs; and (iii) include a copy of the notice form required by Section 5.014 of the Texas Property Code, as amended. The Service Plan is contained in **Section VII** and the notice form is attached as **Appendix A**.

The PID Act requires that the Service Plan include an Assessment Plan that assesses the Operation and Maintenance Costs against the District based on the special benefits conferred on the District by the operation and maintenance of the Authorized Improvements. The Assessment Plan is contained in **Section IV**.

The PID Act requires an Assessment Roll that states the Assessment against each Parcel determined by the method chosen by the City Council. The Assessment against each Parcel must be sufficient to pay the share of the Operations and Maintenance Costs apportioned to the Parcel and cannot exceed the special benefit conferred on the Parcel by such Operations and Maintenance Costs. The Assessment Roll for the District is included as **Exhibit E**.

This 2025 O&M SAP serves to levy Operation and Maintenance Assessments and create a lien against Assessed Property within the District to pay for Operation Expenses and serves as the annual update to the O&M portion of the SAP in accordance with The PID Act.

## SECTION I: DEFINITIONS

**“Administrator”** means the City or independent firm designated by the City who shall have the responsibilities provided in this O&M Service and Assessment Plan. The current Administrator is P3Works, LLC.

**“Annual Collection Costs”** mean the actual or budgeted costs and expenses related to the operation of the District, including, but not limited to, costs and expenses for: (1) the Administrator; (2) City staff; (3) legal counsel, engineers, accountants, financial advisors, and other consultants engaged by the City; (4) preparation of updates or amendments to this 2025 O&M Service and Assessment Plan; (5) the performance of any duties or obligations imposed by this 2025 O&M Service and Assessment Plan related to (i) the collection and application of Operations and Maintenance Assessments, or (ii) the use of the foregoing to pay the Annual Installments; and (6) the maintenance of books and records.

**“Annual Installment”** means the annual installment payment of the Public Safety and Road Maintenance Assessment as calculated by the Administrator and approved by the City Council.

**“Assessed Property”** means any Parcel within the District other than Non-Benefited Property against which an O&M Assessment is levied.

**“Assessment Ordinance”** means an ordinance adopted by the City Council in accordance with the PID Act that levies the O&M Assessment.

**“Assessment Plan”** means the methodology employed to assess the Actual Costs of the Authorized Improvements against the Property based on the special benefits conferred on the Property by the Authorized Improvements, more specifically described in **Section IV**.

**“Assessment Roll”** means any assessment roll for the Assessed Property within the District, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any O&M Service and Assessment Plan.

**“Authorized Improvements”** means improvements authorized by Section 372.003 of the PID Act.

**“City”** means the City of Royse City, Texas.

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

**“County”** means Rockwall County, Texas.

**“Delinquent Collection Costs”** mean costs related to the collection of delinquent O&M Assessments, delinquent Annual Installments, or any other delinquent amounts due under this O&M Service and Assessment Plan including penalties and reasonable attorney’s fees actually paid but excluding amounts representing interest and penalty interest.

**“Development Agreement”** means the Amended and Restated Development Agreement between Parker Creek Estates L.P. and Waterscape Development LLC and the City of Royse City, Texas, effective October 22, 2019, which establishes the permitted uses of, and standards for the development of, the Property.

**“District”** means the Waterscape Public Improvement District containing approximately 310.202 acres located within the extraterritorial jurisdiction and corporate limits of the City, and more specifically described in **Exhibit F-1** and depicted on **Exhibit A-1**.

**“Improvement Area #1”** means approximately 79.50 acres located within the District, more specifically described in **Exhibit F-2** and depicted on **Exhibit A-2**.

**“Lot”** means for any portion of the District for which a final subdivision plat has been recorded in the official public records of the County, a tract of land described by “lot” in such final and recorded subdivision plat.

**“Non-Benefited Property”** means Parcels within the boundaries of the District that accrue special benefit from the Authorized Improvements as determined by the City Council but are not assessed.

**“O&M Assessment”** means an assessment levied against a parcel imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on any Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to provision herein and the PID Act. An Assessment for a Parcel consists of the Annual Installments to be collected in all years and includes the Public Safety and Road Maintenance Assessment.

**“O&M Service and Assessment Plan”** means this Waterscape Public Improvement District Operations and Maintenance Service and Assessment Plan as updated and amended from time to time.

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

**“PID Assessments”** means the cumulative Assessments levied against a parcel, encompassing both the O&M Assessment and the Assessment funding the Authorized Improvements.

**“Property”** means approximately 310.202 acres located with the extraterritorial jurisdiction of the City, and within Rockwall County, Texas and more specifically described in **Exhibit F-1**.

**“Public Property”** means real property, whether conveyed or dedicated in fee simple, as an easement, license, or otherwise, to the Federal Government, to the County, to the City, or to any other political subdivision, public, or government agency, or public utility.

**“Public Safety and Road Maintenance Assessment”** means an assessment levied annually against a Parcel to fund the cost of the City’s police, fire and road maintenance services.

**“Public Safety and Road Maintenance Assessment Trigger Date”** means, for each Parcel, the date a lot and block number in the final subdivision plat recorded in the Official Public Records of the County is assigned to the Parcel.

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

**“Service Plan”** covers a period of at least five years and defines the annual indebtedness and projected Operations and Maintenance Costs more specifically described in **Section VII**.

**“Taxable Value”** means the value of an Assessed Property as determined by the Rockwall Central Appraisal District, after any applicable exemptions or deductions, upon which taxes are calculated.

## SECTION II: THE DISTRICT

The District includes approximately 310.202 contiguous acres located within the corporate limits and extraterritorial jurisdiction of the City, as more particularly described by the legal description on **Exhibit F-1** and depicted on **Exhibit A-1**. Development of the District is anticipated to include 1,102 Lots developed with single-family homes.

## SECTION III: AUTHORIZED IMPROVEMENTS

The City Council established the District to fund the costs of the Authorized Improvements within the District which include police, fire, and road maintenance services. In no event will the Public Safety and Road Maintenance Assessment exceed the City's actual costs for providing such services. In addition to the Authorized Improvements, the O&M Assessment shall also fund the Annual Collection Costs for the District. The budget is included in **Exhibit C**.

## SECTION IV: ASSESSMENT PLAN

An annual Public Safety and Road Maintenance Assessment will be levied on all Assessed Property after the Public Safety and Road Maintenance Assessment Trigger Date. The Rockwall County Appraisal District created tax parcel identification numbers by April 2019 on the Phase 1 Final Plat, meeting the Public Safety and Road Maintenance Assessment Trigger Date requirements. The annual Public Safety and Road Maintenance Assessment will no longer be levied upon annexation into the City. No Parcels within Phase 1 have petitioned for annexation.

Per the Development Agreement, the cumulative PID Assessments shall not exceed \$1.00 per \$100 of assessed value for each residential Lot. After the tenth anniversary of the initial levy of PID Assessments the City may increase the levy by four cents such that the cumulative PID Assessments shall not exceed \$1.04 per \$100 of assessed value for each residential Lot. As the O&M Assessment is levied, an annual levy of the greater of (i) \$0.15 per \$100 of assessed value or (ii) the difference between the \$1.00 cap and the portion of that \$1.00 required to fund the debt service on all outstanding PID Bonds shall be used to fund the Authorized Improvements as long as the Property remains in the City's ETJ. After the tenth anniversary of the Public Safety and Road Maintenance Trigger Date, the City may increase the O&M Assessment to the greater of \$0.19 per \$100 of assessed value or (ii) the difference between the \$1.04 cap and the portion of that \$1.04 required to fund the debt service on all outstanding PID Bonds. Such O&M Assessment shall cease upon annexation of the Property. Such O&M Assessment shall never exceed the City's actual costs of providing such services. The O&M Assessment is depicted in **Exhibit D**.

## **SECTION V: TERMS OF THE O&M ASSESSMENT**

### **A. O&M Assessments and Annual Installments**

1. O&M Assessments and the Annual Installments thereof shall be calculated and collected each year in an amount sufficient to pay for the Authorized Improvements.
2. The O&M Assessment will be levied annually on all Parcels of Assessed Property to pay for the costs of the Authorized Improvements based on the taxable value of each Assessed Property.

### **B. Payment of O&M Assessments in Annual Installments**

1. O&M Assessments are subject to adjustment in each O&M Service and Assessment Plan based on the budgeted Authorized Improvements and Annual Collection Costs as directed by the City Council.
2. The Administrator shall prepare and submit to the City Council for its review and approval a preliminary O&M Service and Assessment Plan, including an updated Assessment Roll based on the budgeted Authorized Improvements and Annual Collection Costs.
3. The preliminary O&M Service and Assessment Plan will be placed in the City Secretary's office for inspection, and the City Council will consider a resolution to call a public hearing and will cause notices to be mailed to all property owners within the District and published in the newspaper of record in accordance with the PID Act.
4. The Administrator shall prepare and submit to the City Council for its review and approval a final O&M Service and Assessment Plan to allow for the billing and collection of Annual Installments. Each O&M Service and Assessment Plan shall include an updated Assessment Roll, and updated calculations of Annual Installments. Annual Installments shall be collected by the City in the same manner and at the same time as ad valorem taxes; the City Council may provide for other means of collecting Annual Installments. Annual Installments shall be subject to the penalties and procedures in case of delinquencies as set forth in the PID Act and in the same manner as ad valorem taxes for the City.
5. The O&M Assessment and the Annual Installment thereof shall be delinquent if not paid prior to February 1 of each year following the effective date of the O&M Assessment Ordinance levying the O&M Assessment.

## SECTION VI: TRIGGER DATE

The Final Plat for Waterscape – Phase 1 was approved by the City Council on April 10, 2018, consisting of 275 residential Lots and 5 Non-Benefited Lots and was recorded in the Official Public Records of Rockwall County on April 20, 2018. 177 units are classified as Lot Type 1, and 98 units are classified as Lot Type 2.

Therefore, the recordation of the Waterscape – Phase 1 Final Plat in 2019 means that 275 residential Lots reached Public Safety and Road Maintenance Assessment Trigger Date and were required to pay the Public Safety and Road Maintenance Assessment due January 31, 2020. Therefore, for Lots created by the Waterscape – Phase 1 Final Plat, year one began in the 2019 O&M Annual Service Plan Update. This 2025 O&M SAP will represent year seven.

The remaining Property within the District has been annexed into the corporate limits of the City and therefore is not subject to O&M Assessments.

## SECTION VII: SERVICE PLAN

The Act requires the indebtedness and projected costs for the Authorized Improvements of the District to be reviewed and updated annually in the O&M Service and Assessment Plan, and the projection shall cover a period of not less than five years. The Public Safety and Road Maintenance Assessment Trigger Date has occurred for Waterscape – Phase 1 Final Plat and those Lots will be required to pay the Public Safety and Road Maintenance Assessment due January 31, 2026. **Exhibit B** shows the projected five-year cost and indebtedness of the District for the Public Safety and Road Maintenance Assessment for the Assessed Property.

## SECTION VIII: ADDITIONAL PROVISIONS

### A. Calculation Errors

If the owner of a Parcel claims that an error has been made in any calculation required by this 2025 O&M SAP, including, but not limited to, any calculation made as part of any O&M SAP, the owner's sole and exclusive remedy shall be to submit a written notice of error to the City within 30 days of the mailing of a bill for the Annual Installment resulting from the O&M SAP; otherwise, the owner shall be deemed to have unconditionally approved and accepted the calculation. Upon receipt of a written notice of error from an owner, the City shall refer the notice to the Administrator who shall provide a written response to the City and the owner within 30 days of such receipt. The City Council shall consider the owner's notice of error and the Administrator's response, and within 30 days, the City Council shall make a final determination as to whether or not an error has been made. If the City Council determines that an error has been made, the City

Council shall take such corrective action as is authorized by the PID Act, this 2025 O&M SAP, the applicable O&M Assessment Ordinance levying the Operations and Maintenance Assessment, or as otherwise authorized by the discretionary power of the City Council. The determination by the City Council as to whether an error has been made, and any corrective action taken by the City Council, shall be final and binding on the owner and the Administrator.

#### **B. Amendments**

Amendments to this 2025 O&M SAP must be made by the City Council in accordance with the PID Act. To the extent permitted by the PID Act, this 2025 O&M SAP may be amended without notice to property owners of the Assessed Property: (1) to correct mistakes and clerical errors; (2) to clarify ambiguities; and (3) to provide procedures to collect Operations and Maintenance Assessments, Annual Installments, and other charges imposed by this 2025 O&M SAP.

#### **C. Administration and Interpretation**

The Administrator shall: (1) perform the obligations of the Administrator as set forth in this 2025 O&M SAP; (2) administer the District for and on behalf of and at the direction of the City Council; and (3) interpret the provisions of this 2025 O&M SAP. Interpretations of this 2025 O&M SAP by the Administrator shall be in writing and shall be appealable to the City Council by owners or developers adversely affected by the interpretation. Appeals shall be decided by the City Council after holding a public hearing at which all interested parties have an opportunity to be heard. Decisions by the City Council shall be final and binding on the property owners and developers and their successors and assigns.

#### **D. Form of Buyer Disclosure/Filing Requirements**

Per Section 5.014 of the Texas Property Code, as amended, this 2025 O&M SAP, and any future O&M A&R Service and Assessment Plans, shall include a form of the buyer disclosures for the District. The buyer disclosure is attached hereto as **Appendix A**. Within seven days of approval by the City Council, the City shall file and record in the real property records of the County the executed ordinance of this 2025 O&M SAP, or any future O&M Service and Assessment Plans. The executed ordinance, including any attachments, approving this 2025 O&M SAP or any future O&M Service and Assessment Plans shall be filed and recorded in their entirety.

#### **E. Severability**

If any provision of this 2025 O&M SAP is determined by a governmental agency or court to be unenforceable, the unenforceable provision shall be deleted and, to the maximum extent

possible, shall be rewritten to be enforceable. Every effort shall be made to enforce the remaining provisions of this 2025 O&M SAP.

## SECTION IX: ASSESSMENT ROLL

The list of Lots that have reached the Operation and Maintenance Assessment Trigger Date, their corresponding appraised values and Annual Installments due January 31, 2026, are shown on the Assessment Roll attached hereto as **Exhibit E**. The Lots shown on the Assessment Rolls will receive the bills for the 2025 Annual Installments which will be delinquent if not paid by January 31, 2026. The list of Parcels shown on the Assessment Rolls are subject to change based on the final certified rolls provided by the County prior to billing.

## EXHIBITS

The following Exhibits are attached to and made part of this Operation and Maintenance Service and Assessment Plan for all purposes:

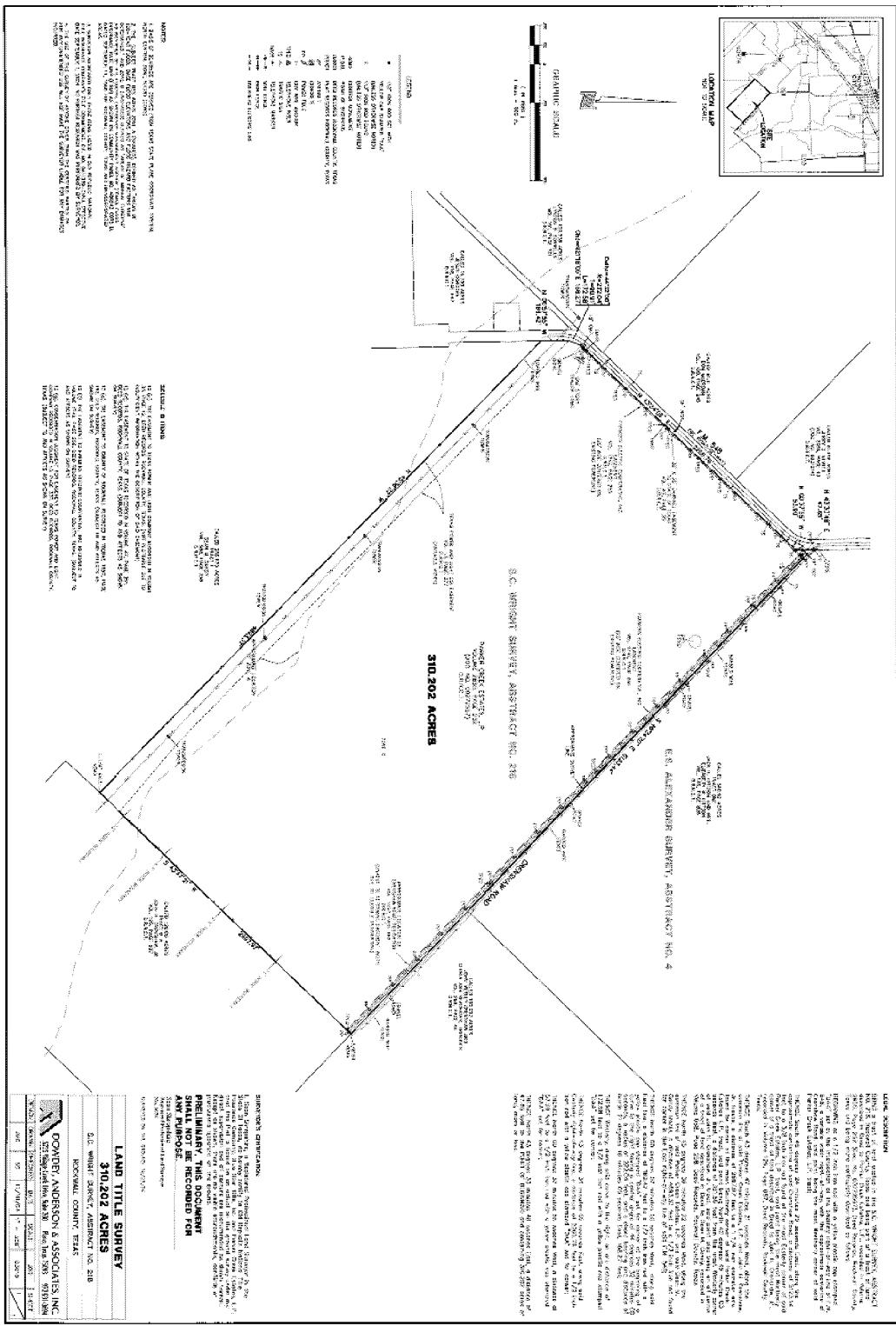
- Exhibit A-1** District Boundary Map
- Exhibit A-2** Map of Improvement Area #1
- Exhibit B** Service Plan
- Exhibit C** O&M Budget
- Exhibit D** O&M Assessment
- Exhibit E** O&M Assessment Roll
- Exhibit F-1** District Legal Description
- Exhibit F-2** Improvement Area #1 Legal Description

## APPENDICES

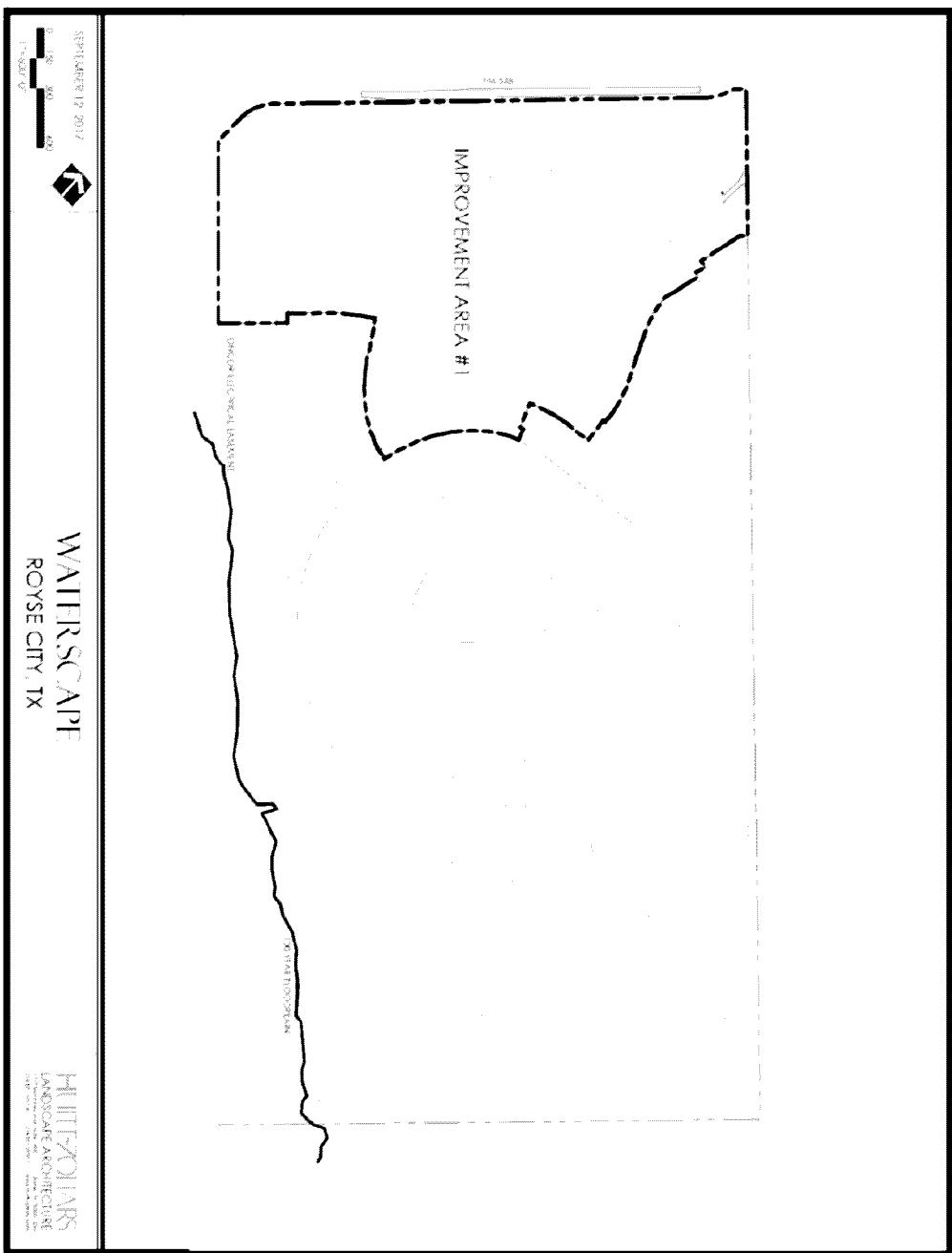
- Appendix A** Buyer Disclosure

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## EXHIBIT A-1 - DISTRICT BOUNDARY MAP



**EXHIBIT A-2 – MAP OF IMPROVEMENT AREA #1**



## EXHIBIT B – SERVICE PLAN

Annual Installment Due	Year	7	8	9	10	11
Appraised Value <sup>[a]</sup>		1/31/2026	1/31/2027	1/31/2028	1/31/2029	1/31/2030
Public Safety and Road Maintenance Assessment		A	\$ 101,379,464.00	\$ 103,407,053.28	\$ 105,475,194.35	\$ 107,584,698.23
O&M Annual Collection Costs <sup>[b]</sup>		B	\$ 0.16	\$ 0.15	\$ 0.15	\$ 0.15
<b>Total Annual Installment</b>		<b>C</b>	<b>\$ 0.02</b>	<b>\$ 0.02</b>	<b>\$ 0.02</b>	<b>\$ 0.02</b>
		<b>D = (A ÷ 100) × (B + C)</b>	<b>\$ 185,000.00</b>	<b>\$ 173,802.08</b>	<b>\$ 177,278.12</b>	<b>\$ 180,823.68</b>
						<b>\$ 228,334.71</b>

**Footnotes:**

[a] Appraised Value for the current year per the Rockwall Central Appraisal District. Each following year is an estimate only, assuming a 2% value increase annually.

[b] Administrative costs equal approximately \$0.01808 per hundred dollars of value.

**EXHIBIT C – O&M BUDGET**

Authorized Improvements	FY2025 Budget <sup>[a]</sup>
Public Safety and Road Maintenance Assessment	\$ 166,675.00
Annual Collection Costs	\$ 18,325.00
<b>Total Budget</b>	<b>\$ 185,000.00</b>

*Notes:*

[a] The budget will be updated annually in each O&M Annual Service Plan

**EXHIBIT D – O&M ASSESSMENT**

Lot Type	Lot Count	Taxable Value <sup>[a]</sup>		O&M Assessment Rate	O&M Assessment	
		Per Lot	Total		Per Lot	Total
Improvement Area #1						
Assessed Property	275	\$ 368,653	\$ 101,379,464	0.18	\$ 67.73	\$ 185,000.00
<b>Total</b>	<b>275</b>	<b>\$ 101,379,464</b>			<b>\$ 185,000.00</b>	

Notes:

[a] Per the Rockwall Central Appraisal District. Values being used for this calculation are preliminary and not yet certified.

## EXHIBIT E – O&amp;M ASSESSMENT ROLL

Property ID <sup>[a]</sup>	Address	Lot and Block <sup>[b]</sup>	Appraised Value <sup>[c]</sup>	B		O&M Annual Collection Costs <sup>[d]</sup>	D = (A ÷ 100) × (B + C)	Annual Installment due 1/31/2026
				Public Safety and Road Maintenance Assessment	C			
96144	2002 CLEARMIST WAY	WATERSCAPE PHASE 1, BLOCK A, LOT 1	\$ 421,614	\$ 0.16	\$ 0.02	\$ 0.02	\$ 769.37	
96145	2006 CLEARMIST WAY	WATERSCAPE PHASE 1, BLOCK A, LOT 2	\$ 369,932	\$ 0.16	\$ 0.02	\$ 0.02	\$ 675.06	
96146	2010 CLEARMIST WAY	WATERSCAPE PHASE 1, BLOCK A, LOT 3	\$ 369,331	\$ 0.16	\$ 0.02	\$ 0.02	\$ 673.97	
96147	2014 CLEARMIST WAY	WATERSCAPE PHASE 1, BLOCK A, LOT 4	\$ 367,589	\$ 0.16	\$ 0.02	\$ 0.02	\$ 670.79	
96148	2018 CLEARMIST WAY	WATERSCAPE PHASE 1, BLOCK A, LOT 5	\$ 408,200	\$ 0.16	\$ 0.02	\$ 0.02	\$ 744.89	
96149	2022 CLEARMIST WAY	WATERSCAPE PHASE 1, BLOCK A, LOT 6	\$ 383,485	\$ 0.16	\$ 0.02	\$ 0.02	\$ 699.79	
96150	2026 CLEARMIST WAY	WATERSCAPE PHASE 1, BLOCK A, LOT 7	\$ 379,892	\$ 0.16	\$ 0.02	\$ 0.02	\$ 693.24	
96151	2030 CLEARMIST WAY	WATERSCAPE PHASE 1, BLOCK A, LOT 8	\$ 364,072	\$ 0.16	\$ 0.02	\$ 0.02	\$ 664.37	
96152	2034 CLEARMIST WAY	WATERSCAPE PHASE 1, BLOCK A, LOT 9	\$ 402,198	\$ 0.16	\$ 0.02	\$ 0.02	\$ 733.94	
96153	2038 CLEARMIST WAY	WATERSCAPE PHASE 1, BLOCK A, LOT 10	\$ 372,285	\$ 0.16	\$ 0.02	\$ 0.02	\$ 679.36	
96154	2042 CLEARMIST WAY	WATERSCAPE PHASE 1, BLOCK A, LOT 11	\$ 328,760	\$ 0.16	\$ 0.02	\$ 0.02	\$ 599.93	
96155	2046 CLEARMIST WAY	WATERSCAPE PHASE 1, BLOCK A, LOT 12	\$ 398,870	\$ 0.16	\$ 0.02	\$ 0.02	\$ 727.87	
96156	2050 CLEARMIST WAY	WATERSCAPE PHASE 1, BLOCK A, LOT 13	\$ 380,777	\$ 0.16	\$ 0.02	\$ 0.02	\$ 694.85	
96157	2054 CLEARMIST WAY	WATERSCAPE PHASE 1, BLOCK A, LOT 14	\$ 416,381	\$ 0.16	\$ 0.02	\$ 0.02	\$ 759.82	
96158	3002 ESTUARY DR	WATERSCAPE PHASE 1, BLOCK A, LOT 15	\$ 424,439	\$ 0.16	\$ 0.02	\$ 0.02	\$ 774.53	
96159	3006 ESTUARY DR	WATERSCAPE PHASE 1, BLOCK A, LOT 16	\$ 399,906	\$ 0.16	\$ 0.02	\$ 0.02	\$ 729.76	
96160	3010 ESTUARY DR	WATERSCAPE PHASE 1, BLOCK A, LOT 17	\$ 350,498	\$ 0.16	\$ 0.02	\$ 0.02	\$ 639.60	
96161	3014 ESTUARY DR	WATERSCAPE PHASE 1, BLOCK A, LOT 18	\$ 399,580	\$ 0.16	\$ 0.02	\$ 0.02	\$ 729.16	
96162	3018 ESTUARY DR	WATERSCAPE PHASE 1, BLOCK A, LOT 19	\$ 389,634	\$ 0.16	\$ 0.02	\$ 0.02	\$ 711.01	
96163	3022 ESTUARY DR	WATERSCAPE PHASE 1, BLOCK A, LOT 20	\$ 312,563	\$ 0.16	\$ 0.02	\$ 0.02	\$ 570.37	
96164	3026 ESTUARY DR	WATERSCAPE PHASE 1, BLOCK A, LOT 21	\$ 342,572	\$ 0.16	\$ 0.02	\$ 0.02	\$ 625.13	
96165	3030 ESTUARY DR	WATERSCAPE PHASE 1, BLOCK A, LOT 22	\$ 378,492	\$ 0.16	\$ 0.02	\$ 0.02	\$ 690.68	
96166	3034 ESTUARY DR	WATERSCAPE PHASE 1, BLOCK A, LOT 23	\$ 331,993	\$ 0.16	\$ 0.02	\$ 0.02	\$ 605.83	
96167	3038 ESTUARY DR	WATERSCAPE PHASE 1, BLOCK A, LOT 24	\$ 379,510	\$ 0.16	\$ 0.02	\$ 0.02	\$ 692.54	
96168	3042 ESTUARY DR	WATERSCAPE PHASE 1, BLOCK A, LOT 25	\$ 335,630	\$ 0.16	\$ 0.02	\$ 0.02	\$ 612.47	
96169	3046 ESTUARY DR	WATERSCAPE PHASE 1, BLOCK A, LOT 26	\$ 349,987	\$ 0.16	\$ 0.02	\$ 0.02	\$ 638.67	
96170	3050 ESTUARY DR	WATERSCAPE PHASE 1, BLOCK A, LOT 27	\$ 325,733	\$ 0.16	\$ 0.02	\$ 0.02	\$ 594.41	
96171	3054 ESTUARY DR	WATERSCAPE PHASE 1, BLOCK A, LOT 28	\$ 358,205	\$ 0.16	\$ 0.02	\$ 0.02	\$ 653.66	
96172	3102 ESTUARY DR	WATERSCAPE PHASE 1, BLOCK A, LOT 29	\$ 421,327	\$ 0.16	\$ 0.02	\$ 0.02	\$ 768.85	
96173	3106 ESTUARY DR	WATERSCAPE PHASE 1, BLOCK A, LOT 30	\$ 401,539	\$ 0.16	\$ 0.02	\$ 0.02	\$ 732.74	
96174	3110 ESTUARY DR	WATERSCAPE PHASE 1, BLOCK A, LOT 31	\$ 397,603	\$ 0.16	\$ 0.02	\$ 0.02	\$ 725.56	
96175	3114 ESTUARY DR	WATERSCAPE PHASE 1, BLOCK A, LOT 32	\$ 366,190	\$ 0.16	\$ 0.02	\$ 0.02	\$ 668.23	
96639	3053 ESTUARY DR	WATERSCAPE PHASE 1, BLOCK B, LOT 1	\$ 459,480	\$ 0.16	\$ 0.02	\$ 0.02	\$ 838.47	
96640	3049 ESTUARY DR	WATERSCAPE PHASE 1, BLOCK B, LOT 2	\$ 411,644	\$ 0.16	\$ 0.02	\$ 0.02	\$ 751.18	
96641	3045 ESTUARY DR	WATERSCAPE PHASE 1, BLOCK B, LOT 3	\$ 328,112	\$ 0.16	\$ 0.02	\$ 0.02	\$ 598.75	
96642	3041 ESTUARY DR	WATERSCAPE PHASE 1, BLOCK B, LOT 4	\$ 345,588	\$ 0.16	\$ 0.02	\$ 0.02	\$ 630.64	
96643	3037 ESTUARY DR	WATERSCAPE PHASE 1, BLOCK B, LOT 5	\$ 346,776	\$ 0.16	\$ 0.02	\$ 0.02	\$ 632.81	
96644	3033 ESTUARY DR	WATERSCAPE PHASE 1, BLOCK B, LOT 6	\$ 360,418	\$ 0.16	\$ 0.02	\$ 0.02	\$ 657.70	
96645	3029 ESTUARY DR	WATERSCAPE PHASE 1, BLOCK B, LOT 7	\$ 364,181	\$ 0.16	\$ 0.02	\$ 0.02	\$ 664.57	
96646	3025 ESTUARY DR	WATERSCAPE PHASE 1, BLOCK B, LOT 8	\$ 417,074	\$ 0.16	\$ 0.02	\$ 0.02	\$ 761.09	
96647	3021 ESTUARY DR	WATERSCAPE PHASE 1, BLOCK B, LOT 9	\$ 368,840	\$ 0.16	\$ 0.02	\$ 0.02	\$ 673.07	
96648	3017 ESTUARY DR	WATERSCAPE PHASE 1, BLOCK B, LOT 10	\$ 327,031	\$ 0.16	\$ 0.02	\$ 0.02	\$ 596.78	
96649	3013 ESTUARY DR	WATERSCAPE PHASE 1, BLOCK B, LOT 11	\$ 308,146	\$ 0.16	\$ 0.02	\$ 0.02	\$ 562.31	
96650	3009 ESTUARY DR	WATERSCAPE PHASE 1, BLOCK B, LOT 12	\$ 325,005	\$ 0.16	\$ 0.02	\$ 0.02	\$ 593.08	
96651	3002 CONCOURSE DR	WATERSCAPE PHASE 1, BLOCK B, LOT 13	\$ 430,255	\$ 0.16	\$ 0.02	\$ 0.02	\$ 785.14	
96652	3006 CONCOURSE DR	WATERSCAPE PHASE 1, BLOCK B, LOT 14	\$ 357,992	\$ 0.16	\$ 0.02	\$ 0.02	\$ 653.27	
96653	3010 CONCOURSE DR	WATERSCAPE PHASE 1, BLOCK B, LOT 15	\$ 449,405	\$ 0.16	\$ 0.02	\$ 0.02	\$ 820.09	
96654	3014 CONCOURSE DR	WATERSCAPE PHASE 1, BLOCK B, LOT 16	\$ 394,824	\$ 0.16	\$ 0.02	\$ 0.02	\$ 720.49	
96655	3018 CONCOURSE DR	WATERSCAPE PHASE 1, BLOCK B, LOT 17	\$ 486,442	\$ 0.16	\$ 0.02	\$ 0.02	\$ 887.67	
96656	3022 CONCOURSE DR	WATERSCAPE PHASE 1, BLOCK B, LOT 18	\$ 427,586	\$ 0.16	\$ 0.02	\$ 0.02	\$ 780.27	
96657	3026 CONCOURSE DR	WATERSCAPE PHASE 1, BLOCK B, LOT 19	\$ 463,007	\$ 0.16	\$ 0.02	\$ 0.02	\$ 844.91	
96658	3030 CONCOURSE DR	WATERSCAPE PHASE 1, BLOCK B, LOT 20	\$ 381,932	\$ 0.16	\$ 0.02	\$ 0.02	\$ 696.96	
96659	3034 CONCOURSE DR	WATERSCAPE PHASE 1, BLOCK B, LOT 21	\$ 408,183	\$ 0.16	\$ 0.02	\$ 0.02	\$ 744.86	
96660	3038 CONCOURSE DR	WATERSCAPE PHASE 1, BLOCK B, LOT 22	\$ 397,238	\$ 0.16	\$ 0.02	\$ 0.02	\$ 724.89	
96661	3039 CONCOURSE DR	WATERSCAPE PHASE 1, BLOCK C, LOT 1	\$ 387,654	\$ 0.16	\$ 0.02	\$ 0.02	\$ 707.40	

Property ID <sup>[a]</sup>	Address	Lot and Block <sup>[b]</sup>	Appraised Value <sup>[c]</sup>	A		B		O&M Annual Collection Costs <sup>[d]</sup>	D = (A ÷ 100) × (B + C)	Annual Installment due 1/31/2026
				Public	Safety and Road Maintenance Assessment	C	O&M Annual Collection Costs <sup>[d]</sup>			
96662	3035 CONCOURSE DR	WATERSCAPE PHASE 1, BLOCK C, LOT 2	\$ 407,184	\$ 0.16	\$ 0.16	\$ 0.02	\$ 0.02	\$ 743.04		
96663	3031 CONCOURSE DR	WATERSCAPE PHASE 1, BLOCK C, LOT 3	\$ 387,552	\$ 0.16	\$ 0.16	\$ 0.02	\$ 0.02	\$ 707.22		
96664	3027 CONCOURSE DR	WATERSCAPE PHASE 1, BLOCK C, LOT 4	\$ 375,167	\$ 0.16	\$ 0.16	\$ 0.02	\$ 0.02	\$ 684.61		
96665	3023 CONCOURSE DR	WATERSCAPE PHASE 1, BLOCK C, LOT 5	\$ 363,016	\$ 0.16	\$ 0.16	\$ 0.02	\$ 0.02	\$ 662.44		
96666	3019 CONCOURSE DR	WATERSCAPE PHASE 1, BLOCK C, LOT 6	\$ 463,825	\$ 0.16	\$ 0.16	\$ 0.02	\$ 0.02	\$ 846.40		
96667	3015 CONCOURSE DR	WATERSCAPE PHASE 1, BLOCK C, LOT 7	\$ 393,926	\$ 0.16	\$ 0.16	\$ 0.02	\$ 0.02	\$ 718.85		
96668	3011 CONCOURSE DR	WATERSCAPE PHASE 1, BLOCK C, LOT 8	\$ 407,087	\$ 0.16	\$ 0.16	\$ 0.02	\$ 0.02	\$ 742.86		
96669	3007 CONCOURSE DR	WATERSCAPE PHASE 1, BLOCK C, LOT 9	\$ 425,426	\$ 0.16	\$ 0.16	\$ 0.02	\$ 0.02	\$ 776.33		
96670	3003 CONCOURSE DR	WATERSCAPE PHASE 1, BLOCK C, LOT 10	\$ 397,104	\$ 0.16	\$ 0.16	\$ 0.02	\$ 0.02	\$ 724.65		
96671	3002 TRIBUTARY LN	WATERSCAPE PHASE 1, BLOCK C, LOT 11	\$ 385,787	\$ 0.16	\$ 0.16	\$ 0.02	\$ 0.02	\$ 703.99		
96672	3006 TRIBUTARY LN	WATERSCAPE PHASE 1, BLOCK C, LOT 12	\$ 480,826	\$ 0.16	\$ 0.16	\$ 0.02	\$ 0.02	\$ 877.42		
96673	3010 TRIBUTARY LN	WATERSCAPE PHASE 1, BLOCK C, LOT 13	\$ 403,996	\$ 0.16	\$ 0.16	\$ 0.02	\$ 0.02	\$ 737.22		
96674	3014 TRIBUTARY LN	WATERSCAPE PHASE 1, BLOCK C, LOT 14	\$ 363,551	\$ 0.16	\$ 0.16	\$ 0.02	\$ 0.02	\$ 663.42		
96675	3018 TRIBUTARY LN	WATERSCAPE PHASE 1, BLOCK C, LOT 15	\$ 468,028	\$ 0.16	\$ 0.16	\$ 0.02	\$ 0.02	\$ 854.07		
96676	3022 TRIBUTARY LN	WATERSCAPE PHASE 1, BLOCK C, LOT 16	\$ 440,845	\$ 0.16	\$ 0.16	\$ 0.02	\$ 0.02	\$ 804.47		
96677	3026 TRIBUTARY LN	WATERSCAPE PHASE 1, BLOCK C, LOT 17	\$ 468,339	\$ 0.16	\$ 0.16	\$ 0.02	\$ 0.02	\$ 854.64		
96678	3030 TRIBUTARY LN	WATERSCAPE PHASE 1, BLOCK C, LOT 18	\$ 434,052	\$ 0.16	\$ 0.16	\$ 0.02	\$ 0.02	\$ 792.07		
96679	3034 TRIBUTARY LN	WATERSCAPE PHASE 1, BLOCK C, LOT 19	\$ 406,205	\$ 0.16	\$ 0.16	\$ 0.02	\$ 0.02	\$ 741.25		
96680	3038 TRIBUTARY LN	WATERSCAPE PHASE 1, BLOCK C, LOT 20	\$ 460,027	\$ 0.16	\$ 0.16	\$ 0.02	\$ 0.02	\$ 839.47		
96681	2035 CLEARCREEK WAY	WATERSCAPE PHASE 1, BLOCK D, LOT 1	\$ 455,633	\$ 0.16	\$ 0.16	\$ 0.02	\$ 0.02	\$ 831.45		
96682	2031 CLEARCREEK WAY	WATERSCAPE PHASE 1, BLOCK D, LOT 2	\$ 501,399	\$ 0.16	\$ 0.16	\$ 0.02	\$ 0.02	\$ 914.97		
96683	2027 CLEARCREEK WAY	WATERSCAPE PHASE 1, BLOCK D, LOT 3	\$ 440,226	\$ 0.16	\$ 0.16	\$ 0.02	\$ 0.02	\$ 803.34		
96684	2023 CLEARCREEK WAY	WATERSCAPE PHASE 1, BLOCK D, LOT 4	\$ 364,506	\$ 0.16	\$ 0.16	\$ 0.02	\$ 0.02	\$ 665.16		
96685	2019 CLEARCREEK WAY	WATERSCAPE PHASE 1, BLOCK D, LOT 5	\$ 397,644	\$ 0.16	\$ 0.16	\$ 0.02	\$ 0.02	\$ 725.63		
96686	2015 CLEARCREEK WAY	WATERSCAPE PHASE 1, BLOCK D, LOT 6	\$ 483,753	\$ 0.16	\$ 0.16	\$ 0.02	\$ 0.02	\$ 882.77		
96687	2011 CLEARCREEK WAY	WATERSCAPE PHASE 1, BLOCK D, LOT 7	\$ 396,742	\$ 0.16	\$ 0.16	\$ 0.02	\$ 0.02	\$ 723.99		
96688	2007 CLEARCREEK WAY	WATERSCAPE PHASE 1, BLOCK D, LOT 8	\$ 464,506	\$ 0.16	\$ 0.16	\$ 0.02	\$ 0.02	\$ 847.64		
96689	1144 WATERSCAPE BLVD	WATERSCAPE PHASE 1, BLOCK D, LOT 9	\$ 340,440	\$ 0.16	\$ 0.16	\$ 0.02	\$ 0.02	\$ 621.24		
96690	1148 WATERSCAPE BLVD	WATERSCAPE PHASE 1, BLOCK D, LOT 10	\$ 377,850	\$ 0.16	\$ 0.16	\$ 0.02	\$ 0.02	\$ 689.51		
96691	1152 WATERSCAPE BLVD	WATERSCAPE PHASE 1, BLOCK D, LOT 11	\$ 348,937	\$ 0.16	\$ 0.16	\$ 0.02	\$ 0.02	\$ 636.75		
96692	1156 WATERSCAPE BLVD	WATERSCAPE PHASE 1, BLOCK D, LOT 12	\$ 338,845	\$ 0.16	\$ 0.16	\$ 0.02	\$ 0.02	\$ 618.33		
96693	1160 WATERSCAPE BLVD	WATERSCAPE PHASE 1, BLOCK D, LOT 13	\$ 350,863	\$ 0.16	\$ 0.16	\$ 0.02	\$ 0.02	\$ 640.26		
96694	1164 WATERSCAPE BLVD	WATERSCAPE PHASE 1, BLOCK D, LOT 14	\$ 308,185	\$ 0.16	\$ 0.16	\$ 0.02	\$ 0.02	\$ 562.38		
96695	1168 WATERSCAPE BLVD	WATERSCAPE PHASE 1, BLOCK D, LOT 15	\$ 327,259	\$ 0.16	\$ 0.16	\$ 0.02	\$ 0.02	\$ 597.19		
96696	1172 WATERSCAPE BLVD	WATERSCAPE PHASE 1, BLOCK D, LOT 16	\$ 325,791	\$ 0.16	\$ 0.16	\$ 0.02	\$ 0.02	\$ 594.51		
96697	1176 WATERSCAPE BLVD	WATERSCAPE PHASE 1, BLOCK D, LOT 17	\$ 308,853	\$ 0.16	\$ 0.16	\$ 0.02	\$ 0.02	\$ 563.60		
96698	1180 WATERSCAPE BLVD	WATERSCAPE PHASE 1, BLOCK D, LOT 18	\$ 328,845	\$ 0.16	\$ 0.16	\$ 0.02	\$ 0.02	\$ 600.09		
96699	1184 WATERSCAPE BLVD	WATERSCAPE PHASE 1, BLOCK D, LOT 19	\$ 341,770	\$ 0.16	\$ 0.16	\$ 0.02	\$ 0.02	\$ 623.67		
96700	1188 WATERSCAPE BLVD	WATERSCAPE PHASE 1, BLOCK D, LOT 20	\$ 358,655	\$ 0.16	\$ 0.16	\$ 0.02	\$ 0.02	\$ 654.48		
96701	1011 WATERSCAPE BLVD	WATERSCAPE PHASE 1, BLOCK E, LOT 1	\$ 110,000	\$ 0.16	\$ 0.16	\$ 0.02	\$ 0.02	\$ 200.73		
96702	1015 WATERSCAPE BLVD	WATERSCAPE PHASE 1, BLOCK E, LOT 2	\$ 110,000	\$ 0.16	\$ 0.16	\$ 0.02	\$ 0.02	\$ 200.73		
96703	1019 WATERSCAPE BLVD	WATERSCAPE PHASE 1, BLOCK E, LOT 3	\$ 435,364	\$ 0.16	\$ 0.16	\$ 0.02	\$ 0.02	\$ 794.46		
96704	2014 SLOW STREAM DR	WATERSCAPE PHASE 1, BLOCK E, LOT 4	\$ 470,862	\$ 0.16	\$ 0.16	\$ 0.02	\$ 0.02	\$ 859.24		
96705	2010 SLOW STREAM DR	WATERSCAPE PHASE 1, BLOCK E, LOT 5	\$ 441,589	\$ 0.16	\$ 0.16	\$ 0.02	\$ 0.02	\$ 805.82		
96706	2006 SLOW STREAM DR	WATERSCAPE PHASE 1, BLOCK E, LOT 6	\$ 402,451	\$ 0.16	\$ 0.16	\$ 0.02	\$ 0.02	\$ 734.40		
96707	1002 WATERCOURSE PL	WATERSCAPE PHASE 1, BLOCK F, LOT 1	\$ 358,799	\$ 0.16	\$ 0.16	\$ 0.02	\$ 0.02	\$ 654.75		
96708	1006 WATERCOURSE PL	WATERSCAPE PHASE 1, BLOCK F, LOT 2	\$ 312,154	\$ 0.16	\$ 0.16	\$ 0.02	\$ 0.02	\$ 569.63		
96709	1010 WATERCOURSE PL	WATERSCAPE PHASE 1, BLOCK F, LOT 3	\$ 411,357	\$ 0.16	\$ 0.16	\$ 0.02	\$ 0.02	\$ 750.66		
96710	1014 WATERCOURSE PL	WATERSCAPE PHASE 1, BLOCK F, LOT 4	\$ 110,000	\$ 0.16	\$ 0.16	\$ 0.02	\$ 0.02	\$ 200.73		
96711	1018 WATERCOURSE PL	WATERSCAPE PHASE 1, BLOCK F, LOT 5	\$ 300,470	\$ 0.16	\$ 0.16	\$ 0.02	\$ 0.02	\$ 548.31		
96712	1022 WATERCOURSE PL	WATERSCAPE PHASE 1, BLOCK F, LOT 6	\$ 307,348	\$ 0.16	\$ 0.16	\$ 0.02	\$ 0.02	\$ 560.86		
96713	1026 WATERCOURSE PL	WATERSCAPE PHASE 1, BLOCK F, LOT 7	\$ 465,379	\$ 0.16	\$ 0.16	\$ 0.02	\$ 0.02	\$ 849.24		
96714	1030 WATERCOURSE PL	WATERSCAPE PHASE 1, BLOCK F, LOT 8	\$ 386,881	\$ 0.16	\$ 0.16	\$ 0.02	\$ 0.02	\$ 705.99		
96715	1034 WATERCOURSE PL	WATERSCAPE PHASE 1, BLOCK F, LOT 9	\$ 110,000	\$ 0.16	\$ 0.16	\$ 0.02	\$ 0.02	\$ 200.73		
96716	1038 WATERCOURSE PL	WATERSCAPE PHASE 1, BLOCK F, LOT 10	\$ 110,000	\$ 0.16	\$ 0.16	\$ 0.02	\$ 0.02	\$ 200.73		
96717	1042 WATERCOURSE PL	WATERSCAPE PHASE 1, BLOCK F, LOT 11	\$ 472,282	\$ 0.16	\$ 0.16	\$ 0.02	\$ 0.02	\$ 861.83		
96718	1046 WATERCOURSE PL	WATERSCAPE PHASE 1, BLOCK F, LOT 12	\$ 364,279	\$ 0.16	\$ 0.16	\$ 0.02	\$ 0.02	\$ 664.75		
96719	1050 WATERCOURSE PL	WATERSCAPE PHASE 1, BLOCK F, LOT 13	\$ 463,853	\$ 0.16	\$ 0.16	\$ 0.02	\$ 0.02	\$ 846.45		
96720	2151 BROOKSIDE DR	WATERSCAPE PHASE 1, BLOCK F, LOT 14	\$ 357,228	\$ 0.16	\$ 0.16	\$ 0.02	\$ 0.02	\$ 651.88		
96721	2147 BROOKSIDE DR	WATERSCAPE PHASE 1, BLOCK F, LOT 15	\$ 426,008	\$ 0.16	\$ 0.16	\$ 0.02	\$ 0.02	\$ 777.39		

Property ID <sup>[a]</sup>	Address	Lot and Block <sup>[b]</sup>	Appraised Value <sup>[c]</sup>	A		B		O&M Annual Collection Costs <sup>[d]</sup>	D = (A ÷ 100) × (B + C)	Annual Installment due 1/31/2026
						Public Safety and Road Maintenance Assessment	C			
96722	2143 BROOKSIDE DR	WATERSCAPE PHASE 1, BLOCK F, LOT 16	\$ 346,121	\$	0.16	\$	0.02	\$	631.61	
96723	2139 BROOKSIDE DR	WATERSCAPE PHASE 1, BLOCK F, LOT 17	\$ 381,405	\$	0.16	\$	0.02	\$	696.00	
96724	2135 BROOKSIDE DR	WATERSCAPE PHASE 1, BLOCK F, LOT 18	\$ 395,556	\$	0.16	\$	0.02	\$	721.82	
96725	2131 BROOKSIDE DR	WATERSCAPE PHASE 1, BLOCK F, LOT 19	\$ 310,560	\$	0.16	\$	0.02	\$	566.72	
96726	2127 BROOKSIDE DR	WATERSCAPE PHASE 1, BLOCK F, LOT 20	\$ 362,191	\$	0.16	\$	0.02	\$	660.94	
96727	2123 BROOKSIDE DR	WATERSCAPE PHASE 1, BLOCK F, LOT 21	\$ 372,313	\$	0.16	\$	0.02	\$	679.41	
96728	2119 BROOKSIDE DR	WATERSCAPE PHASE 1, BLOCK F, LOT 22	\$ 382,993	\$	0.16	\$	0.02	\$	698.90	
96729	2115 BROOKSIDE DR	WATERSCAPE PHASE 1, BLOCK F, LOT 23	\$ 388,768	\$	0.16	\$	0.02	\$	709.43	
96730	2111 BROOKSIDE DR	WATERSCAPE PHASE 1, BLOCK F, LOT 24	\$ 371,002	\$	0.16	\$	0.02	\$	677.01	
96731	2107 BROOKSIDE DR	WATERSCAPE PHASE 1, BLOCK F, LOT 25	\$ 357,690	\$	0.16	\$	0.02	\$	652.72	
96732	2103 BROOKSIDE DR	WATERSCAPE PHASE 1, BLOCK F, LOT 26	\$ 376,460	\$	0.16	\$	0.02	\$	686.97	
96733	1185 WATERSCAPE BLVD	WATERSCAPE PHASE 1, BLOCK G, LOT 1	\$ 388,625	\$	0.16	\$	0.02	\$	709.17	
96734	1181 WATERSCAPE BLVD	WATERSCAPE PHASE 1, BLOCK G, LOT 2	\$ 391,224	\$	0.16	\$	0.02	\$	713.92	
96735	1175 WATERSCAPE BLVD	WATERSCAPE PHASE 1, BLOCK G, LOT 3	\$ 359,947	\$	0.16	\$	0.02	\$	656.84	
96736	1167 WATERSCAPE BLVD	WATERSCAPE PHASE 1, BLOCK G, LOT 4	\$ 346,925	\$	0.16	\$	0.02	\$	633.08	
96737	1159 WATERSCAPE BLVD	WATERSCAPE PHASE 1, BLOCK G, LOT 5	\$ 330,121	\$	0.16	\$	0.02	\$	602.41	
96738	1155 WATERSCAPE BLVD	WATERSCAPE PHASE 1, BLOCK G, LOT 6	\$ 356,403	\$	0.16	\$	0.02	\$	650.37	
96739	1151 WATERSCAPE BLVD	WATERSCAPE PHASE 1, BLOCK G, LOT 7	\$ 306,262	\$	0.16	\$	0.02	\$	558.88	
96740	1147 WATERSCAPE BLVD	WATERSCAPE PHASE 1, BLOCK G, LOT 8	\$ 380,777	\$	0.16	\$	0.02	\$	694.85	
96741	1143 WATERSCAPE BLVD	WATERSCAPE PHASE 1, BLOCK G, LOT 9	\$ 356,793	\$	0.16	\$	0.02	\$	651.09	
96742	1139 WATERSCAPE BLVD	WATERSCAPE PHASE 1, BLOCK G, LOT 10	\$ 375,658	\$	0.16	\$	0.02	\$	685.51	
96743	1135 WATERSCAPE BLVD	WATERSCAPE PHASE 1, BLOCK G, LOT 11	\$ 332,534	\$	0.16	\$	0.02	\$	606.82	
96744	1131 WATERSCAPE BLVD	WATERSCAPE PHASE 1, BLOCK G, LOT 12	\$ 362,733	\$	0.16	\$	0.02	\$	661.93	
96745	1127 WATERSCAPE BLVD	WATERSCAPE PHASE 1, BLOCK G, LOT 13	\$ 349,773	\$	0.16	\$	0.02	\$	638.28	
96746	1123 WATERSCAPE BLVD	WATERSCAPE PHASE 1, BLOCK G, LOT 14	\$ 332,362	\$	0.16	\$	0.02	\$	606.50	
96747	1119 WATERSCAPE BLVD	WATERSCAPE PHASE 1, BLOCK G, LOT 15	\$ 352,847	\$	0.16	\$	0.02	\$	643.88	
96748	1115 WATERSCAPE BLVD	WATERSCAPE PHASE 1, BLOCK G, LOT 16	\$ 308,853	\$	0.16	\$	0.02	\$	563.60	
96749	1111 WATERSCAPE BLVD	WATERSCAPE PHASE 1, BLOCK G, LOT 17	\$ 371,004	\$	0.16	\$	0.02	\$	677.02	
96750	1107 WATERSCAPE BLVD	WATERSCAPE PHASE 1, BLOCK G, LOT 18	\$ 356,793	\$	0.16	\$	0.02	\$	651.09	
96751	1103 WATERSCAPE BLVD	WATERSCAPE PHASE 1, BLOCK G, LOT 19	\$ 385,752	\$	0.16	\$	0.02	\$	703.93	
96752	2106 SLOW STREAM DR	WATERSCAPE PHASE 1, BLOCK G, LOT 20	\$ 323,651	\$	0.16	\$	0.02	\$	590.61	
96753	2110 SLOW STREAM DR	WATERSCAPE PHASE 1, BLOCK G, LOT 21	\$ 350,104	\$	0.16	\$	0.02	\$	638.88	
96754	2114 SLOW STREAM DR	WATERSCAPE PHASE 1, BLOCK G, LOT 22	\$ 326,130	\$	0.16	\$	0.02	\$	595.13	
96755	2118 SLOW STREAM DR	WATERSCAPE PHASE 1, BLOCK G, LOT 23	\$ 392,660	\$	0.16	\$	0.02	\$	716.54	
96756	2122 SLOW STREAM DR	WATERSCAPE PHASE 1, BLOCK G, LOT 24	\$ 381,051	\$	0.16	\$	0.02	\$	695.35	
96757	2126 SLOW STREAM DR	WATERSCAPE PHASE 1, BLOCK G, LOT 25	\$ 324,893	\$	0.16	\$	0.02	\$	592.87	
96758	2130 SLOW STREAM DR	WATERSCAPE PHASE 1, BLOCK G, LOT 26	\$ 323,020	\$	0.16	\$	0.02	\$	589.46	
96759	2134 SLOW STREAM DR	WATERSCAPE PHASE 1, BLOCK G, LOT 27	\$ 323,431	\$	0.16	\$	0.02	\$	590.21	
96760	2138 SLOW STREAM DR	WATERSCAPE PHASE 1, BLOCK G, LOT 28	\$ 378,518	\$	0.16	\$	0.02	\$	690.73	
96761	2142 SLOW STREAM DR	WATERSCAPE PHASE 1, BLOCK G, LOT 29	\$ 368,295	\$	0.16	\$	0.02	\$	672.07	
96762	2146 SLOW STREAM DR	WATERSCAPE PHASE 1, BLOCK G, LOT 30	\$ 381,051	\$	0.16	\$	0.02	\$	695.35	
96763	2150 SLOW STREAM DR	WATERSCAPE PHASE 1, BLOCK G, LOT 31	\$ 345,426	\$	0.16	\$	0.02	\$	630.34	
96764	2154 SLOW STREAM DR	WATERSCAPE PHASE 1, BLOCK G, LOT 32	\$ 326,657	\$	0.16	\$	0.02	\$	596.09	
96765	2158 SLOW STREAM DR	WATERSCAPE PHASE 1, BLOCK G, LOT 33	\$ 374,841	\$	0.16	\$	0.02	\$	684.02	
96766	2162 SLOW STREAM DR	WATERSCAPE PHASE 1, BLOCK G, LOT 34	\$ 321,770	\$	0.16	\$	0.02	\$	587.17	
96767	2166 SLOW STREAM DR	WATERSCAPE PHASE 1, BLOCK G, LOT 35	\$ 372,434	\$	0.16	\$	0.02	\$	679.63	
96768	2170 SLOW STREAM DR	WATERSCAPE PHASE 1, BLOCK G, LOT 36	\$ 381,734	\$	0.16	\$	0.02	\$	696.60	
96769	2174 SLOW STREAM DR	WATERSCAPE PHASE 1, BLOCK G, LOT 37	\$ 346,558	\$	0.16	\$	0.02	\$	632.41	
96770	2178 SLOW STREAM DR	WATERSCAPE PHASE 1, BLOCK G, LOT 38	\$ 331,101	\$	0.16	\$	0.02	\$	604.20	
96771	2182 SLOW STREAM DR	WATERSCAPE PHASE 1, BLOCK G, LOT 39	\$ 362,191	\$	0.16	\$	0.02	\$	660.94	
96772	2186 SLOW STREAM DR	WATERSCAPE PHASE 1, BLOCK G, LOT 40	\$ 351,206	\$	0.16	\$	0.02	\$	640.89	
96773	2190 SLOW STREAM DR	WATERSCAPE PHASE 1, BLOCK G, LOT 41	\$ 304,669	\$	0.16	\$	0.02	\$	555.97	
96774	2194 SLOW STREAM DR	WATERSCAPE PHASE 1, BLOCK G, LOT 42	\$ 359,055	\$	0.16	\$	0.02	\$	655.21	
96775	2167 SLOW STREAM DR	WATERSCAPE PHASE 1, BLOCK H, LOT 1	\$ 323,637	\$	0.16	\$	0.02	\$	590.58	
96776	2163 SLOW STREAM DR	WATERSCAPE PHASE 1, BLOCK H, LOT 2	\$ 325,665	\$	0.16	\$	0.02	\$	594.28	
96777	2159 SLOW STREAM DR	WATERSCAPE PHASE 1, BLOCK H, LOT 3	\$ 378,911	\$	0.16	\$	0.02	\$	691.45	
96778	2155 SLOW STREAM DR	WATERSCAPE PHASE 1, BLOCK H, LOT 4	\$ 388,146	\$	0.16	\$	0.02	\$	708.30	
96779	2151 SLOW STREAM DR	WATERSCAPE PHASE 1, BLOCK H, LOT 5	\$ 418,709	\$	0.16	\$	0.02	\$	764.07	
96780	2147 SLOW STREAM DR	WATERSCAPE PHASE 1, BLOCK H, LOT 6	\$ 399,315	\$	0.16	\$	0.02	\$	728.68	
96781	2143 SLOW STREAM DR	WATERSCAPE PHASE 1, BLOCK H, LOT 7	\$ 346,067	\$	0.16	\$	0.02	\$	631.51	

Property ID <sup>[a]</sup>	Address	Lot and Block <sup>[b]</sup>	Appraised Value <sup>[c]</sup>	A		B		C		D = (A ÷ 100) × (B + C)	Annual Installment due 1/31/2026
						Public Safety and Road Maintenance Assessment		O&M Annual Collection Costs <sup>[d]</sup>			
96782	2139 SLOW STREAM DR	WATERSCAPE PHASE 1, BLOCK H, LOT 8	\$ 362,958	\$	0.16	\$	0.02	\$		662.34	
96783	2135 SLOW STREAM DR	WATERSCAPE PHASE 1, BLOCK H, LOT 9	\$ 346,677	\$	0.16	\$	0.02	\$		632.63	
96784	2131 SLOW STREAM DR	WATERSCAPE PHASE 1, BLOCK H, LOT 10	\$ 405,001	\$	0.16	\$	0.02	\$		739.06	
96785	2127 SLOW STREAM DR	WATERSCAPE PHASE 1, BLOCK H, LOT 11	\$ 369,611	\$	0.16	\$	0.02	\$		674.48	
96786	2123 SLOW STREAM DR	WATERSCAPE PHASE 1, BLOCK H, LOT 12	\$ 324,854	\$	0.16	\$	0.02	\$		592.80	
96787	2119 SLOW STREAM DR	WATERSCAPE PHASE 1, BLOCK H, LOT 13	\$ 296,122	\$	0.16	\$	0.02	\$		540.37	
96788	2115 SLOW STREAM DR	WATERSCAPE PHASE 1, BLOCK H, LOT 14	\$ 311,456	\$	0.16	\$	0.02	\$		568.35	
96789	2111 SLOW STREAM DR	WATERSCAPE PHASE 1, BLOCK H, LOT 15	\$ 331,129	\$	0.16	\$	0.02	\$		604.25	
96790	2107 SLOW STREAM DR	WATERSCAPE PHASE 1, BLOCK H, LOT 16	\$ 378,492	\$	0.16	\$	0.02	\$		690.68	
96791	2103 SLOW STREAM DR	WATERSCAPE PHASE 1, BLOCK H, LOT 17	\$ 388,481	\$	0.16	\$	0.02	\$		708.91	
96920	2102 MOSSBROOK DR	WATERSCAPE PHASE 1, BLOCK H, LOT 18	\$ 395,332	\$	0.16	\$	0.02	\$		721.41	
96921	2106 MOSSBROOK DR	WATERSCAPE PHASE 1, BLOCK H, LOT 19	\$ 348,511	\$	0.16	\$	0.02	\$		635.97	
96922	2110 MOSSBROOK DR	WATERSCAPE PHASE 1, BLOCK H, LOT 20	\$ 323,081	\$	0.16	\$	0.02	\$		589.57	
96923	2114 MOSSBROOK DR	WATERSCAPE PHASE 1, BLOCK H, LOT 21	\$ 382,671	\$	0.16	\$	0.02	\$		698.31	
96924	2118 MOSSBROOK DR	WATERSCAPE PHASE 1, BLOCK H, LOT 22	\$ 370,589	\$	0.16	\$	0.02	\$		676.26	
96925	2122 MOSSBROOK DR	WATERSCAPE PHASE 1, BLOCK H, LOT 23	\$ 391,537	\$	0.16	\$	0.02	\$		714.49	
96926	2126 MOSSBROOK DR	WATERSCAPE PHASE 1, BLOCK H, LOT 24	\$ 316,408	\$	0.16	\$	0.02	\$		577.39	
96927	2130 MOSSBROOK DR	WATERSCAPE PHASE 1, BLOCK H, LOT 25	\$ 325,759	\$	0.16	\$	0.02	\$		594.45	
96928	2134 MOSSBROOK DR	WATERSCAPE PHASE 1, BLOCK H, LOT 26	\$ 369,154	\$	0.16	\$	0.02	\$		673.64	
96929	2138 MOSSBROOK DR	WATERSCAPE PHASE 1, BLOCK H, LOT 27	\$ 425,242	\$	0.16	\$	0.02	\$		775.99	
96930	2142 MOSSBROOK DR	WATERSCAPE PHASE 1, BLOCK H, LOT 28	\$ 392,526	\$	0.16	\$	0.02	\$		716.29	
96931	2146 MOSSBROOK DR	WATERSCAPE PHASE 1, BLOCK H, LOT 29	\$ 395,634	\$	0.16	\$	0.02	\$		721.96	
96932	2150 MOSSBROOK DR	WATERSCAPE PHASE 1, BLOCK H, LOT 30	\$ 310,928	\$	0.16	\$	0.02	\$		567.39	
96933	2154 MOSSBROOK DR	WATERSCAPE PHASE 1, BLOCK H, LOT 31	\$ 327,162	\$	0.16	\$	0.02	\$		597.01	
96934	2158 MOSSBROOK DR	WATERSCAPE PHASE 1, BLOCK H, LOT 32	\$ 329,147	\$	0.16	\$	0.02	\$		600.64	
96935	2162 MOSSBROOK DR	WATERSCAPE PHASE 1, BLOCK H, LOT 33	\$ 391,021	\$	0.16	\$	0.02	\$		713.55	
96936	2166 MOSSBROOK DR	WATERSCAPE PHASE 1, BLOCK H, LOT 34	\$ 380,777	\$	0.16	\$	0.02	\$		694.85	
96937	2167 MOSSBROOK DR	WATERSCAPE PHASE 1, BLOCK I, LOT 1	\$ 312,375	\$	0.16	\$	0.02	\$		570.03	
96938	2163 MOSSBROOK DR	WATERSCAPE PHASE 1, BLOCK I, LOT 2	\$ 402,627	\$	0.16	\$	0.02	\$		734.72	
96939	2159 MOSSBROOK DR	WATERSCAPE PHASE 1, BLOCK I, LOT 3	\$ 418,406	\$	0.16	\$	0.02	\$		763.52	
96940	2155 MOSSBROOK DR	WATERSCAPE PHASE 1, BLOCK I, LOT 4	\$ 380,249	\$	0.16	\$	0.02	\$		693.89	
96941	2151 MOSSBROOK DR	WATERSCAPE PHASE 1, BLOCK I, LOT 5	\$ 409,225	\$	0.16	\$	0.02	\$		746.76	
96942	2147 MOSSBROOK DR	WATERSCAPE PHASE 1, BLOCK I, LOT 6	\$ 390,154	\$	0.16	\$	0.02	\$		711.96	
96943	2143 MOSSBROOK DR	WATERSCAPE PHASE 1, BLOCK I, LOT 7	\$ 314,250	\$	0.16	\$	0.02	\$		573.45	
96944	2139 MOSSBROOK DR	WATERSCAPE PHASE 1, BLOCK I, LOT 8	\$ 301,295	\$	0.16	\$	0.02	\$		549.81	
96945	2135 MOSSBROOK DR	WATERSCAPE PHASE 1, BLOCK I, LOT 9	\$ 329,633	\$	0.16	\$	0.02	\$		601.52	
96946	2131 MOSSBROOK DR	WATERSCAPE PHASE 1, BLOCK I, LOT 10	\$ 396,985	\$	0.16	\$	0.02	\$		724.43	
96947	2127 MOSSBROOK DR	WATERSCAPE PHASE 1, BLOCK I, LOT 11	\$ 372,072	\$	0.16	\$	0.02	\$		678.97	
96948	2123 MOSSBROOK DR	WATERSCAPE PHASE 1, BLOCK I, LOT 12	\$ 348,261	\$	0.16	\$	0.02	\$		635.52	
96949	2119 MOSSBROOK DR	WATERSCAPE PHASE 1, BLOCK I, LOT 13	\$ 345,695	\$	0.16	\$	0.02	\$		630.83	
96950	2115 MOSSBROOK DR	WATERSCAPE PHASE 1, BLOCK I, LOT 14	\$ 405,948	\$	0.16	\$	0.02	\$		740.78	
96951	2111 MOSSBROOK DR	WATERSCAPE PHASE 1, BLOCK I, LOT 15	\$ 388,614	\$	0.16	\$	0.02	\$		709.15	
96952	2030 BROOKSIDE DR	WATERSCAPE PHASE 1, BLOCK I, LOT 16	\$ 385,959	\$	0.16	\$	0.02	\$		704.31	
96953	2034 BROOKSIDE DR	WATERSCAPE PHASE 1, BLOCK I, LOT 17	\$ 388,616	\$	0.16	\$	0.02	\$		709.16	
96954	2038 BROOKSIDE DR	WATERSCAPE PHASE 1, BLOCK I, LOT 18	\$ 367,838	\$	0.16	\$	0.02	\$		671.24	
96955	2042 BROOKSIDE DR	WATERSCAPE PHASE 1, BLOCK I, LOT 19	\$ 326,657	\$	0.16	\$	0.02	\$		596.09	
96956	2046 BROOKSIDE DR	WATERSCAPE PHASE 1, BLOCK I, LOT 20	\$ 362,764	\$	0.16	\$	0.02	\$		661.98	
96957	2050 BROOKSIDE DR	WATERSCAPE PHASE 1, BLOCK I, LOT 21	\$ 401,849	\$	0.16	\$	0.02	\$		733.30	
96958	2110 CLEAR BRANCH WAY	WATERSCAPE PHASE 1, BLOCK I, LOT 22	\$ 388,813	\$	0.16	\$	0.02	\$		709.52	
96959	2114 CLEAR BRANCH WAY	WATERSCAPE PHASE 1, BLOCK I, LOT 23	\$ 412,000	\$	0.16	\$	0.02	\$		751.83	
96960	2118 CLEAR BRANCH WAY	WATERSCAPE PHASE 1, BLOCK I, LOT 24	\$ 397,585	\$	0.16	\$	0.02	\$		725.52	
96961	2122 CLEAR BRANCH WAY	WATERSCAPE PHASE 1, BLOCK I, LOT 25	\$ 314,575	\$	0.16	\$	0.02	\$		574.05	
96962	2126 CLEAR BRANCH WAY	WATERSCAPE PHASE 1, BLOCK I, LOT 26	\$ 331,717	\$	0.16	\$	0.02	\$		605.33	
96963	2130 CLEAR BRANCH WAY	WATERSCAPE PHASE 1, BLOCK I, LOT 27	\$ 344,081	\$	0.16	\$	0.02	\$		627.89	
96964	2134 CLEAR BRANCH WAY	WATERSCAPE PHASE 1, BLOCK I, LOT 28	\$ 396,392	\$	0.16	\$	0.02	\$		723.35	
96965	2138 CLEAR BRANCH WAY	WATERSCAPE PHASE 1, BLOCK I, LOT 29	\$ 418,350	\$	0.16	\$	0.02	\$		763.42	
96966	2142 CLEAR BRANCH WAY	WATERSCAPE PHASE 1, BLOCK I, LOT 30	\$ 361,923	\$	0.16	\$	0.02	\$		660.45	
96967	2146 CLEAR BRANCH WAY	WATERSCAPE PHASE 1, BLOCK I, LOT 31	\$ 323,635	\$	0.16	\$	0.02	\$		590.58	
96968	2150 CLEAR BRANCH WAY	WATERSCAPE PHASE 1, BLOCK I, LOT 32	\$ 364,133	\$	0.16	\$	0.02	\$		664.48	
96969	2154 CLEAR BRANCH WAY	WATERSCAPE PHASE 1, BLOCK I, LOT 33	\$ 406,202	\$	0.16	\$	0.02	\$		741.25	

Property ID <sup>[a]</sup>	Address	Lot and Block <sup>[b]</sup>	Appraised Value <sup>[c]</sup>	A		B		C		D = (A ÷ 100) × (B + C)	Annual Installment due 1/31/2026
						Public Safety and Road Maintenance Assessment		O&M Annual Collection Costs <sup>[d]</sup>			
96970	2158 CLEAR BRANCH WAY	WATERSCAPE PHASE 1, BLOCK I, LOT 34	\$ 347,002	\$	0.16	\$	0.02	\$		633.22	
96971	2162 CLEAR BRANCH WAY	WATERSCAPE PHASE 1, BLOCK I, LOT 35	\$ 408,722	\$	0.16	\$	0.02	\$		745.85	
96972	2163 CLEAR BRANCH WAY	WATERSCAPE PHASE 1, BLOCK J, LOT 1	\$ 451,549	\$	0.16	\$	0.02	\$		824.00	
96973	2159 CLEAR BRANCH WAY	WATERSCAPE PHASE 1, BLOCK J, LOT 2	\$ 380,891	\$	0.16	\$	0.02	\$		695.06	
96974	2155 CLEAR BRANCH WAY	WATERSCAPE PHASE 1, BLOCK J, LOT 3	\$ 369,955	\$	0.16	\$	0.02	\$		675.10	
96975	2151 CLEAR BRANCH WAY	WATERSCAPE PHASE 1, BLOCK J, LOT 4	\$ 382,582	\$	0.16	\$	0.02	\$		698.15	
96976	2147 CLEAR BRANCH WAY	WATERSCAPE PHASE 1, BLOCK J, LOT 5	\$ 404,042	\$	0.16	\$	0.02	\$		737.31	
96977	2143 CLEAR BRANCH WAY	WATERSCAPE PHASE 1, BLOCK J, LOT 6	\$ 366,552	\$	0.16	\$	0.02	\$		668.89	
96978	2139 CLEAR BRANCH WAY	WATERSCAPE PHASE 1, BLOCK J, LOT 7	\$ 327,639	\$	0.16	\$	0.02	\$		597.88	
96979	2135 CLEAR BRANCH WAY	WATERSCAPE PHASE 1, BLOCK J, LOT 8	\$ 313,546	\$	0.16	\$	0.02	\$		572.17	
96980	2131 CLEAR BRANCH WAY	WATERSCAPE PHASE 1, BLOCK J, LOT 9	\$ 353,073	\$	0.16	\$	0.02	\$		644.30	
96981	2127 CLEAR BRANCH WAY	WATERSCAPE PHASE 1, BLOCK J, LOT 10	\$ 423,666	\$	0.16	\$	0.02	\$		773.12	
96982	2123 CLEAR BRANCH WAY	WATERSCAPE PHASE 1, BLOCK J, LOT 11	\$ 329,526	\$	0.16	\$	0.02	\$		601.33	
96983	2119 CLEAR BRANCH WAY	WATERSCAPE PHASE 1, BLOCK J, LOT 12	\$ 383,485	\$	0.16	\$	0.02	\$		699.79	
96984	2115 CLEAR BRANCH WAY	WATERSCAPE PHASE 1, BLOCK J, LOT 13	\$ 452,901	\$	0.16	\$	0.02	\$		826.47	
96985	2111 CLEAR BRANCH WAY	WATERSCAPE PHASE 1, BLOCK J, LOT 14	\$ 311,460	\$	0.16	\$	0.02	\$		568.36	
96986	2107 CLEAR BRANCH WAY	WATERSCAPE PHASE 1, BLOCK J, LOT 15	\$ 421,378	\$	0.16	\$	0.02	\$		768.94	
96987	2103 CLEAR BRANCH WAY	WATERSCAPE PHASE 1, BLOCK J, LOT 16	\$ 387,311	\$	0.16	\$	0.02	\$		706.78	
96988	4002 LAGOON PL	WATERSCAPE PHASE 1, BLOCK K, LOT 1	\$ 413,372	\$	0.16	\$	0.02	\$		754.33	
96989	4006 LAGOON PL	WATERSCAPE PHASE 1, BLOCK K, LOT 2	\$ 347,055	\$	0.16	\$	0.02	\$		633.32	
96990	4010 LAGOON PL	WATERSCAPE PHASE 1, BLOCK K, LOT 3	\$ 374,584	\$	0.16	\$	0.02	\$		683.55	
96991	4014 LAGOON PL	WATERSCAPE PHASE 1, BLOCK K, LOT 4	\$ 328,961	\$	0.16	\$	0.02	\$		600.30	
96992	4018 LAGOON PL	WATERSCAPE PHASE 1, BLOCK K, LOT 5	\$ 368,089	\$	0.16	\$	0.02	\$		671.70	
96993	4022 LAGOON PL	WATERSCAPE PHASE 1, BLOCK K, LOT 6	\$ 407,799	\$	0.16	\$	0.02	\$		744.16	
96994	4026 LAGOON PL	WATERSCAPE PHASE 1, BLOCK K, LOT 7	\$ 351,692	\$	0.16	\$	0.02	\$		641.78	
96995	4030 LAGOON PL	WATERSCAPE PHASE 1, BLOCK K, LOT 8	\$ 381,352	\$	0.16	\$	0.02	\$		695.90	
96996	4034 LAGOON PL	WATERSCAPE PHASE 1, BLOCK K, LOT 9	\$ 388,628	\$	0.16	\$	0.02	\$		709.18	
96997	4038 LAGOON PL	WATERSCAPE PHASE 1, BLOCK K, LOT 10	\$ 352,220	\$	0.16	\$	0.02	\$		642.74	
96998	4102 LAGOON PL	WATERSCAPE PHASE 1, BLOCK K, LOT 11	\$ 364,829	\$	0.16	\$	0.02	\$		665.75	
96999	4106 LAGOON PL	WATERSCAPE PHASE 1, BLOCK K, LOT 12	\$ 312,116	\$	0.16	\$	0.02	\$		569.56	
97000	4110 LAGOON PL	WATERSCAPE PHASE 1, BLOCK K, LOT 13	\$ 335,344	\$	0.16	\$	0.02	\$		611.94	
97001	5114 HUFFINES BLVD	WATERSCAPE PHASE 1, BLOCK K, LOT 14	\$ 348,529	\$	0.16	\$	0.02	\$		636.01	
97002	5110 HUFFINES BLVD	WATERSCAPE PHASE 1, BLOCK K, LOT 15	\$ 332,649	\$	0.16	\$	0.02	\$		607.03	
97003	5106 HUFFINES BLVD	WATERSCAPE PHASE 1, BLOCK K, LOT 16	\$ 331,466	\$	0.16	\$	0.02	\$		604.87	
97004	5102 HUFFINES BLVD	WATERSCAPE PHASE 1, BLOCK K, LOT 17	\$ 305,728	\$	0.16	\$	0.02	\$		557.90	
97005	2007 CLEAR BRANCH WAY	WATERSCAPE PHASE 1, BLOCK E, LOT 7	\$ 405,722	\$	0.16	\$	0.02	\$		740.37	
97006	2011 CLEAR BRANCH WAY	WATERSCAPE PHASE 1, BLOCK E, LOT 8	\$ 348,621	\$	0.16	\$	0.02	\$		636.17	
97007	2015 CLEAR BRANCH WAY	WATERSCAPE PHASE 1, BLOCK E, LOT 9	\$ 372,285	\$	0.16	\$	0.02	\$		679.36	
97008	2019 CLEAR BRANCH WAY	WATERSCAPE PHASE 1, BLOCK E, LOT 10	\$ 330,469	\$	0.16	\$	0.02	\$		603.05	
97009	2023 CLEAR BRANCH WAY	WATERSCAPE PHASE 1, BLOCK E, LOT 11	\$ 347,646	\$	0.16	\$	0.02	\$		634.39	
Total			\$ 101,379,464						\$	185,000.00	

**Footnotes:**

[a] Property ID list is subject to change based on the final certified rolls provided by the County prior to billing.

[b] Open Space lots are deemed as Non-Benefited Property and therefore do not pay Annual Installments and do not appear on the Assessment Roll.

[c] Per the Rockwall Central Appraisal District. Values being used for O&amp;M Annual Installment calculation are preliminary and not yet certified.

[d] Administrative costs equal approximately \$0.01808 per hundred dollars of value.

**EXHIBIT F-1 – DISTRICT LEGAL DESCRIPTION**

Exhibit A  
Legal Description of the Property

**METES AND BOUNDS DESCRIPTION OF THE PROPERTY**

BEING a tract of land located in the S.C. WRIGHT SURVEY, ABSTRACT NO. 218, Rockwall County, Texas and being part of a tract of land described in Deed to Parker Creek Estates, L.P. recorded in Volume 2855, Page 252 (Doc. No. 00272567), Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set at the intersection of the Easterly right-of-way line of F.M. 548, a variable width right-of-way, with the approximate centerline of Crenshaw Road, said point being the most Northerly corner of said Parker Creek Estates, L.P. tract;

THENCE South 46 degrees 24 minutes 20 seconds East, along the approximate centerline of said Crenshaw Road, a distance of 5123.44 feet to a 3/8 inch iron rod found at the most Easterly corner of said Parker Creek Estates, L.P. tract, said point being the most Northerly corner of a tract of land described in Deed to John H. Crenshaw, Jr., recorded in Volume 126, Page 887, Deed Records, Rockwall County, Texas;

THENCE South 43 degrees 47 minutes 21 seconds West, along the common line of said Parker Creek Estates, L.P. and John H. Crenshaw, Jr. tracts, a distance of 2697.97 feet to a 1 1/4 inch diameter axle found for corner at the most Southerly corner of said Parker Creek Estates, L.P. tract, said point being North 42 degrees 49 minutes 03 seconds West, a distance of 361.66 feet from the most Westerly corner of said John H. Crenshaw, Jr. tract, said point also being an ell corner of a tract of land described in Deed to Dean M. Gandy, recorded in Volume 688, Page 258, Deed Records, Rockwall County, Texas;

THENCE North 45 degrees 36 minutes 22 seconds West, along the common line of said Parker Creek Estates, L.P. and said Dean M. Gandy tracts, a distance of 4893.37 feet to a 1/2 inch iron rod found for corner in the East right-of-way line of said F.M. 548;

THENCE North 00 degrees 57 minutes 55 seconds West, along said East line, a distance of 169.42 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the right having a central angle of 44 degrees 32 minutes 00 seconds, a radius of 222.04 feet, and a chord bearing and distance of North 21 degrees 18 minutes 05 seconds East, 168.27 feet;

THENCE Westerly, along said curve to the right, an arc distance of 172.58 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

**Exhibit A**  
**Legal Description of the Property**

THENCE North 43 degrees 34 minutes 05 seconds East, along said Easterly right-of-way line, a distance of 2266.78 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE North 00 degrees 37 minutes 55 seconds West, a distance of 53.90 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE North 43 degrees 33 minutes 48 seconds East, a distance of 47.85 feet to the POINT OF BEGINNING and containing 310.202 acres of land, more or less.

## EXHIBIT F-2 – IMPROVEMENT AREA #1 LEGAL DESCRIPTION

Exhibit B-1  
Improvement Area #1 Legal DescriptionLAND DESCRIPTION  
EXHIBIT B

**BEING** a tract of land situated in the S. C. Wright Survey, Abstract No. 218, Rockwall County, Texas, and being a portion of a tract of land described in instrument to Parker Creek Estates, L. P., as recorded in Volume 2855, Page 252 of the Deed Records of Rockwall County, Texas (D.R.R.C.T.), and being more particularly described as follows:

**BEGINNING** at a 1/2 inch iron rod found at the most northerly corner of said Parker Creek Estates tract, said iron being in Crenshaw Road;

**THENCE**, South 46 degrees 24 minutes 19 seconds East (Record: South 44 degrees 12 minutes 25 seconds East!), generally along Crenshaw Road and the northeast line of said Parker Creek Estates tract, a distance of 730.30 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

**THENCE**, over and across said Parker Creek Estates tract the following courses:

South 43 degrees 35 minutes 41 seconds West, a distance of 40.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 11 degrees 34 minutes 06 seconds West, a distance of 229.95 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars", and being the beginning of a non-tangent curve to the right having a central angle of 04 degrees 43 minutes 25 seconds, a radius of 475.00 feet, subtended by a 39.15 foot chord which bears South 74 degrees 11 minutes 40 seconds East;

Along said curve to the left an arc distance of 39.16 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 18 degrees 10 minutes 02 seconds West, a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars", and being the beginning of a non-tangent curve to the right having a central angle of 03 degrees 20 minutes 31 seconds, a radius of 425.00 feet, subtended by a 24.79 foot chord which bears South 70 degrees 09 minutes 42 seconds East;

Along said curve to the right an arc distance of 24.79 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 11 degrees 48 minutes 18 seconds West, a distance of 196.86 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 09 degrees 17 minutes 01 seconds East, a distance of 47.99 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 13 degrees 52 minutes 06 seconds East, a distance of 48.00 feet to a 5/8 inch

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iron rod set with plastic cap stamped "Huitt-Zollars";

South 18 degrees 27 minutes 11 seconds East, a distance of 48.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 23 degrees 02 minutes 18 seconds East, a distance of 48.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 26 degrees 40 minutes 01 seconds East, a distance of 49.30 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 26 degrees 56 minutes 34 seconds East, a distance of 251.51 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 21 degrees 13 minutes 36 seconds East, a distance of 67.72 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 11 degrees 18 minutes 28 seconds East, a distance of 79.03 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 08 degrees 39 minutes 42 seconds East, a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 81 degrees 20 minutes 18 seconds West, a distance of 14.09 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 08 degrees 39 minutes 42 seconds East, a distance of 125.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 81 degrees 20 minutes 18 seconds West, a distance of 130.60 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 79 degrees 44 minutes 25 seconds West, a distance of 75.61 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 73 degrees 50 minutes 13 seconds West, a distance of 71.26 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 68 degrees 40 minutes 09 seconds West, a distance of 71.35 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 23 degrees 41 minutes 21 seconds East, a distance of 125.66 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 67 degrees 03 minutes 26 seconds East, a distance of 17.85 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

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South 22 degrees 11 minutes 47 seconds East, a distance of 70.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 67 degrees 31 minutes 06 seconds West, a distance of 6.13 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 20 degrees 14 minutes 39 seconds West, a distance of 13.76 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 63 degrees 15 minutes 26 seconds West, a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 26 degrees 42 minutes 31 seconds West, a distance of 0.62 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 72 degrees 32 minutes 29 seconds West, a distance of 13.82 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars", and being the beginning of a non-tangent curve to the left having a central angle of 39 degrees 34 minutes 26 seconds, a radius of 615.00 feet, subtended by a 416.38 foot chord which bears South 40 degrees 56 minutes 23 seconds West;

Along said curve to the left an arc distance of 424.78 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars", and being the beginning of a compound curve to the left having a central angle of 11 degrees 11 minutes 47 seconds, a radius of 1015.00 feet, subtended by a 198.03 foot chord which bears South 15 degrees 32 minutes 16 seconds West;

Along said curve to the left an arc distance of 198.36 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 80 degrees 03 minutes 37 seconds West, a distance of 70.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 67 degrees 10 minutes 01 seconds West, a distance of 101.05 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 60 degrees 15 minutes 07 seconds West, a distance of 71.17 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 54 degrees 12 minutes 34 seconds West, a distance of 71.17 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 47 degrees 25 minutes 43 seconds West, a distance of 71.13 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

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North 42 degrees 09 minutes 20 seconds West, a distance of 71.07 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 36 degrees 08 minutes 39 seconds West, a distance of 71.07 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 30 degrees 06 minutes 06 seconds West, a distance of 71.07 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 35 degrees 51 minutes 00 seconds West, a distance of 136.87 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 52 degrees 06 minutes 07 seconds West, a distance of 184.55 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 44 degrees 10 minutes 59 seconds West, a distance of 257.76 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 45 degrees 49 minutes 01 seconds East, a distance of 49.06 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

**THENCE**, South 44 degrees 10 minutes 59 seconds West, a distance of 340.30 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" on the southwesterly line of said Parker Creek Estates tract;

**THENCE**, North 45 degrees 36 minutes 34 seconds West (Record: North 44 degrees 24 minutes 00 seconds West), along the southwesterly line of said Parker Creek Estates tract, a distance of 906.63 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" on the easterly right-of-way line of F.M. 548, an 80-foot right-of-way, as described in instrument to the State of Texas, recorded in Volume 45, Page 363, D.R.R.C.T., from which a 1/2 inch iron rod found bears North 45 degrees 36 minutes 34 seconds West, a distance of 1.22 feet;

**THENCE**, along the southeasterly right-of-way line of F.M. 548 the following courses:

North 00 degrees 59 minutes 32 seconds West (Record: North 00 degrees 13 minutes 00 seconds West), a distance of 169.46 feet (Record: 168.85 feet) to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars", from which a 1/2 inch iron rod found with plastic cap stamped "DAA" bears North 53 degrees 42 minutes 06 seconds West, a distance of 1.45 feet, and being the beginning of a curve to the right having a central angle of 44 degrees 35 minutes 44 seconds (Record: 44 degrees 32 minutes 00 seconds), a radius of 222.04 feet, subtended by a 168.49 foot (Record: 168.27 foot) chord which bears North 21 degrees 18 minutes 20 seconds East (Record: North 22 degrees 29 minutes 00 seconds East);

Along said curve to the right an arc distance of 172.82 feet (Record: 172.58 feet) to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars", from which a 1/2 inch iron

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rod found with plastic cap stamped "DAA" bears South 83 degrees 41 minutes 55 seconds West, a distance of 2.97 feet;

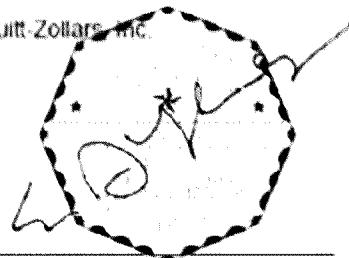
North 43 degrees 36 minutes 12 seconds East (Record: North 44 degrees 45 minutes 00 seconds East), a distance of 2137.73 feet (Record: 2137.55 feet) to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars", from which a 1/2 inch iron rod found bears North 53 degrees 45 minutes 52 seconds West, a distance of 0.38 feet, and being the beginning of a curve to the left having a central angle of 29 degrees 16 minutes 56 seconds (Record: 27 degrees 57 minutes 18 seconds), a radius of 317.64 feet, subtended by a 160.58 foot (Record: 153.45 foot) chord which bears North 28 degrees 57 minutes 44 seconds East (Record: North 30 degrees 46 minutes 21 seconds East);

Along said curve to the left an arc distance of 162.34 feet (Record: 154.98 feet) to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars", from which a 1/2 inch iron rod found with plastic cap stamped "DAA" bears South 40 degrees 09 minutes 44 seconds West, a distance of 5.18 feet, and a 1/2 inch iron rod found with plastic cap stamped "DAA" bears North 45 degrees 07 minutes 13 seconds East, a distance of 12.06 feet;

North 43 degrees 36 minutes 12 seconds East (Record: North 44 degrees 45 minutes 00 seconds East), a distance of 60.15 feet (Record: 66.67 feet) to the **POINT OF BEGINNING** and **CONTAINING** 79.50 Acres of land, more or less.

Bearings are based on the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum 1983 (2011).

For Huitt-Zollars, Inc.



Eric J. Yahoudi  
Registered Professional Land Surveyor  
Texas Registration No. 4862  
Huitt-Zollars, Inc.  
Firm Registration No. 10025600  
1717 McKinney Avenue, Suite 1400  
Dallas, Texas 75202-1236  
Ph. (214) 871-3311  
Email: yahoo@huitt-zollars.com

Date of Certification: 9/15/2017

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**APPENDIX A – BUYER DISCLOSURE**

*[Remainder of page intentionally left blank]*

**WATERSCAPE PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #1 –  
OPERATIONS AND MAINTENANCE BUYER DISCLOSURE**

**NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT**

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING<sup>1</sup> RETURN TO:

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NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO  
 CITY OF ROYSE CITY, TEXAS  
 CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

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

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

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

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

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

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

DATE:

DATE:

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SIGNATURE OF PURCHASER

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SIGNATURE OF PURCHASER

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

DATE:

DATE:

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SIGNATURE OF SELLER

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SIGNATURE OF SELLER]<sup>2</sup>

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

STATE OF TEXAS §  
 COUNTY OF \_\_\_\_\_ §  
 §

SIGNATURE OF PURCHASER

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

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas]<sup>3</sup>

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

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

DATE:

DATE:

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SIGNATURE OF SELLER

STATE OF TEXAS

§  
§  
§

COUNTY OF \_\_\_\_\_

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SIGNATURE OF SELLER

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

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas]<sup>4</sup>

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

Electronically Filed and Recorded  
Official Public Records  
Jennifer Fogg, County Clerk  
Rockwall County, Texas  
08/27/2025 12:16:22 PM  
Fee: 185.00  
Doc #: 20250000015536

Purchaser Signature Page to Final Notice with Current Information  
of Obligation to Pay Improvement District Assessment



*Jennifer Fogg*