



CITY OF FATE

ORDINANCE NO. O-2025-026

AN ORDINANCE OF THE CITY OF FATE, TEXAS, APPROVING THE 2025 ANNUAL SERVICE PLAN UPDATE AND 2025 ASSESSMENT ROLL FOR PUBLIC IMPROVEMENTS FOR THE WILLIAMSBURG EAST PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; MAKING VARIOUS FINDINGS AND PROVISIONS RELATED TO THE SUBJECT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Fate, Texas (the "City") is authorized under Chapter 372 of the Texas Local Government Code, as amended (the "Act"), to create a public improvement district within its corporate limits; and

WHEREAS, on July 6, 2020, the City Council passed and adopted Resolution No. 2020-043 which authorized the Williamsburg East Public Improvement District (the "District") in accordance with the City Council's findings as to the advisability of the public improvement projects described in the Petition and as to the advisability of creating the District; and

WHEREAS, on October 19, 2020, the City Council approved Ordinance No. O-2020-029, and the Service and Assessment Plan for the District (the "2020 Service and Assessment Plan"), adopting an Assessment Roll; and

WHEREAS, On August 15, 2022, the City Council passed and adopted Resolution No. R-2022-058, which served to amend the creation resolution, that increased the estimated costs of the Authorized Improvements for the District; and

WHEREAS, on September 6, 2022, the City Council approved Ordinance No. O-2022-031 and the 2022 Amended and Restated Service and Assessment Plan (the "2022 Plan") which served to amend and restate in its entirety the 2020 Service and Assessment Plan; and

WHEREAS, pursuant to Section 372.013 of the Act, the Service and Assessment Plan must cover a period of at least five years and must also define the annual indebtedness and projected costs for improvements and such Service and Assessment Plan must be reviewed and updated annually for the purpose of determining the annual budget for improvements; and

WHEREAS, the City requires that an update to the Service and Assessment Plan and the Assessment Rolls for the District for 2025 (the "2025 Annual Service Plan Update") be prepared, setting forth the annual budget for improvements and the annual installment for assessed properties in the District, and the City now desires to approve such 2025 Annual Service Plan Update; and

WHEREAS, the updated 2025 Annual Service Plan Update has been reviewed by the City Attorney for legal form and accuracy.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FATE, TEXAS:

SECTION 1. The findings and determinations set forth in the preambles hereto are hereby incorporated by reference for all purposes.

SECTION 2. Terms not otherwise defined herein are defined in 2025 Annual Service Plan Update attached hereto as **Exhibit A**.

SECTION 3. The 2025 Annual Service Plan Update is hereby approved and accepted by the City Council.

SECTION 4. If any provision, section, subsection, sentence, clause or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this Ordinance or the application to other persons or sets of circumstances shall not be affect thereby, it being the intent of the City Council that no portion hereof, or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any other portion here, and all provisions of this Ordinance are declared to be severable for that purpose.

SECTION 5. The City Secretary is directed to cause a copy of this Ordinance, including the 2025 Annual Service Plan Update, to be recorded in the real property records of the County on or before August 18, 2025. The City Secretary is further directed to similarly file each Annual Service Plan Update approved by the City Council, with each such filing to occur within seven days of the date each respective Annual Service Plan Update is approved.

SECTION 6. This Ordinance shall take effect from and after its final date of passage, and it is accordingly so ordered.

PASSED AND APPROVED by the City Council of the City of Fate, Texas, the 11th day of August 2025.



ATTEST:


Victoria Raduechel, TRMC, City Secretary

APPROVED:

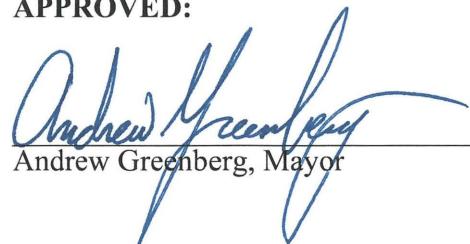

Andrew Greenberg, Mayor

Exhibit A
2025 Annual Service Plan Update

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WILLIAMSBURG EAST
PUBLIC IMPROVEMENT DISTRICT
2025 ANNUAL SERVICE PLAN UPDATE

AUGUST 11, 2025

INTRODUCTION

Capitalized terms used in this 2025 Annual Service Plan Update shall have the meanings set forth in the Williamsburg East Public Improvement District 2022 Amended and Restated Service and Assessment Plan (the “2022 SAP”), used for levying the Improvement Area #2 Assessments, issuing the Improvement Area #2 Bonds, and updating the Improvement Area #1 Assessment Roll, Major Improvement Area Assessment Roll, and Improvement Area #2 Assessment Roll.

The District was created pursuant to the PID Act by Resolution No. 2020-043 on July 6, 2020, by the City Council to finance certain Authorized Improvements for the benefit of the property in the District.

On October 19, 2020, the City Council approved the 2020 Service and Assessment Plan for the District by adopting Ordinance No. O-2020-029, which approved the levy of Assessments for Assessed Property within the District and approved the Assessment Roll.

On July 6, 2021, the City Council approved the 2021 Annual Service Plan Update for the District by adopting Ordinance No. O-2021-023, which updated the Improvement Area #1 Assessment Roll and the Major Improvement Area Assessment Roll for 2021.

On August 15, 2022, the City Council of the City passed and approved Resolution No. R-2022-058, amending the creation resolution to increase the estimated costs of the Authorized Improvements for the Williamsburg East Public Improvement District.

On September 6 purposes of (1) levying the Improvement Area #2 Assessments, (2) issuing the Improvement Are, 2022, the City Council approved the 2022 SAP for the District by adopting Ordinance No. O-2022-031, which serves to amend and restate the 2020 Service and Assessment Plan, in its entirety for the a #2 Bonds, and (3) updating the Improvement Area #1 Assessment Roll, Major Improvement Area Assessment Roll, and Improvement Area #2 Assessment Roll.

On August 21, 2023, the City approved the 2023 Service and Assessment Plan for the District by adopting Ordinance No. O-2023-034, which approved the levy of Assessments for Assessed Property within the District and approved the Assessment Rolls.

On August 19, 2024, the City approved the 2024 Service and Assessment Plan for the District by adopting Ordinance No. O-2024-041, which approved the levy of Assessments for Assessed Property within the District and approved the Assessment Rolls.

The 2022 SAP identified the Authorized Improvements to be provided by the District, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized

Improvements, and the manner of assessing the property in the District for the costs of the Authorized Improvements. Pursuant to the PID Act, the 2022 SAP must be reviewed and updated annually. This document is the Annual Service Plan Update for 2025.

The City Council also adopted an Assessment Roll identifying the Assessments on each Lot within the District, based on the method of assessment identified in the 2022 SAP. This 2025 Annual Service Plan Update also updates the Assessment Roll for 2025.

PARCEL SUBDIVISION

Improvement Area #1

The final plat of Edgewater Phase 1 was filed and recorded with the County on July 10, 2022, and consists of 154 residential Lots and 12 Lots classified as Non-Benefitted Property.

Improvement Area #2 and Major Improvement Area

The final plat of Edgewater Phase 2 was filed and recorded with the County on January 24, 2024, and consists of 164 residential Lots and 13 Lots classified as Non-Benefited Property.

See the completed Lot Type classification summary within Improvement Area #1 below:

Improvement Area #1	
Lot Type	Number of Lots
1	43
2	59
3	52
Total	154

See the anticipated Lot Type classification summary within Improvement Area #2 and the Major Improvement Area below:

Improvement Area #2 and Major Improvement Area	
Lot Type	Number of Lots
4	199
5	103
6	145
Total	447

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

LOT AND HOME SALES

Per the quarterly report dated March 31, 2025, the lot ownership composition is provided below:

Improvement Area #1

- Developer Owned:
 - Lot Type 1: 0 Lots
 - Lot Type 2: 0 Lots
 - Lot Type 3: 0 Lots
- Homebuilder Owned:
 - Lot Type 1: 8 Lots
 - Lot Type 2: 30 Lots
 - Lot Type 3: 14 Lots
- End-User Owned:
 - Lot Type 1: 34 Lots
 - Lot Type 2: 30 Lots
 - Lot Type 3: 38 Lots

Improvement Area #2 and Major Improvement Area

- Developer Owned:
 - Lot Type 4: 116 Lots
 - Lot Type 5: 66 Lots
 - Lot Type 6: 109 Lots
- Homebuilder Owned:
 - Lot Type 4: 74 Lots
 - Lot Type 5: 29 Lots
 - Lot Type 6: 26 Lots
- End-User Owned:
 - Lot Type 4: 9 Lots
 - Lot Type 5: 8 Lots
 - Lot Type 6: 10 Lots

See **Exhibit D** for buyer disclosures.

AUTHORIZED IMPROVEMENTS

Improvement Area #1

The Owner has completed the Authorized Improvements listed in the 2022 SAP and they were dedicated to the City in the 2nd Quarter of 2022.

Major Improvement Area

The Owner has completed the Authorized Improvements listed in the 2022 SAP and they were dedicated to the City in the 2nd Quarter of 2022.

Improvement Area #2

Per the Quarterly Report dated March 31, 2025, the Authorized Improvements listed in the 2022 SAP for the Improvement Area #2 are currently under construction and projected to be completed in the second quarter of 2028. The budget for the Authorized Improvements has been revised to \$15,767,102.00 as shown on the table below.

Authorized Improvement Budget					
Authorized Improvements	Budget	Spent to Date ^[a]	Percent of Budget Spent	Forecast Completion Date	
<i>Public Improvements</i>					
Street and Alley Paving	\$ 7,404,464.00	\$ 2,161,287.77	30.74%	Q2 2028	
Water	\$ 1,968,086.00	\$ 892,872.82	12.70%	Q2 2028	
Sewer	\$ 2,296,068.00	\$ 1,421,995.36	20.23%	Q2 2028	
Drainage	\$ 2,683,087.00	\$ 1,048,702.05	14.92%	Q2 2028	
Soft Costs	\$ 1,415,397.00	\$ 1,505,975.53	21.42%	Q2 2028	
	\$ 15,767,102.00	\$ 7,030,833.53	44.59%		

Notes

[a] As of Draw #5.

OUTSTANDING ASSESSMENT

Improvement Area #1

Net of the principal bond payment due August 15, Improvement Area #1 has an outstanding Assessment of \$3,912,000.00.

Major Improvement Area

Net of the principal bond payment due August 15, the Major Improvement Area has an outstanding Assessment of \$3,371,000.00.

Improvement Area #2

Net of the principal bond payment due August 15, Improvement Area #2 has an outstanding Assessment of \$15,921,000.00.

ANNUAL INSTALLMENT DUE 1/31/2026

Improvement Area #1

- ***Principal and Interest*** – The total principal and interest required for the Annual Installment is \$255,855.00.
- ***Additional Interest*** – The total Delinquency and Prepayment Reserve Requirement, as defined in the Indenture, is equal to \$215,160.00, and has not been met. As such, the Delinquency and Prepayment Reserve Account will be funded with Additional Interest on the outstanding Assessment, resulting in an Additional Interest amount due of \$19,560.00.
- ***Annual Collection Costs*** – The cost of administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs budgeted for the Annual Installment is \$12,518.26, as shown below.

Annual Collection Costs Breakdown		
Improvement Area #1		
Administration	\$	10,895.67
Filing Fees	\$	168.59
County Collection	\$	654.00
PID Trustee	\$	3,500.00
Dissemination Agent	\$	3,500.00
Draw Request Review	\$	-
P3Works Dev/Issuer CDA Review	\$	2,300.00
Collection Cost Maintenance Balance	\$	10,000.00
Less CCMB Credit from Prior Years	\$	(20,000.00)
Arbitrage Calculation	\$	1,500.00
Total Annual Collection Costs	\$	12,518.26

Improvement Area #1		
Due January 31, 2026		
Principal	\$	102,000.00
Interest	\$	153,855.00
Annual Collection Costs	\$	12,518.26
Additional Interest	\$	19,560.00
Total Annual Installment	\$	287,933.26

See the limited offering memorandum for the pay period. See **Exhibit B(-1)** for the debt service schedule for the Improvement Area #1 Bonds as prepared by Hilltop Securities Inc.

Major Improvement Area

- **Principal and Interest** – The total principal and interest required for the Annual Installment is \$240,158.76.
- **Additional Interest** – The total Delinquency and Prepayment Reserve Requirement, as defined in the Indenture, is equal to \$185,405.00, and has not been met. As such, the Delinquency and Prepayment Reserve Account will be funded with Additional Interest on the outstanding Assessment, resulting in an Additional Interest amount due of \$16,855.00.
- **Annual Collection Costs** – The cost of administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Special Assessment remaining on the Parcel. The total Annual Collection Costs budgeted for the Annual Installment is \$11,281.16, as shown below.

Annual Collection Costs Breakdown		
Major Improvement Area		
Administration	\$	9,388.88
Filing Fees	\$	145.28
County Collection	\$	947.00
PID Trustee	\$	3,500.00
Dissemination Agent	\$	3,500.00
Draw Request Review	\$	-
P3Works Dev/Issuer CDA Review	\$	2,300.00
Collection Cost Maintenance Balance	\$	10,000.00
Less CCMB Credit from Prior Years	\$	(20,000.00)
Arbitrage Calculation	\$	1,500.00
Total Annual Collection Costs	\$	11,281.16

Major Improvement Area		
Due January 31, 2026		
Principal	\$	82,000.00
Interest	\$	158,158.76
Annual Collection Costs	\$	11,281.16
Additional Interest	\$	16,855.00
Total Annual Installment	\$	268,294.92

See the limited offering memorandum for the pay period. See **Exhibit B(-2)** for the debt service schedule for the Major Improvement Area Bonds as prepared by Hilltop Securities Inc.

Improvement Area #2

- **Principal and Interest** – The total principal and interest required for the Annual Installment is \$1,182,705.00.
- **Additional Interest** – The total Delinquency and Prepayment Reserve Requirement, as defined in the Indenture, is equal to \$875,655.00, and has not been met. As such, the Delinquency and Prepayment Reserve Account will be funded with Additional Interest on the outstanding Assessment, resulting in an Additional Interest amount due of \$79,605.00.
- **Annual Collection Costs** – The cost of administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Special Assessment remaining on the Parcel. The total Annual Collection Costs budgeted for the Annual Installment is \$52,776.15, as shown below.

Annual Collection Costs Breakdown	
Improvement Area #2	
Administration	\$ 44,343.02
Filing Fees	\$ 686.13
County Collection	\$ 947.00
PID Trustee	\$ 4,500.00
Dissemination Agent	\$ 3,500.00
Draw Request Review	\$ 3,800.00
P3Works Dev/Issuer CDA Review	\$ 3,500.00
Collection Cost Maintenance Balance	\$ 10,000.00
Less CCMB Credit from Prior Years	\$ (20,000.00)
Arbitrage Calculation	\$ 1,500.00
Total Annual Collection Costs	\$ 52,776.15

Improvement Area #2	
Due January 31, 2026	
Principal	\$ 251,000.00
Interest	\$ 931,705.00
Annual Collection Costs	\$ 52,776.15
Additional Interest	\$ 79,605.00
Total Annual Installment	\$ 1,315,086.15

See the limited offering memorandum for the pay period. See **Exhibit B(-3)** for the debt service schedule for the Improvement Area #2 Bonds as prepared by Hilltop Securities Inc.

PREPAYMENT OF ASSESSMENTS IN FULL

Improvement Area #1

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

Major Improvement Area

No full Prepayments of Assessments have occurred within the Major Improvement Area.

Improvement Area #2

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

PARTIAL PREPAYMENT OF ASSESSMENTS

Improvement Area #1

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

Major Improvement Area

No partial Prepayments of Assessments have occurred within the Major Improvement Area.

Improvement Area #2

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

EXTRAORDINARY OPTIONAL REDEMPTIONS

Improvement Area #1

No extraordinary optional redemptions have occurred within Improvement Area #1.

Major Improvement Area

No extraordinary optional redemptions have occurred within the Major Improvement Area.

Improvement Area #2

No extraordinary optional redemptions have occurred within Improvement Area #2.

SERVICE PLAN – FIVE YEAR BUDGET FORECAST

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

Annual Installments Due	Improvement Area #1				
	1/31/2026	1/31/2027	1/31/2028	1/31/2029	1/31/2030
Principal	\$ 102,000.00	\$ 105,000.00	\$ 108,000.00	\$ 111,000.00	\$ 115,000.00
Interest	153,855.00	150,412.50	146,868.76	143,223.76	139,477.50
(1)	\$ 255,855.00	\$ 255,412.50	\$ 254,868.76	\$ 254,223.76	\$ 254,477.50
Additional Interest	(2)	\$ 19,560.00	\$ 19,050.00	\$ 18,525.00	\$ 17,985.00
Annual Collection Costs	(3)	\$ 12,518.26	\$ 21,438.63	\$ 21,867.40	\$ 22,304.75
Total Annual Installment	(4) = (1) + (2) + (3)	\$ 287,933.26	\$ 295,901.13	\$ 295,261.16	\$ 294,513.51
					\$ 294,658.34

Annual Installments Due	Major Improvement Area				
	1/31/2026	1/31/2027	1/31/2028	1/31/2029	1/31/2030
Principal Interest	\$ 82,000.00	\$ 84,000.00	\$ 87,000.00	\$ 90,000.00	\$ 93,000.00
	158,158.76	154,776.26	151,311.26	147,722.50	144,010.00
(1)	\$ 240,158.76	\$ 238,776.26	\$ 238,311.26	\$ 237,722.50	\$ 237,010.00
Additional Interest	(2)	\$ 16,855.00	\$ 16,445.00	\$ 16,025.00	\$ 15,590.00
Annual Collection Costs	(3)	\$ 11,281.16	\$ 20,176.78	\$ 20,580.32	\$ 20,991.93
Total Annual Installment	(4) = (1) + (2) + (3)	\$ 268,294.92	\$ 275,398.04	\$ 274,916.58	\$ 274,304.43
					\$ 273,561.76

Annual Installments Due	Improvement Area #2				
	1/31/2026	1/31/2027	1/31/2028	1/31/2029	1/31/2030
Principal Interest	\$ 251,000.00	\$ 265,000.00	\$ 279,000.00	\$ 294,000.00	\$ 310,000.00
	931,705.00	919,468.76	906,550.00	891,902.50	876,467.50
(1)	\$ 1,182,705.00	\$ 1,184,468.76	\$ 1,185,550.00	\$ 1,185,902.50	\$ 1,186,467.50
Additional Interest	(2)	\$ 79,605.00	\$ 78,350.00	\$ 77,025.00	\$ 75,630.00
Annual Collection Costs	(3)	\$ 52,776.15	\$ 62,501.67	\$ 63,751.71	\$ 65,026.74
Total Annual Installment	(4) = (1) + (2) + (3)	\$ 1,315,086.15	\$ 1,325,320.43	\$ 1,326,326.71	\$ 1,326,559.24
					\$ 1,326,954.78

ASSESSMENT ROLL

The list of current Lots within the District, the corresponding total Assessments, and current Annual Installment are shown on the Improvement Area #1, Major Improvement Area, and Improvement Area #2 Assessment Rolls attached hereto as **Exhibit A-1**, **Exhibit A-2**, and **Exhibit A-3**, respectively. The Parcels or 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.

EXHIBIT A-1 – IMPROVEMENT AREA #1 ASSESSMENT ROLL

Property ID^[a]	Lot Type	Outstanding Assessment		Annual Installment Due 1/31/2026
118291	3	\$	27,708.19	\$ 2,039.39
118292	3	\$	27,708.19	\$ 2,039.39
118293	3	\$	27,708.19	\$ 2,039.39
118294	3	\$	27,708.19	\$ 2,039.39
118295	3	\$	27,708.19	\$ 2,039.39
118296	3	\$	27,708.19	\$ 2,039.39
118297	3	\$	27,708.19	\$ 2,039.39
118298	3	\$	27,708.19	\$ 2,039.39
118299	3	\$	27,708.19	\$ 2,039.39
118300	3	\$	27,708.19	\$ 2,039.39
118301	3	\$	27,708.19	\$ 2,039.39
118302	3	\$	27,708.19	\$ 2,039.39
118303	Non-Benefitted	\$	-	\$ -
118304	3	\$	27,708.19	\$ 2,039.39
118305	3	\$	27,708.19	\$ 2,039.39
118306	3	\$	27,708.19	\$ 2,039.39
118307	3	\$	27,708.19	\$ 2,039.39
118308	3	\$	27,708.19	\$ 2,039.39
118309	3	\$	27,708.19	\$ 2,039.39
118310	3	\$	27,708.19	\$ 2,039.39
118311	3	\$	27,708.19	\$ 2,039.39
118312	3	\$	27,708.19	\$ 2,039.39
118313	3	\$	27,708.19	\$ 2,039.39
118314	Non-Benefitted	\$	-	\$ -
118315	3	\$	27,708.19	\$ 2,039.39
118316	3	\$	27,708.19	\$ 2,039.39
118317	3	\$	27,708.19	\$ 2,039.39
118318	3	\$	27,708.19	\$ 2,039.39
118319	3	\$	27,708.19	\$ 2,039.39
118320	3	\$	27,708.19	\$ 2,039.39
118321	3	\$	27,708.19	\$ 2,039.39
118322	3	\$	27,708.19	\$ 2,039.39
118323	3	\$	27,708.19	\$ 2,039.39
118324	3	\$	27,708.19	\$ 2,039.39
118325	3	\$	27,708.19	\$ 2,039.39
118326	3	\$	27,708.19	\$ 2,039.39
118327	Non-Benefitted	\$	-	\$ -
118328	2	\$	25,729.03	\$ 1,893.72
118329	2	\$	25,729.03	\$ 1,893.72
118330	2	\$	25,729.03	\$ 1,893.72

Property ID ^[a]	Lot Type		Outstanding Assessment		Annual Installment Due 1/31/2026
118331	2	\$	25,729.03	\$	1,893.72
118332	2	\$	25,729.03	\$	1,893.72
118333	2	\$	25,729.03	\$	1,893.72
118334	2	\$	25,729.03	\$	1,893.72
118335	Non-Benefitted	\$	-	\$	-
118336	2	\$	25,729.03	\$	1,893.72
118337	2	\$	25,729.03	\$	1,893.72
118338	2	\$	25,729.03	\$	1,893.72
118339	2	\$	25,729.03	\$	1,893.72
118340	Non-Benefitted	\$	-	\$	-
118341	1	\$	22,166.55	\$	1,631.51
118342	1	\$	22,166.55	\$	1,631.51
118343	1	\$	22,166.55	\$	1,631.51
118344	1	\$	22,166.55	\$	1,631.51
118345	1	\$	22,166.55	\$	1,631.51
118346	1	\$	22,166.55	\$	1,631.51
118347	1	\$	22,166.55	\$	1,631.51
118348	1	\$	22,166.55	\$	1,631.51
118349	1	\$	22,166.55	\$	1,631.51
118350	1	\$	22,166.55	\$	1,631.51
118351	1	\$	22,166.55	\$	1,631.51
118352	1	\$	22,166.55	\$	1,631.51
118353	1	\$	22,166.55	\$	1,631.51
118354	1	\$	22,166.55	\$	1,631.51
118355	1	\$	22,166.55	\$	1,631.51
118356	1	\$	22,166.55	\$	1,631.51
118357	1	\$	22,166.55	\$	1,631.51
118358	1	\$	22,166.55	\$	1,631.51
118359	1	\$	22,166.55	\$	1,631.51
118361	2	\$	25,729.03	\$	1,893.72
118362	2	\$	25,729.03	\$	1,893.72
118363	2	\$	25,729.03	\$	1,893.72
118364	2	\$	25,729.03	\$	1,893.72
118365	Non-Benefitted	\$	-	\$	-
118366	Non-Benefitted	\$	-	\$	-
118367	1	\$	22,166.55	\$	1,631.51
118368	1	\$	22,166.55	\$	1,631.51
118369	1	\$	22,166.55	\$	1,631.51
118370	1	\$	22,166.55	\$	1,631.51
118371	1	\$	22,166.55	\$	1,631.51

Property ID ^[a]	Lot Type		Outstanding Assessment	Annual Installment Due 1/31/2026
118372	1	\$	22,166.55	\$ 1,631.51
118373	1	\$	22,166.55	\$ 1,631.51
118374	1	\$	22,166.55	\$ 1,631.51
118375	1	\$	22,166.55	\$ 1,631.51
118376	1	\$	22,166.55	\$ 1,631.51
118377	1	\$	22,166.55	\$ 1,631.51
118378	1	\$	22,166.55	\$ 1,631.51
118379	1	\$	22,166.55	\$ 1,631.51
118380	1	\$	22,166.55	\$ 1,631.51
118381	1	\$	22,166.55	\$ 1,631.51
118382	1	\$	22,166.55	\$ 1,631.51
118383	1	\$	22,166.55	\$ 1,631.51
118384	1	\$	22,166.55	\$ 1,631.51
118385	1	\$	22,166.55	\$ 1,631.51
118386	1	\$	22,166.55	\$ 1,631.51
118387	1	\$	22,166.55	\$ 1,631.51
118388	1	\$	22,166.55	\$ 1,631.51
118389	1	\$	22,166.55	\$ 1,631.51
118390	1	\$	22,166.55	\$ 1,631.51
118391	Non-Benefitted	\$	-	\$ -
118392	2	\$	25,729.03	\$ 1,893.72
118393	2	\$	25,729.03	\$ 1,893.72
118394	2	\$	25,729.03	\$ 1,893.72
118395	2	\$	25,729.03	\$ 1,893.72
118396	2	\$	25,729.03	\$ 1,893.72
118397	Non-Benefitted	\$	-	\$ -
118398	2	\$	25,729.03	\$ 1,893.72
118399	2	\$	25,729.03	\$ 1,893.72
118400	2	\$	25,729.03	\$ 1,893.72
118401	2	\$	25,729.03	\$ 1,893.72
118402	2	\$	25,729.03	\$ 1,893.72
118403	2	\$	25,729.03	\$ 1,893.72
118404	2	\$	25,729.03	\$ 1,893.72
118405	2	\$	25,729.03	\$ 1,893.72
118406	2	\$	25,729.03	\$ 1,893.72
118407	2	\$	25,729.03	\$ 1,893.72
118408	2	\$	25,729.03	\$ 1,893.72
118409	2	\$	25,729.03	\$ 1,893.72
118410	2	\$	25,729.03	\$ 1,893.72
118411	2	\$	25,729.03	\$ 1,893.72

Property ID ^[a]	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2026
118412	2	\$ 25,729.03	\$ 1,893.72
118413	2	\$ 25,729.03	\$ 1,893.72
118414	2	\$ 25,729.03	\$ 1,893.72
118415	2	\$ 25,729.03	\$ 1,893.72
118416	2	\$ 25,729.03	\$ 1,893.72
118417	2	\$ 25,729.03	\$ 1,893.72
118418	2	\$ 25,729.03	\$ 1,893.72
118419	2	\$ 25,729.03	\$ 1,893.72
118420	2	\$ 25,729.03	\$ 1,893.72
118421	2	\$ 25,729.03	\$ 1,893.72
118422	2	\$ 25,729.03	\$ 1,893.72
118423	2	\$ 25,729.03	\$ 1,893.72
118424	2	\$ 25,729.03	\$ 1,893.72
118425	2	\$ 25,729.03	\$ 1,893.72
118426	2	\$ 25,729.03	\$ 1,893.72
118427	2	\$ 25,729.03	\$ 1,893.72
118428	2	\$ 25,729.03	\$ 1,893.72
118429	2	\$ 25,729.03	\$ 1,893.72
118430	2	\$ 25,729.03	\$ 1,893.72
118431	2	\$ 25,729.03	\$ 1,893.72
118432	2	\$ 25,729.03	\$ 1,893.72
118433	2	\$ 25,729.03	\$ 1,893.72
118434	2	\$ 25,729.03	\$ 1,893.72
118435	2	\$ 25,729.03	\$ 1,893.72
118436	2	\$ 25,729.03	\$ 1,893.72
118437	3	\$ 27,708.19	\$ 2,039.39
118438	3	\$ 27,708.19	\$ 2,039.39
118439	3	\$ 27,708.19	\$ 2,039.39
118440	3	\$ 27,708.19	\$ 2,039.39
118441	3	\$ 27,708.19	\$ 2,039.39
118442	3	\$ 27,708.19	\$ 2,039.39
118443	3	\$ 27,708.19	\$ 2,039.39
118444	3	\$ 27,708.19	\$ 2,039.39
118445	3	\$ 27,708.19	\$ 2,039.39
118446	3	\$ 27,708.19	\$ 2,039.39
118447	3	\$ 27,708.19	\$ 2,039.39
118448	3	\$ 27,708.19	\$ 2,039.39
118449	3	\$ 27,708.19	\$ 2,039.39
118450	3	\$ 27,708.19	\$ 2,039.39
118451	3	\$ 27,708.19	\$ 2,039.39

Property ID ^[a]	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2026
118452	3	\$ 27,708.19	\$ 2,039.39
118453	3	\$ 27,708.19	\$ 2,039.39
118454	3	\$ 27,708.19	\$ 2,039.39
118455	Non-Benefitted	\$ -	\$ -
118456	Non-Benefitted	\$ -	\$ -
118457	Non-Benefitted	\$ -	\$ -
Total^[b]		\$ 3,912,000.30	\$ 287,932.69

Footnotes:

[a] Property IDs preliminary and subject to change based on the final certified rolls provided by the County prior to billing.

[b] Total may not match Annual Installment Schedule or Service Plan due to rounding.

EXHIBIT A-2 – MAJOR IMPROVEMENT AREA ASSESSMENT ROLL

Property ID ^[a]	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2026
335146	6		\$ 8,713.30	\$ 693.48
335147	6		\$ 8,713.30	\$ 693.48
335148	6		\$ 8,713.30	\$ 693.48
335149	6		\$ 8,713.30	\$ 693.48
335150	6		\$ 8,713.30	\$ 693.48
335151	6		\$ 8,713.30	\$ 693.48
335152	6		\$ 8,713.30	\$ 693.48
335153	6		\$ 8,713.30	\$ 693.48
335154	6		\$ 8,713.30	\$ 693.48
335155	6		\$ 8,713.30	\$ 693.48
335156	6		\$ 8,713.30	\$ 693.48
335157	6		\$ 8,713.30	\$ 693.48
335158	6		\$ 8,713.30	\$ 693.48
335159	Non-Benefitted		\$ -	\$ -
335161	6		\$ 8,713.30	\$ 693.48
335162	6		\$ 8,713.30	\$ 693.48
335163	6		\$ 8,713.30	\$ 693.48
335164	6		\$ 8,713.30	\$ 693.48
335165	6		\$ 8,713.30	\$ 693.48
335166	6		\$ 8,713.30	\$ 693.48
335167	6		\$ 8,713.30	\$ 693.48
335168	6		\$ 8,713.30	\$ 693.48
335169	6		\$ 8,713.30	\$ 693.48
335170	6		\$ 8,713.30	\$ 693.48
335171	6		\$ 8,713.30	\$ 693.48
335172	6		\$ 8,713.30	\$ 693.48
335173	6		\$ 8,713.30	\$ 693.48
335174	Non-Benefitted		\$ -	\$ -
335175	Non-Benefitted		\$ -	\$ -
335176	Non-Benefitted		\$ -	\$ -
335177	4		\$ 6,622.11	\$ 527.05
335178	4		\$ 6,622.11	\$ 527.05
335179	4		\$ 6,622.11	\$ 527.05
335180	4		\$ 6,622.11	\$ 527.05
335181	4		\$ 6,622.11	\$ 527.05
335182	4		\$ 6,622.11	\$ 527.05
335183	4		\$ 6,622.11	\$ 527.05
335184	4		\$ 6,622.11	\$ 527.05
335185	4		\$ 6,622.11	\$ 527.05
335186	4		\$ 6,622.11	\$ 527.05

Property ID ^[a]	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2026
335187	4		\$ 6,622.11	\$ 527.05
335188	4		\$ 6,622.11	\$ 527.05
335189	4		\$ 6,622.11	\$ 527.05
335190	4		\$ 6,622.11	\$ 527.05
335191	4		\$ 6,622.11	\$ 527.05
335192	4		\$ 6,622.11	\$ 527.05
335193	4		\$ 6,622.11	\$ 527.05
335194	4		\$ 6,622.11	\$ 527.05
335195	4		\$ 6,622.11	\$ 527.05
335196	4		\$ 6,622.11	\$ 527.05
335197	4		\$ 6,622.11	\$ 527.05
335198	4		\$ 6,622.11	\$ 527.05
335199	4		\$ 6,622.11	\$ 527.05
335200	4		\$ 6,622.11	\$ 527.05
335201	4		\$ 6,622.11	\$ 527.05
335202	4		\$ 6,622.11	\$ 527.05
335203	4		\$ 6,622.11	\$ 527.05
335204	Non-Benefitted		\$ -	\$ -
335205	Non-Benefitted		\$ -	\$ -
335206	5		\$ 7,667.70	\$ 610.27
335207	5		\$ 7,667.70	\$ 610.27
335208	5		\$ 7,667.70	\$ 610.27
335209	4		\$ 6,622.11	\$ 527.05
335210	4		\$ 6,622.11	\$ 527.05
335211	4		\$ 6,622.11	\$ 527.05
335212	4		\$ 6,622.11	\$ 527.05
335213	4		\$ 6,622.11	\$ 527.05
335214	4		\$ 6,622.11	\$ 527.05
335215	4		\$ 6,622.11	\$ 527.05
335216	4		\$ 6,622.11	\$ 527.05
335217	4		\$ 6,622.11	\$ 527.05
335218	4		\$ 6,622.11	\$ 527.05
335219	4		\$ 6,622.11	\$ 527.05
335220	5		\$ 7,667.70	\$ 610.27
335221	5		\$ 7,667.70	\$ 610.27
335222	5		\$ 7,667.70	\$ 610.27
335223	5		\$ 7,667.70	\$ 610.27
335224	5		\$ 7,667.70	\$ 610.27
335225	5		\$ 7,667.70	\$ 610.27
335226	5		\$ 7,667.70	\$ 610.27

Property ID ^[a]	Lot Type	Note	Outstanding Assessment		Annual Installment Due 1/31/2026	
335227	5		\$ 7,667.70	\$ 610.27		
335228	5		\$ 7,667.70	\$ 610.27		
335229	5		\$ 7,667.70	\$ 610.27		
335230	5		\$ 7,667.70	\$ 610.27		
335231	5		\$ 7,667.70	\$ 610.27		
335232	5		\$ 7,667.70	\$ 610.27		
335233	5		\$ 7,667.70	\$ 610.27		
335234	5		\$ 7,667.70	\$ 610.27		
335235	5		\$ 7,667.70	\$ 610.27		
335236	5		\$ 7,667.70	\$ 610.27		
335237	5		\$ 7,667.70	\$ 610.27		
335238	5		\$ 7,667.70	\$ 610.27		
335239	5		\$ 7,667.70	\$ 610.27		
335240	5		\$ 7,667.70	\$ 610.27		
335241	5		\$ 7,667.70	\$ 610.27		
335242	5		\$ 7,667.70	\$ 610.27		
335243	5		\$ 7,667.70	\$ 610.27		
335244	5		\$ 7,667.70	\$ 610.27		
335245	5		\$ 7,667.70	\$ 610.27		
335246	5		\$ 7,667.70	\$ 610.27		
335247	5		\$ 7,667.70	\$ 610.27		
335248	4		\$ 6,622.11	\$ 527.05		
335249	4		\$ 6,622.11	\$ 527.05		
335250	4		\$ 6,622.11	\$ 527.05		
335251	4		\$ 6,622.11	\$ 527.05		
335252	4		\$ 6,622.11	\$ 527.05		
335253	4		\$ 6,622.11	\$ 527.05		
335254	4		\$ 6,622.11	\$ 527.05		
335255	4		\$ 6,622.11	\$ 527.05		
335256	4		\$ 6,622.11	\$ 527.05		
335257	Non-Benefitted		\$ -	\$ -		
335258	Non-Benefitted		\$ -	\$ -		
335259	Non-Benefitted		\$ -	\$ -		
335260	5		\$ 7,667.70	\$ 610.27		
335261	5		\$ 7,667.70	\$ 610.27		
335262	5		\$ 7,667.70	\$ 610.27		
335263	5		\$ 7,667.70	\$ 610.27		
335264	5		\$ 7,667.70	\$ 610.27		
335265	5		\$ 7,667.70	\$ 610.27		
335266	4		\$ 6,622.11	\$ 527.05		

Property ID ^[a]	Lot Type	Note	Outstanding Assessment		Annual Installment Due 1/31/2026	
			\$	6,622.11	\$	527.05
335267	4		\$	6,622.11	\$	527.05
335268	4		\$	6,622.11	\$	527.05
335269	4		\$	6,622.11	\$	527.05
335270	4		\$	6,622.11	\$	527.05
335271	4		\$	6,622.11	\$	527.05
335272	4		\$	6,622.11	\$	527.05
335273	4		\$	6,622.11	\$	527.05
335274	4		\$	6,622.11	\$	527.05
335275	4		\$	6,622.11	\$	527.05
335276	4		\$	6,622.11	\$	527.05
335277	4		\$	6,622.11	\$	527.05
335278	4		\$	6,622.11	\$	527.05
335279	4		\$	6,622.11	\$	527.05
335280	4		\$	6,622.11	\$	527.05
335281	4		\$	6,622.11	\$	527.05
335282	4		\$	6,622.11	\$	527.05
335283	4		\$	6,622.11	\$	527.05
335284	4		\$	6,622.11	\$	527.05
335285	4		\$	6,622.11	\$	527.05
335286	4		\$	6,622.11	\$	527.05
335287	4		\$	6,622.11	\$	527.05
335288	4		\$	6,622.11	\$	527.05
335289	4		\$	6,622.11	\$	527.05
335290	4		\$	6,622.11	\$	527.05
335291	4		\$	6,622.11	\$	527.05
335292	4		\$	6,622.11	\$	527.05
335293	4		\$	6,622.11	\$	527.05
335294	4		\$	6,622.11	\$	527.05
335295	4		\$	6,622.11	\$	527.05
335296	4		\$	6,622.11	\$	527.05
335297	4		\$	6,622.11	\$	527.05
335298	4		\$	6,622.11	\$	527.05
335299	4		\$	6,622.11	\$	527.05
335300	4		\$	6,622.11	\$	527.05
335301	4		\$	6,622.11	\$	527.05
335302	4		\$	6,622.11	\$	527.05
335303	4		\$	6,622.11	\$	527.05
335304	4		\$	6,622.11	\$	527.05
335305	4		\$	6,622.11	\$	527.05
335306	4		\$	6,622.11	\$	527.05

Property ID ^[a]	Lot Type	Note	Outstanding Assessment		Annual Installment Due 1/31/2026	
335307	4		\$ 6,622.11	\$ 6,622.11	\$ 527.05	\$ 527.05
335308	4		\$ 6,622.11	\$ 6,622.11	\$ 527.05	\$ 527.05
335309	4		\$ 6,622.11	\$ 6,622.11	\$ 527.05	\$ 527.05
335310	Non-Benefitted		\$ -	\$ -	\$ -	\$ -
335311	Non-Benefitted		\$ -	\$ -	\$ -	\$ -
335312	Non-Benefitted		\$ -	\$ -	\$ -	\$ -
335313	6		\$ 8,713.30	\$ 8,713.30	\$ 693.48	\$ 693.48
335314	6		\$ 8,713.30	\$ 8,713.30	\$ 693.48	\$ 693.48
335315	6		\$ 8,713.30	\$ 8,713.30	\$ 693.48	\$ 693.48
335316	6		\$ 8,713.30	\$ 8,713.30	\$ 693.48	\$ 693.48
335317	6		\$ 8,713.30	\$ 8,713.30	\$ 693.48	\$ 693.48
335318	6		\$ 8,713.30	\$ 8,713.30	\$ 693.48	\$ 693.48
335319	6		\$ 8,713.30	\$ 8,713.30	\$ 693.48	\$ 693.48
335320	6		\$ 8,713.30	\$ 8,713.30	\$ 693.48	\$ 693.48
335321	6		\$ 8,713.30	\$ 8,713.30	\$ 693.48	\$ 693.48
335322	6		\$ 8,713.30	\$ 8,713.30	\$ 693.48	\$ 693.48
335323	Non-Benefitted		\$ -	\$ -	\$ -	\$ -
11912	Remainder Parcel	[b]	\$ 874,547.34	\$ 874,547.34	\$ 69,604.45	\$ 69,604.45
73541	Remainder Parcel	[b]	\$ 245,146.38	\$ 245,146.38	\$ 19,510.98	\$ 19,510.98
73543	Remainder Parcel	[b]	\$ 525,873.13	\$ 525,873.13	\$ 41,853.78	\$ 41,853.78
337305	Remainder Parcel	[b]	\$ 451,699.95	\$ 451,699.95	\$ 35,950.40	\$ 35,950.40
337379	Remainder Parcel	[b]	\$ 73,738.05	\$ 73,738.05	\$ 5,868.75	\$ 5,868.75
Total^[c]			\$ 3,371,000.00	\$ 268,294.92		

Footnotes:

[a] Property IDs preliminary and subject to change based on the final certified rolls provided by the County prior to billing.

[b] For billing purposes, the outstanding Assessment and Annual Installment will be allocated to each Property ID pro rata based on acreage.

[c] Totals may not match the outstanding Assessment or Annual Installment due to rounding.

EXHIBIT A-3 – IMPROVEMENT AREA #2 ASSESSMENT ROLL

Property ID ^[a]	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2026
335146	6		\$ 41,152.30	\$ 3,399.21
335147	6		\$ 41,152.30	\$ 3,399.21
335148	6		\$ 41,152.30	\$ 3,399.21
335149	6		\$ 41,152.30	\$ 3,399.21
335150	6		\$ 41,152.30	\$ 3,399.21
335151	6		\$ 41,152.30	\$ 3,399.21
335152	6		\$ 41,152.30	\$ 3,399.21
335153	6		\$ 41,152.30	\$ 3,399.21
335154	6		\$ 41,152.30	\$ 3,399.21
335155	6		\$ 41,152.30	\$ 3,399.21
335156	6		\$ 41,152.30	\$ 3,399.21
335157	6		\$ 41,152.30	\$ 3,399.21
335158	6		\$ 41,152.30	\$ 3,399.21
335159	Non-Benefitted		\$ -	\$ -
335161	6		\$ 41,152.30	\$ 3,399.21
335162	6		\$ 41,152.30	\$ 3,399.21
335163	6		\$ 41,152.30	\$ 3,399.21
335164	6		\$ 41,152.30	\$ 3,399.21
335165	6		\$ 41,152.30	\$ 3,399.21
335166	6		\$ 41,152.30	\$ 3,399.21
335167	6		\$ 41,152.30	\$ 3,399.21
335168	6		\$ 41,152.30	\$ 3,399.21
335169	6		\$ 41,152.30	\$ 3,399.21
335170	6		\$ 41,152.30	\$ 3,399.21
335171	6		\$ 41,152.30	\$ 3,399.21
335172	6		\$ 41,152.30	\$ 3,399.21
335173	6		\$ 41,152.30	\$ 3,399.21
335174	Non-Benefitted		\$ -	\$ -
335175	Non-Benefitted		\$ -	\$ -
335176	Non-Benefitted		\$ -	\$ -
335177	4		\$ 31,275.74	\$ 2,583.40
335178	4		\$ 31,275.74	\$ 2,583.40
335179	4		\$ 31,275.74	\$ 2,583.40
335180	4		\$ 31,275.74	\$ 2,583.40
335181	4		\$ 31,275.74	\$ 2,583.40
335182	4		\$ 31,275.74	\$ 2,583.40
335183	4		\$ 31,275.74	\$ 2,583.40
335184	4		\$ 31,275.74	\$ 2,583.40
335185	4		\$ 31,275.74	\$ 2,583.40
335186	4		\$ 31,275.74	\$ 2,583.40

Property ID ^[a]	Lot Type	Note	Outstanding	Annual Installment Due	
			Assessment	1/31/2026	
335187	4		\$ 31,275.74	\$ 2,583.40	
335188	4		\$ 31,275.74	\$ 2,583.40	
335189	4		\$ 31,275.74	\$ 2,583.40	
335190	4		\$ 31,275.74	\$ 2,583.40	
335191	4		\$ 31,275.74	\$ 2,583.40	
335192	4		\$ 31,275.74	\$ 2,583.40	
335193	4		\$ 31,275.74	\$ 2,583.40	
335194	4		\$ 31,275.74	\$ 2,583.40	
335195	4		\$ 31,275.74	\$ 2,583.40	
335196	4		\$ 31,275.74	\$ 2,583.40	
335197	4		\$ 31,275.74	\$ 2,583.40	
335198	4		\$ 31,275.74	\$ 2,583.40	
335199	4		\$ 31,275.74	\$ 2,583.40	
335200	4		\$ 31,275.74	\$ 2,583.40	
335201	4		\$ 31,275.74	\$ 2,583.40	
335202	4		\$ 31,275.74	\$ 2,583.40	
335203	4		\$ 31,275.74	\$ 2,583.40	
335204	Non-Benefitted		\$ -	\$ -	
335205	Non-Benefitted		\$ -	\$ -	
335206	5		\$ 36,214.02	\$ 2,991.30	
335207	5		\$ 36,214.02	\$ 2,991.30	
335208	5		\$ 36,214.02	\$ 2,991.30	
335209	4		\$ 31,275.74	\$ 2,583.40	
335210	4		\$ 31,275.74	\$ 2,583.40	
335211	4		\$ 31,275.74	\$ 2,583.40	
335212	4		\$ 31,275.74	\$ 2,583.40	
335213	4		\$ 31,275.74	\$ 2,583.40	
335214	4		\$ 31,275.74	\$ 2,583.40	
335215	4		\$ 31,275.74	\$ 2,583.40	
335216	4		\$ 31,275.74	\$ 2,583.40	
335217	4		\$ 31,275.74	\$ 2,583.40	
335218	4		\$ 31,275.74	\$ 2,583.40	
335219	4		\$ 31,275.74	\$ 2,583.40	
335220	5		\$ 36,214.02	\$ 2,991.30	
335221	5		\$ 36,214.02	\$ 2,991.30	
335222	5		\$ 36,214.02	\$ 2,991.30	
335223	5		\$ 36,214.02	\$ 2,991.30	
335224	5		\$ 36,214.02	\$ 2,991.30	
335225	5		\$ 36,214.02	\$ 2,991.30	
335226	5		\$ 36,214.02	\$ 2,991.30	

Property ID ^[a]	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2026
335227	5		\$ 36,214.02	\$ 2,991.30
335228	5		\$ 36,214.02	\$ 2,991.30
335229	5		\$ 36,214.02	\$ 2,991.30
335230	5		\$ 36,214.02	\$ 2,991.30
335231	5		\$ 36,214.02	\$ 2,991.30
335232	5		\$ 36,214.02	\$ 2,991.30
335233	5		\$ 36,214.02	\$ 2,991.30
335234	5		\$ 36,214.02	\$ 2,991.30
335235	5		\$ 36,214.02	\$ 2,991.30
335236	5		\$ 36,214.02	\$ 2,991.30
335237	5		\$ 36,214.02	\$ 2,991.30
335238	5		\$ 36,214.02	\$ 2,991.30
335239	5		\$ 36,214.02	\$ 2,991.30
335240	5		\$ 36,214.02	\$ 2,991.30
335241	5		\$ 36,214.02	\$ 2,991.30
335242	5		\$ 36,214.02	\$ 2,991.30
335243	5		\$ 36,214.02	\$ 2,991.30
335244	5		\$ 36,214.02	\$ 2,991.30
335245	5		\$ 36,214.02	\$ 2,991.30
335246	5		\$ 36,214.02	\$ 2,991.30
335247	5		\$ 36,214.02	\$ 2,991.30
335248	4		\$ 31,275.74	\$ 2,583.40
335249	4		\$ 31,275.74	\$ 2,583.40
335250	4		\$ 31,275.74	\$ 2,583.40
335251	4		\$ 31,275.74	\$ 2,583.40
335252	4		\$ 31,275.74	\$ 2,583.40
335253	4		\$ 31,275.74	\$ 2,583.40
335254	4		\$ 31,275.74	\$ 2,583.40
335255	4		\$ 31,275.74	\$ 2,583.40
335256	4		\$ 31,275.74	\$ 2,583.40
335257	Non-Benefitted		\$ -	\$ -
335258	Non-Benefitted		\$ -	\$ -
335259	Non-Benefitted		\$ -	\$ -
335260	5		\$ 36,214.02	\$ 2,991.30
335261	5		\$ 36,214.02	\$ 2,991.30
335262	5		\$ 36,214.02	\$ 2,991.30
335263	5		\$ 36,214.02	\$ 2,991.30
335264	5		\$ 36,214.02	\$ 2,991.30
335265	5		\$ 36,214.02	\$ 2,991.30
335266	4		\$ 31,275.74	\$ 2,583.40

Property ID ^[a]	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2026
335267	4	\$	31,275.74	\$ 2,583.40
335268	4	\$	31,275.74	\$ 2,583.40
335269	4	\$	31,275.74	\$ 2,583.40
335270	4	\$	31,275.74	\$ 2,583.40
335271	4	\$	31,275.74	\$ 2,583.40
335272	4	\$	31,275.74	\$ 2,583.40
335273	4	\$	31,275.74	\$ 2,583.40
335274	4	\$	31,275.74	\$ 2,583.40
335275	4	\$	31,275.74	\$ 2,583.40
335276	4	\$	31,275.74	\$ 2,583.40
335277	4	\$	31,275.74	\$ 2,583.40
335278	4	\$	31,275.74	\$ 2,583.40
335279	4	\$	31,275.74	\$ 2,583.40
335280	4	\$	31,275.74	\$ 2,583.40
335281	4	\$	31,275.74	\$ 2,583.40
335282	4	\$	31,275.74	\$ 2,583.40
335283	4	\$	31,275.74	\$ 2,583.40
335284	4	\$	31,275.74	\$ 2,583.40
335285	4	\$	31,275.74	\$ 2,583.40
335286	4	\$	31,275.74	\$ 2,583.40
335287	4	\$	31,275.74	\$ 2,583.40
335288	4	\$	31,275.74	\$ 2,583.40
335289	4	\$	31,275.74	\$ 2,583.40
335290	4	\$	31,275.74	\$ 2,583.40
335291	4	\$	31,275.74	\$ 2,583.40
335292	4	\$	31,275.74	\$ 2,583.40
335293	4	\$	31,275.74	\$ 2,583.40
335294	4	\$	31,275.74	\$ 2,583.40
335295	4	\$	31,275.74	\$ 2,583.40
335296	4	\$	31,275.74	\$ 2,583.40
335297	4	\$	31,275.74	\$ 2,583.40
335298	4	\$	31,275.74	\$ 2,583.40
335299	4	\$	31,275.74	\$ 2,583.40
335300	4	\$	31,275.74	\$ 2,583.40
335301	4	\$	31,275.74	\$ 2,583.40
335302	4	\$	31,275.74	\$ 2,583.40
335303	4	\$	31,275.74	\$ 2,583.40
335304	4	\$	31,275.74	\$ 2,583.40
335305	4	\$	31,275.74	\$ 2,583.40
335306	4	\$	31,275.74	\$ 2,583.40

Property ID ^[a]	Lot Type	Note	Outstanding Assessment	Annual Installment Due	
				1/31/2026	
335307	4		\$ 31,275.74	\$ 2,583.40	
335308	4		\$ 31,275.74	\$ 2,583.40	
335309	4		\$ 31,275.74	\$ 2,583.40	
335310	Non-Benefitted		\$ -	\$ -	
335311	Non-Benefitted		\$ -	\$ -	
335312	Non-Benefitted		\$ -	\$ -	
335313	6		\$ 41,152.30	\$ 3,399.21	
335314	6		\$ 41,152.30	\$ 3,399.21	
335315	6		\$ 41,152.30	\$ 3,399.21	
335316	6		\$ 41,152.30	\$ 3,399.21	
335317	6		\$ 41,152.30	\$ 3,399.21	
335318	6		\$ 41,152.30	\$ 3,399.21	
335319	6		\$ 41,152.30	\$ 3,399.21	
335320	6		\$ 41,152.30	\$ 3,399.21	
335321	6		\$ 41,152.30	\$ 3,399.21	
335322	6		\$ 41,152.30	\$ 3,399.21	
335323	Non-Benefitted		\$ -	\$ -	
11912	Remainder Parcel	[b]	\$ 4,130,426.64	\$ 341,176.24	
73541	Remainder Parcel	[b]	\$ 1,157,809.43	\$ 95,635.90	
73543	Remainder Parcel	[b]	\$ 2,483,662.46	\$ 205,152.32	
337305	Remainder Parcel	[b]	\$ 2,133,347.65	\$ 176,216.06	
337379	Remainder Parcel	[b]	\$ 348,259.72	\$ 28,766.51	
Total^[c]			\$ 15,921,000.00	\$ 1,315,086.15	

Footnotes:

[a] Property IDs preliminary and subject to change based on the final certified rolls provided by the County prior to billing.

[b] For billing purposes, the outstanding Assessment and Annual Installment will be allocated to each Property ID pro rata based on acreage.

[c] Totals may not match the outstanding Assessment or Annual Installment due to rounding.

EXHIBIT B-1 – IMPROVEMENT AREA #1 DEBT SERVICE SCHEDULE



BOND DEBT SERVICE

City of Fate, Texas
Special Assessment Revenue Bonds, Series 2020
Williamsburg East Public Improvement District
Improvement Area #1 Project
Callable on 8/15/2028 @ par
*****Underwriter: FMSbonds, Inc.*****

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
02/15/2021			48,300.67	48,300.67	
08/15/2021			82,020.00	82,020.00	
09/30/2021					130,320.67
02/15/2022			82,020.00	82,020.00	
08/15/2022	94,000	2.625%	82,020.00	176,020.00	
09/30/2022					258,040.00
02/15/2023			80,786.25	80,786.25	
08/15/2023	96,000	2.625%	80,786.25	176,786.25	
09/30/2023					257,572.50
02/15/2024			79,526.25	79,526.25	
08/15/2024	98,000	2.625%	79,526.25	177,526.25	
09/30/2024					257,052.50
02/15/2025			78,240.00	78,240.00	
08/15/2025	100,000	2.625%	78,240.00	178,240.00	
09/30/2025					256,480.00
02/15/2026			76,927.50	76,927.50	
08/15/2026	102,000	3.375%	76,927.50	178,927.50	
09/30/2026					255,855.00
02/15/2027			75,206.25	75,206.25	
08/15/2027	105,000	3.375%	75,206.25	180,206.25	
09/30/2027					255,412.50
02/15/2028			73,434.38	73,434.38	
08/15/2028	108,000	3.375%	73,434.38	181,434.38	
09/30/2028					254,868.76
02/15/2029			71,611.88	71,611.88	
08/15/2029	111,000	3.375%	71,611.88	182,611.88	
09/30/2029					254,223.76
02/15/2030			69,738.75	69,738.75	
08/15/2030	115,000	3.375%	69,738.75	184,738.75	
09/30/2030					254,477.50
02/15/2031			67,798.13	67,798.13	
08/15/2031	118,000	3.875%	67,798.13	185,798.13	
09/30/2031					253,596.26
02/15/2032			65,511.88	65,511.88	
08/15/2032	122,000	3.875%	65,511.88	187,511.88	
09/30/2032					253,023.76
02/15/2033			63,148.13	63,148.13	
08/15/2033	126,000	3.875%	63,148.13	189,148.13	
09/30/2033					252,296.26
02/15/2034			60,706.88	60,706.88	
08/15/2034	131,000	3.875%	60,706.88	191,706.88	
09/30/2034					252,413.76

BOND DEBT SERVICE

City of Fate, Texas
 Special Assessment Revenue Bonds, Series 2020
 Williamsburg East Public Improvement District
 Improvement Area #1 Project
 Callable on 8/15/2028 @ par
 Underwriter: FMSbonds, Inc.

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
02/15/2035			58,168.75	58,168.75	
08/15/2035	135,000	3.875%	58,168.75	193,168.75	
09/30/2035					251,337.50
02/15/2036			55,553.13	55,553.13	
08/15/2036	140,000	3.875%	55,553.13	195,553.13	
09/30/2036					251,106.26
02/15/2037			52,840.63	52,840.63	
08/15/2037	145,000	3.875%	52,840.63	197,840.63	
09/30/2037					250,681.26
02/15/2038			50,031.25	50,031.25	
08/15/2038	150,000	3.875%	50,031.25	200,031.25	
09/30/2038					250,062.50
02/15/2039			47,125.00	47,125.00	
08/15/2039	155,000	3.875%	47,125.00	202,125.00	
09/30/2039					249,250.00
02/15/2040			44,121.88	44,121.88	
08/15/2040	161,000	3.875%	44,121.88	205,121.88	
09/30/2040					249,243.76
02/15/2041			41,002.50	41,002.50	
08/15/2041	167,000	4.125%	41,002.50	208,002.50	
09/30/2041					249,005.00
02/15/2042			37,558.13	37,558.13	
08/15/2042	173,000	4.125%	37,558.13	210,558.13	
09/30/2042					248,116.26
02/15/2043			33,990.00	33,990.00	
08/15/2043	180,000	4.125%	33,990.00	213,990.00	
09/30/2043					247,980.00
02/15/2044			30,277.50	30,277.50	
08/15/2044	186,000	4.125%	30,277.50	216,277.50	
09/30/2044					246,555.00
02/15/2045			26,441.25	26,441.25	
08/15/2045	194,000	4.125%	26,441.25	220,441.25	
09/30/2045					246,882.50
02/15/2046			22,440.00	22,440.00	
08/15/2046	201,000	4.125%	22,440.00	223,440.00	
09/30/2046					245,880.00
02/15/2047			18,294.38	18,294.38	
08/15/2047	209,000	4.125%	18,294.38	227,294.38	
09/30/2047					245,588.76
02/15/2048			13,983.75	13,983.75	
08/15/2048	217,000	4.125%	13,983.75	230,983.75	
09/30/2048					244,967.50

BOND DEBT SERVICE

City of Fate, Texas
Special Assessment Revenue Bonds, Series 2020
Williamsburg East Public Improvement District
Improvement Area #1 Project
Callable on 8/15/2028 @ par
*****Underwriter: FMSbonds, Inc.*****

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
02/15/2049			9,508.13	9,508.13	
08/15/2049	226,000	4.125%	9,508.13	235,508.13	
09/30/2049					245,016.26
02/15/2050			4,846.88	4,846.88	
08/15/2050	235,000	4.125%	4,846.88	239,846.88	
09/30/2050					244,693.76
	4,300,000		3,111,999.55	7,411,999.55	7,411,999.55

Note: FINAL NUMBERS

EXHIBIT B-2 – MAJOR IMPROVEMENT AREA DEBT SERVICE SCHEDULE



BOND DEBT SERVICE

City of Fate, Texas
Special Assessment Revenue Bonds, Series 2020
Williamsburg East Public Improvement District
Major Improvement Area Project
Callable on 8/15/2028 @ par
*****Underwriter: FMSbonds, Inc.*****

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
02/15/2021			49,350.36	49,350.36	
08/15/2021			83,802.50	83,802.50	
09/30/2021					133,152.86
02/15/2022			83,802.50	83,802.50	
08/15/2022			83,802.50	83,802.50	
09/30/2022					167,605.00
02/15/2023			83,802.50	83,802.50	
08/15/2023	74,000	4.125%	83,802.50	157,802.50	
09/30/2023					241,605.00
02/15/2024			82,276.25	82,276.25	
08/15/2024	76,000	4.125%	82,276.25	158,276.25	
09/30/2024					240,552.50
02/15/2025			80,708.75	80,708.75	
08/15/2025	79,000	4.125%	80,708.75	159,708.75	
09/30/2025					240,417.50
02/15/2026			79,079.38	79,079.38	
08/15/2026	82,000	4.125%	79,079.38	161,079.38	
09/30/2026					240,158.76
02/15/2027			77,388.13	77,388.13	
08/15/2027	84,000	4.125%	77,388.13	161,388.13	
09/30/2027					238,776.26
02/15/2028			75,655.63	75,655.63	
08/15/2028	87,000	4.125%	75,655.63	162,655.63	
09/30/2028					238,311.26
02/15/2029			73,861.25	73,861.25	
08/15/2029	90,000	4.125%	73,861.25	163,861.25	
09/30/2029					237,722.50
02/15/2030			72,005.00	72,005.00	
08/15/2030	93,000	4.125%	72,005.00	165,005.00	
09/30/2030					237,010.00
02/15/2031			70,086.88	70,086.88	
08/15/2031	97,000	4.625%	70,086.88	167,086.88	
09/30/2031					237,173.76
02/15/2032			67,843.75	67,843.75	
08/15/2032	100,000	4.625%	67,843.75	167,843.75	
09/30/2032					235,687.50
02/15/2033			65,531.25	65,531.25	
08/15/2033	104,000	4.625%	65,531.25	169,531.25	
09/30/2033					235,062.50
02/15/2034			63,126.25	63,126.25	
08/15/2034	109,000	4.625%	63,126.25	172,126.25	
09/30/2034					235,252.50

BOND DEBT SERVICE

City of Fate, Texas
 Special Assessment Revenue Bonds, Series 2020
 Williamsburg East Public Improvement District
 Major Improvement Area Project
 Callable on 8/15/2028 @ par
 Underwriter: FMSbonds, Inc.

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
02/15/2035			60,605.63	60,605.63	
08/15/2035	113,000	4.625%	60,605.63	173,605.63	
09/30/2035					234,211.26
02/15/2036			57,992.50	57,992.50	
08/15/2036	118,000	4.625%	57,992.50	175,992.50	
09/30/2036					233,985.00
02/15/2037			55,263.75	55,263.75	
08/15/2037	123,000	4.625%	55,263.75	178,263.75	
09/30/2037					233,527.50
02/15/2038			52,419.38	52,419.38	
08/15/2038	128,000	4.625%	52,419.38	180,419.38	
09/30/2038					232,838.76
02/15/2039			49,459.38	49,459.38	
08/15/2039	133,000	4.625%	49,459.38	182,459.38	
09/30/2039					231,918.76
02/15/2040			46,383.75	46,383.75	
08/15/2040	138,000	4.625%	46,383.75	184,383.75	
09/30/2040					230,767.50
02/15/2041			43,192.50	43,192.50	
08/15/2041	144,000	4.875%	43,192.50	187,192.50	
09/30/2041					230,385.00
02/15/2042			39,682.50	39,682.50	
08/15/2042	151,000	4.875%	39,682.50	190,682.50	
09/30/2042					230,365.00
02/15/2043			36,001.88	36,001.88	
08/15/2043	157,000	4.875%	36,001.88	193,001.88	
09/30/2043					229,003.76
02/15/2044			32,175.00	32,175.00	
08/15/2044	164,000	4.875%	32,175.00	196,175.00	
09/30/2044					228,350.00
02/15/2045			28,177.50	28,177.50	
08/15/2045	172,000	4.875%	28,177.50	200,177.50	
09/30/2045					228,355.00
02/15/2046			23,985.00	23,985.00	
08/15/2046	180,000	4.875%	23,985.00	203,985.00	
09/30/2046					227,970.00
02/15/2047			19,597.50	19,597.50	
08/15/2047	188,000	4.875%	19,597.50	207,597.50	
09/30/2047					227,195.00
02/15/2048			15,015.00	15,015.00	
08/15/2048	196,000	4.875%	15,015.00	211,015.00	
09/30/2048					226,030.00

BOND DEBT SERVICE

City of Fate, Texas
Special Assessment Revenue Bonds, Series 2020
Williamsburg East Public Improvement District
Major Improvement Area Project
Callable on 8/15/2028 @ par
*****Underwriter: FMSbonds, Inc.*****

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
02/15/2049			10,237.50	10,237.50	
08/15/2049	205,000	4.875%	10,237.50	215,237.50	
09/30/2049					225,475.00
02/15/2050			5,240.63	5,240.63	
08/15/2050	215,000	4.875%	5,240.63	220,240.63	
09/30/2050					225,481.26
	3,600,000		3,234,346.70	6,834,346.70	6,834,346.70

Note: FINAL NUMBERS

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



BOND DEBT SERVICE

City of Fate, Texas
 Special Assessment Revenue Bonds, Series 2022
 Williamsburg East Public Improvement District
 (Improvement Area #2 Project)
 Callable on 8/15/2032 @ par
 FINAL NUMBERS
 Underwriter: FMSbonds Inc.

Dated Date 09/29/2022
 Delivery Date 09/29/2022

Period Ending	Principal	Coupon	Interest	Debt Service
09/30/2023			837,813.65	837,813.65
09/30/2024	228,000	4.875%	954,471.26	1,182,471.26
09/30/2025	239,000	4.875%	943,356.26	1,182,356.26
09/30/2026	251,000	4.875%	931,705.00	1,182,705.00
09/30/2027	265,000	4.875%	919,468.76	1,184,468.76
09/30/2028	279,000	5.250%	906,550.00	1,185,550.00
09/30/2029	294,000	5.250%	891,902.50	1,185,902.50
09/30/2030	310,000	5.250%	876,467.50	1,186,467.50
09/30/2031	327,000	5.250%	860,192.50	1,187,192.50
09/30/2032	346,000	5.250%	843,025.00	1,189,025.00
09/30/2033	366,000	5.875%	824,860.00	1,190,860.00
09/30/2034	387,000	5.875%	803,357.50	1,190,357.50
09/30/2035	412,000	5.875%	780,621.26	1,192,621.26
09/30/2036	437,000	5.875%	756,416.26	1,193,416.26
09/30/2037	464,000	5.875%	730,742.50	1,194,742.50
09/30/2038	493,000	5.875%	703,482.50	1,196,482.50
09/30/2039	525,000	5.875%	674,518.76	1,199,518.76
09/30/2040	558,000	5.875%	643,675.00	1,201,675.00
09/30/2041	593,000	5.875%	610,892.50	1,203,892.50
09/30/2042	629,000	5.875%	576,053.76	1,205,053.76
09/30/2043	669,000	6.000%	539,100.00	1,208,100.00
09/30/2044	712,000	6.000%	498,960.00	1,210,960.00
09/30/2045	757,000	6.000%	456,240.00	1,213,240.00
09/30/2046	805,000	6.000%	410,820.00	1,215,820.00
09/30/2047	857,000	6.000%	362,520.00	1,219,520.00
09/30/2048	913,000	6.000%	311,100.00	1,224,100.00
09/30/2049	971,000	6.000%	256,320.00	1,227,320.00
09/30/2050	1,033,000	6.000%	198,060.00	1,231,060.00
09/30/2051	1,099,000	6.000%	136,080.00	1,235,080.00
09/30/2052	1,169,000	6.000%	70,140.00	1,239,140.00
	16,388,000		19,308,912.47	35,696,912.47

EXHIBIT C – LOT TYPE MAP

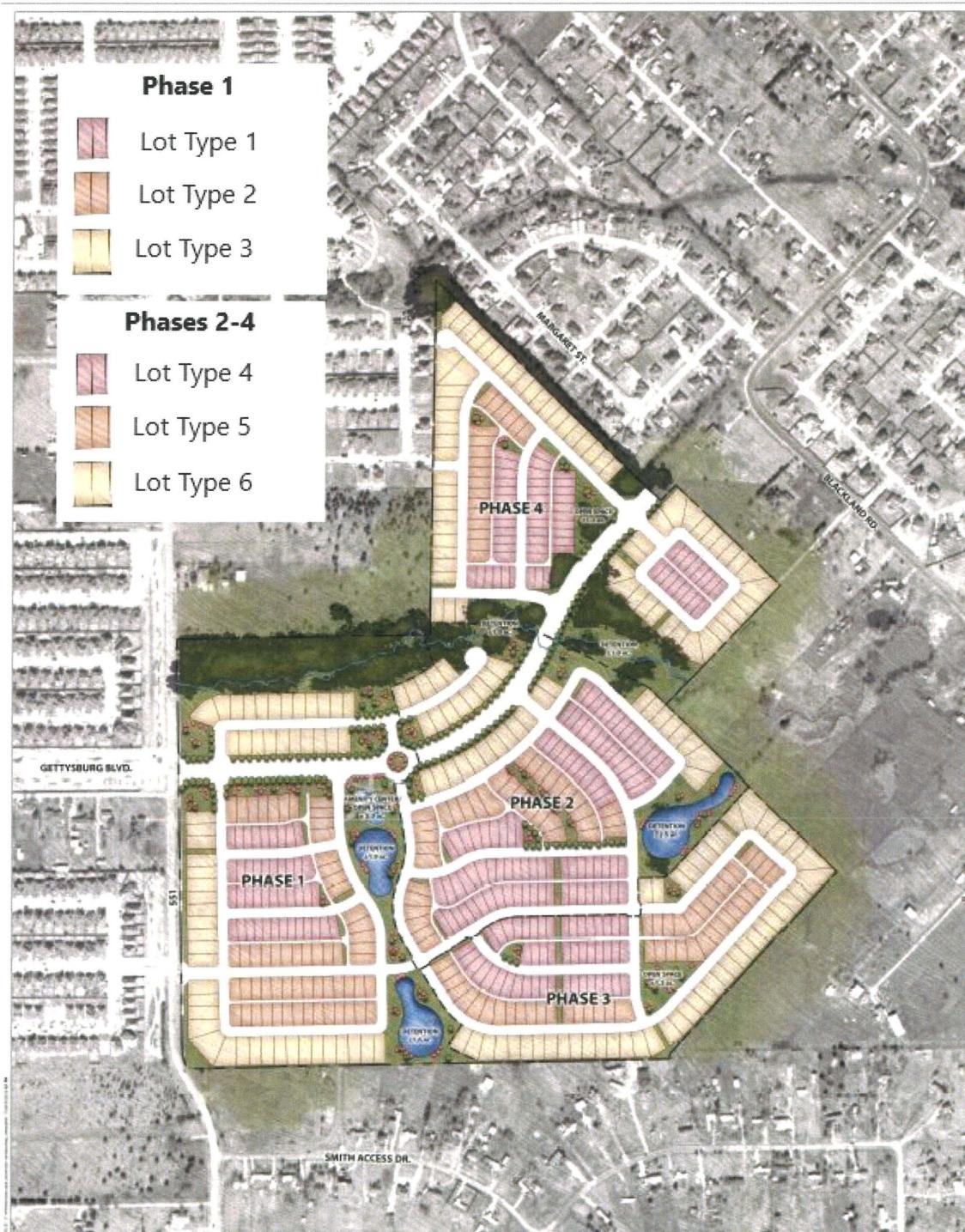


EXHIBIT D – BUYER DISCLOSURES

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

- Improvement Area #1
 - Lot Type 1
 - Lot Type 2
 - Lot Type 3
- Improvement Area #2
 - Lot Type 4
 - Lot Type 5
 - Lot Type 6
 - Remainder Parcel

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WILLIAMSBURG EAST PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA

#1 – LOT TYPE 1 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

IMPROVEMENT AREA #1 LOT TYPE 1 PRINCIPAL ASSESSMENT: \$22,166.55

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Fate, 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 **Williamsburg East 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 Fate. The exact amount of each annual installment will be approved each year by the Fate 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 Fate.

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

COUNTY OF _____

§

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 LOT TYPE 1

Installment Due 1/31	Principal	Interest ^[a]	Additional Interest	Annual Collection Costs	Total Annual Installment ^[b]
2026	\$ 577.96	\$ 871.79	\$ 110.83	\$ 70.93	\$ 1,631.51
2027	\$ 594.96	\$ 852.28	\$ 107.94	\$ 121.48	\$ 1,676.66
2028	\$ 611.96	\$ 832.20	\$ 104.97	\$ 123.91	\$ 1,673.04
2029	\$ 628.96	\$ 811.55	\$ 101.91	\$ 126.39	\$ 1,668.80
2030	\$ 651.62	\$ 790.32	\$ 98.76	\$ 128.91	\$ 1,669.62
2031	\$ 668.62	\$ 768.33	\$ 95.51	\$ 131.49	\$ 1,663.95
2032	\$ 691.29	\$ 742.42	\$ 92.16	\$ 134.12	\$ 1,659.99
2033	\$ 713.95	\$ 715.63	\$ 88.71	\$ 136.80	\$ 1,655.09
2034	\$ 742.28	\$ 687.97	\$ 85.14	\$ 139.54	\$ 1,654.93
2035	\$ 764.95	\$ 659.20	\$ 81.42	\$ 142.33	\$ 1,647.91
2036	\$ 793.28	\$ 629.56	\$ 77.60	\$ 145.18	\$ 1,645.62
2037	\$ 821.61	\$ 598.82	\$ 73.63	\$ 148.08	\$ 1,642.15
2038	\$ 849.94	\$ 566.98	\$ 69.53	\$ 151.04	\$ 1,637.50
2039	\$ 878.28	\$ 534.05	\$ 65.28	\$ 154.06	\$ 1,631.66
2040	\$ 912.27	\$ 500.02	\$ 60.88	\$ 157.14	\$ 1,630.32
2041	\$ 946.27	\$ 464.66	\$ 56.32	\$ 160.29	\$ 1,627.55
2042	\$ 980.27	\$ 425.63	\$ 51.59	\$ 163.49	\$ 1,620.98
2043	\$ 1,019.93	\$ 385.19	\$ 46.69	\$ 166.76	\$ 1,618.58
2044	\$ 1,053.93	\$ 343.12	\$ 41.59	\$ 170.10	\$ 1,608.74
2045	\$ 1,099.26	\$ 299.65	\$ 36.32	\$ 173.50	\$ 1,608.73
2046	\$ 1,138.93	\$ 254.30	\$ 30.82	\$ 176.97	\$ 1,601.02
2047	\$ 1,184.26	\$ 207.32	\$ 25.13	\$ 180.51	\$ 1,597.22
2048	\$ 1,229.59	\$ 158.47	\$ 19.21	\$ 184.12	\$ 1,591.39
2049	\$ 1,280.58	\$ 107.75	\$ 13.06	\$ 187.80	\$ 1,589.20
2050	\$ 1,331.58	\$ 54.93	\$ 6.66	\$ 191.56	\$ 1,584.72
Total	\$ 22,166.55	\$ 13,262.16	\$ 1,641.67	\$ 3,766.51	\$ 40,836.88

Footnotes:

[a] Interest on the Improvement Area #1 Bonds is calculated at 2.625%, 3.375%, 3.875% and 4.125% for term bonds maturing in 2025, 2030, 2040 and 2050 respectively.

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

WILLIAMSBURG EAST PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA
#1 - LOT TYPE 2 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

IMPROVEMENT AREA #1 LOT TYPE 2 PRINCIPAL ASSESSMENT: \$25,729.03

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Fate, 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 the ***Williamsburg East 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 Fate. The exact amount of each annual installment will be approved each year by the Fate 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 Fate.

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS
COUNTY OF ROCKWALL

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

COUNTY OF ROCKWALL

§

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 LOT TYPE 2

Installment Due 1/31	Principal	Interest ^[a]	Additional Interest	Annual Collection Costs	Total Annual Installment ^[b]
2026	\$ 670.85	\$ 1,011.90	\$ 128.65	\$ 82.33	\$ 1,893.72
2027	\$ 690.58	\$ 989.26	\$ 125.29	\$ 141.00	\$ 1,946.13
2028	\$ 710.31	\$ 965.95	\$ 121.84	\$ 143.82	\$ 1,941.92
2029	\$ 730.04	\$ 941.98	\$ 118.29	\$ 146.70	\$ 1,937.00
2030	\$ 756.35	\$ 917.34	\$ 114.64	\$ 149.63	\$ 1,937.95
2031	\$ 776.08	\$ 891.81	\$ 110.85	\$ 152.62	\$ 1,931.37
2032	\$ 802.39	\$ 861.74	\$ 106.97	\$ 155.68	\$ 1,926.78
2033	\$ 828.70	\$ 830.64	\$ 102.96	\$ 158.79	\$ 1,921.09
2034	\$ 861.58	\$ 798.53	\$ 98.82	\$ 161.97	\$ 1,920.90
2035	\$ 887.89	\$ 765.15	\$ 94.51	\$ 165.20	\$ 1,912.75
2036	\$ 920.77	\$ 730.74	\$ 90.07	\$ 168.51	\$ 1,910.09
2037	\$ 953.66	\$ 695.06	\$ 85.47	\$ 171.88	\$ 1,906.06
2038	\$ 986.54	\$ 658.11	\$ 80.70	\$ 175.32	\$ 1,900.66
2039	\$ 1,019.43	\$ 619.88	\$ 75.77	\$ 178.82	\$ 1,893.89
2040	\$ 1,058.89	\$ 580.37	\$ 70.67	\$ 182.40	\$ 1,892.33
2041	\$ 1,098.35	\$ 539.34	\$ 65.37	\$ 186.05	\$ 1,889.12
2042	\$ 1,137.81	\$ 494.04	\$ 59.88	\$ 189.77	\$ 1,881.50
2043	\$ 1,183.85	\$ 447.10	\$ 54.19	\$ 193.56	\$ 1,878.71
2044	\$ 1,223.31	\$ 398.27	\$ 48.27	\$ 197.44	\$ 1,867.29
2045	\$ 1,275.93	\$ 347.81	\$ 42.16	\$ 201.38	\$ 1,867.28
2046	\$ 1,321.97	\$ 295.17	\$ 35.78	\$ 205.41	\$ 1,858.33
2047	\$ 1,374.58	\$ 240.64	\$ 29.17	\$ 209.52	\$ 1,853.91
2048	\$ 1,427.20	\$ 183.94	\$ 22.30	\$ 213.71	\$ 1,847.15
2049	\$ 1,486.39	\$ 125.07	\$ 15.16	\$ 217.98	\$ 1,844.60
2050	\$ 1,545.58	\$ 63.76	\$ 7.73	\$ 222.34	\$ 1,839.41
Total	\$ 25,729.03	\$ 15,393.58	\$ 1,905.51	\$ 4,371.84	\$ 47,399.95

Footnotes:

[a] Interest on the Improvement Area #1 Bonds is calculated at 2.625%, 3.375%, 3.875% and 4.125% for term bonds maturing in 2025, 2030, 2040 and 2050 respectively.

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

WILLIAMSBURG EAST PUBLIC IMPROVEMENT DISTRICT - IMPROVEMENT AREA
#1 - LOT TYPE 3 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

IMPROVEMENT AREA #1 LOT TYPE 3 PRINCIPAL ASSESSMENT: \$27,708.19

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Fate, 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 the ***Williamsburg East Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

COUNTY OF ROCKWALL

§

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS
§
COUNTY OF ROCKWALL
§
§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 LOT TYPE 3

Installment Due 1/31	Principal	Interest ^[a]	Additional Interest	Annual Collection Costs	Total Annual Installment ^[b]
2026	\$ 722.45	\$ 1,089.73	\$ 138.54	\$ 88.67	\$ 2,039.39
2027	\$ 743.70	\$ 1,065.35	\$ 134.93	\$ 151.85	\$ 2,095.83
2028	\$ 764.95	\$ 1,040.25	\$ 131.21	\$ 154.88	\$ 2,091.30
2029	\$ 786.20	\$ 1,014.44	\$ 127.39	\$ 157.98	\$ 2,086.00
2030	\$ 814.53	\$ 987.90	\$ 123.45	\$ 161.14	\$ 2,087.03
2031	\$ 835.78	\$ 960.41	\$ 119.38	\$ 164.36	\$ 2,079.94
2032	\$ 864.11	\$ 928.02	\$ 115.20	\$ 167.65	\$ 2,074.99
2033	\$ 892.44	\$ 894.54	\$ 110.88	\$ 171.00	\$ 2,068.87
2034	\$ 927.86	\$ 859.96	\$ 106.42	\$ 174.42	\$ 2,068.66
2035	\$ 956.19	\$ 824.00	\$ 101.78	\$ 177.91	\$ 2,059.88
2036	\$ 991.60	\$ 786.95	\$ 97.00	\$ 181.47	\$ 2,057.02
2037	\$ 1,027.02	\$ 748.53	\$ 92.04	\$ 185.10	\$ 2,052.69
2038	\$ 1,062.43	\$ 708.73	\$ 86.91	\$ 188.80	\$ 2,046.87
2039	\$ 1,097.84	\$ 667.56	\$ 81.59	\$ 192.58	\$ 2,039.58
2040	\$ 1,140.34	\$ 625.02	\$ 76.11	\$ 196.43	\$ 2,037.90
2041	\$ 1,182.84	\$ 580.83	\$ 70.40	\$ 200.36	\$ 2,034.43
2042	\$ 1,225.34	\$ 532.04	\$ 64.49	\$ 204.37	\$ 2,026.23
2043	\$ 1,274.92	\$ 481.49	\$ 58.36	\$ 208.45	\$ 2,023.23
2044	\$ 1,317.41	\$ 428.90	\$ 51.99	\$ 212.62	\$ 2,010.93
2045	\$ 1,374.08	\$ 374.56	\$ 45.40	\$ 216.87	\$ 2,010.91
2046	\$ 1,423.66	\$ 317.88	\$ 38.53	\$ 221.21	\$ 2,001.28
2047	\$ 1,480.32	\$ 259.15	\$ 31.41	\$ 225.64	\$ 1,996.52
2048	\$ 1,536.98	\$ 198.09	\$ 24.01	\$ 230.15	\$ 1,989.23
2049	\$ 1,600.73	\$ 134.69	\$ 16.33	\$ 234.75	\$ 1,986.50
2050	\$ 1,664.47	\$ 68.66	\$ 8.32	\$ 239.45	\$ 1,980.90
Total	\$ 27,708.19	\$ 16,577.70	\$ 2,052.08	\$ 4,708.13	\$ 51,046.10

Footnotes:

[a] Interest on the Improvement Area #1 Bonds is calculated at 2.625%, 3.375%, 3.875% and 4.125% for term bonds maturing in 2025, 2030, 2040 and 2050 respectively.

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

WILLIAMSBURG EAST PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA
#2 - LOT TYPE 4 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

IMPROVEMENT AREA #2 LOT TYPE 4 PRINCIPAL ASSESSMENT: \$37,897.85

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Fate, 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 the **Williamsburg East 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 Fate. The exact amount of each annual installment will be approved each year by the Fate 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 Fate.

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

COUNTY OF ROCKWALL

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS
COUNTY OF ROCKWALL

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #2 LOT TYPE 4

Installment Due 1/31	Major Improvement Area Bonds			Improvement Area #2 Bonds			Additional Interest	Annual Collection Costs	Total Annual Installment ^[c]
	Principal	Interest ^[a]	Principal	Interest ^[b]					
2026	\$ 161.08	\$ 310.69	\$ 493.07	\$ 1,830.27	\$ 189.49	\$ 125.84	\$ 3,110.45		
2027	\$ 165.01	\$ 304.05	\$ 520.57	\$ 1,806.24	\$ 186.22	\$ 162.42	\$ 3,144.50		
2028	\$ 170.91	\$ 297.24	\$ 548.08	\$ 1,780.86	\$ 182.79	\$ 165.66	\$ 3,145.54		
2029	\$ 176.80	\$ 290.19	\$ 577.54	\$ 1,752.08	\$ 179.20	\$ 168.98	\$ 3,144.79		
2030	\$ 182.69	\$ 282.90	\$ 608.97	\$ 1,721.76	\$ 175.42	\$ 172.36	\$ 3,144.11		
2031	\$ 190.55	\$ 275.36	\$ 642.37	\$ 1,689.79	\$ 171.47	\$ 175.80	\$ 3,145.34		
2032	\$ 196.44	\$ 266.55	\$ 679.69	\$ 1,656.07	\$ 167.30	\$ 179.32	\$ 3,145.37		
2033	\$ 204.30	\$ 257.46	\$ 718.98	\$ 1,620.38	\$ 162.92	\$ 182.91	\$ 3,146.96		
2034	\$ 214.12	\$ 248.01	\$ 760.24	\$ 1,578.14	\$ 158.30	\$ 186.57	\$ 3,145.39		
2035	\$ 221.98	\$ 238.11	\$ 809.35	\$ 1,533.48	\$ 153.43	\$ 190.30	\$ 3,146.65		
2036	\$ 231.80	\$ 227.84	\$ 858.46	\$ 1,485.93	\$ 148.28	\$ 194.10	\$ 3,146.41		
2037	\$ 241.63	\$ 217.12	\$ 911.50	\$ 1,435.49	\$ 142.82	\$ 197.98	\$ 3,146.55		
2038	\$ 251.45	\$ 205.95	\$ 968.47	\$ 1,381.94	\$ 137.06	\$ 201.94	\$ 3,146.81		
2039	\$ 261.27	\$ 194.32	\$ 1,031.33	\$ 1,325.05	\$ 130.96	\$ 205.98	\$ 3,148.91		
2040	\$ 271.09	\$ 182.24	\$ 1,096.15	\$ 1,264.46	\$ 124.50	\$ 210.10	\$ 3,148.54		
2041	\$ 282.88	\$ 169.70	\$ 1,164.91	\$ 1,200.06	\$ 117.66	\$ 214.30	\$ 3,149.51		
2042	\$ 296.63	\$ 155.91	\$ 1,235.63	\$ 1,131.62	\$ 110.42	\$ 218.59	\$ 3,148.80		
2043	\$ 308.42	\$ 141.45	\$ 1,314.21	\$ 1,059.03	\$ 102.76	\$ 222.96	\$ 3,148.82		
2044	\$ 322.17	\$ 126.41	\$ 1,398.68	\$ 980.17	\$ 94.65	\$ 227.42	\$ 3,149.50		
2045	\$ 337.88	\$ 110.71	\$ 1,487.08	\$ 896.25	\$ 86.04	\$ 231.97	\$ 3,149.93		
2046	\$ 353.60	\$ 94.23	\$ 1,581.37	\$ 807.03	\$ 76.92	\$ 236.61	\$ 3,149.76		
2047	\$ 369.31	\$ 77.00	\$ 1,683.52	\$ 712.15	\$ 67.24	\$ 241.34	\$ 3,150.56		
2048	\$ 385.03	\$ 58.99	\$ 1,793.53	\$ 611.14	\$ 56.98	\$ 246.17	\$ 3,151.83		
2049	\$ 402.71	\$ 40.22	\$ 1,907.46	\$ 503.52	\$ 46.09	\$ 251.09	\$ 3,151.10		
2050	\$ 422.35	\$ 20.59	\$ 2,029.26	\$ 389.08	\$ 34.53	\$ 256.11	\$ 3,151.93		
2051	\$ -	\$ -	\$ 2,158.91	\$ 267.32	\$ 22.28	\$ 197.48	\$ 2,645.99		
2052	\$ -	\$ -	\$ 2,296.42	\$ 137.79	\$ 11.48	\$ 201.43	\$ 2,647.12		
Total	\$ 6,622.11	\$ 4,793.24	\$ 31,275.74	\$ 32,557.09	\$ 3,237.20	\$ 5,465.76	\$ 83,951.14		

Footnotes:

[a] Interest on the Major Improvement Area Bonds is calculated at 4.125%, 4.625%, and 4.875% for term bonds maturing in 2030, 2040, and 2050 respectively.

[b] Interest on the Improvement Area #2 Bonds is calculated at 4.875%, 5.250%, 5.875% and 6.000% for term bonds maturing in 2057, 2032, 2042 and 2052 respectively.

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

WILLIAMSBURG EAST PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA
#2 - LOT TYPE 5 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

IMPROVEMENT AREA #2 LOT TYPE 5 PRINCIPAL ASSESSMENT: \$43,881.72

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Fate, 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 the **Williamsburg East 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 Fate. The exact amount of each annual installment will be approved each year by the Fate 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 Fate.

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

COUNTY OF ROCKWALL

§

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS §
CITY OF ROCKWALL §
COUNTY OF ROCKWALL §

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #2 LOT TYPE 5

Installment Due 1/31	Major Improvement Area Bonds		Improvement Area #2 Bonds		Additional Interest	Annual Collection Costs	Total Annual Installment ^[c]
	Principal	Interest ^[a]	Principal	Interest ^[b]			
2026	\$ 186.52	\$ 359.75	\$ 570.93	\$ 2,119.26	\$ 219.41	\$ 145.71	\$ 3,601.57
2027	\$ 191.07	\$ 352.06	\$ 602.77	\$ 2,091.43	\$ 215.62	\$ 188.06	\$ 3,641.01
2028	\$ 197.89	\$ 344.17	\$ 634.62	\$ 2,062.05	\$ 211.65	\$ 191.82	\$ 3,642.20
2029	\$ 204.71	\$ 336.01	\$ 668.73	\$ 2,028.73	\$ 207.49	\$ 195.66	\$ 3,641.34
2030	\$ 211.54	\$ 327.57	\$ 705.13	\$ 1,993.62	\$ 203.12	\$ 199.57	\$ 3,640.55
2031	\$ 220.64	\$ 318.84	\$ 743.80	\$ 1,956.60	\$ 198.54	\$ 203.56	\$ 3,641.98
2032	\$ 227.46	\$ 308.64	\$ 787.01	\$ 1,917.55	\$ 193.72	\$ 207.63	\$ 3,642.01
2033	\$ 236.56	\$ 298.12	\$ 832.51	\$ 1,876.23	\$ 188.64	\$ 211.79	\$ 3,643.85
2034	\$ 247.93	\$ 287.17	\$ 880.27	\$ 1,827.32	\$ 183.30	\$ 216.02	\$ 3,642.02
2035	\$ 257.03	\$ 275.71	\$ 937.14	\$ 1,775.61	\$ 177.66	\$ 220.34	\$ 3,643.49
2036	\$ 268.40	\$ 263.82	\$ 994.00	\$ 1,720.55	\$ 171.69	\$ 224.75	\$ 3,643.21
2037	\$ 279.78	\$ 251.41	\$ 1,055.42	\$ 1,662.15	\$ 165.38	\$ 229.25	\$ 3,643.37
2038	\$ 291.15	\$ 238.47	\$ 1,121.38	\$ 1,600.15	\$ 158.70	\$ 233.83	\$ 3,643.67
2039	\$ 302.52	\$ 225.00	\$ 1,194.17	\$ 1,534.27	\$ 151.64	\$ 238.51	\$ 3,646.10
2040	\$ 313.90	\$ 211.01	\$ 1,269.23	\$ 1,464.11	\$ 144.15	\$ 243.28	\$ 3,645.67
2041	\$ 327.54	\$ 196.49	\$ 1,348.84	\$ 1,389.54	\$ 136.24	\$ 248.14	\$ 3,646.80
2042	\$ 343.47	\$ 180.52	\$ 1,430.73	\$ 1,310.30	\$ 127.86	\$ 253.11	\$ 3,645.97
2043	\$ 357.11	\$ 163.78	\$ 1,521.71	\$ 1,226.24	\$ 118.98	\$ 258.17	\$ 3,646.00
2044	\$ 373.04	\$ 146.37	\$ 1,619.52	\$ 1,134.94	\$ 109.59	\$ 263.33	\$ 3,646.79
2045	\$ 391.23	\$ 128.19	\$ 1,721.88	\$ 1,037.77	\$ 99.63	\$ 268.60	\$ 3,647.29
2046	\$ 409.43	\$ 109.11	\$ 1,831.06	\$ 934.45	\$ 89.06	\$ 273.97	\$ 3,647.09
2047	\$ 427.63	\$ 89.15	\$ 1,949.34	\$ 824.59	\$ 77.86	\$ 279.45	\$ 3,648.02
2048	\$ 445.82	\$ 68.31	\$ 2,076.72	\$ 707.63	\$ 65.97	\$ 285.04	\$ 3,649.49
2049	\$ 466.29	\$ 46.57	\$ 2,208.64	\$ 583.03	\$ 53.36	\$ 290.74	\$ 3,648.64
2050	\$ 489.04	\$ 23.84	\$ 2,349.67	\$ 450.51	\$ 39.99	\$ 296.55	\$ 3,649.60
2051	\$ -	\$ -	\$ 2,499.79	\$ 309.53	\$ 25.79	\$ 228.67	\$ 3,063.78
2052	\$ -	\$ -	\$ 2,659.02	\$ 159.54	\$ 13.30	\$ 233.24	\$ 3,065.09
Total	\$ 7,667.70	\$ 5,550.07	\$ 36,214.02	\$ 37,697.68	\$ 3,748.34	\$ 6,328.78	\$ 97,206.59

Footnotes:

[a] Interest on the Major Improvement Area Bonds is calculated at 4.125%, 4.625%, and 4.875% for term bonds maturing in 2030, 2040, and 2050 respectively.

[b] Interest on the Improvement Area #2 Bonds is calculated at 4.875%, 5.250%, 5.875% and 6.000% for term bonds maturing in 2057, 2032, 2042 and 2052 respectively.

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

WILLIAMSBURG EAST PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA
#2 - LOT TYPE 6 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

IMPROVEMENT AREA #2 LOT TYPE 6 PRINCIPAL ASSESSMENT: \$49,865.59

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Fate, 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 the **Williamsburg East 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 Fate. The exact amount of each annual installment will be approved each year by the Fate 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 Fate.

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

COUNTY OF ROCKWALL

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF ROCKWALL §

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #2 LOT TYPE 6

Installment Due 1/31	Major Improvement Area Bonds			Improvement Area #2 Bonds			Additional Interest	Annual Collection Costs	Total Annual Installment ^[c]
	Principal	Interest ^[a]	Principal	Interest ^[b]					
2026	\$ 211.95	\$ 408.81	\$ 648.78	\$ 2,408.25	\$ 249.33	\$ 165.57	\$ 4,092.69		
2027	\$ 217.12	\$ 400.06	\$ 684.97	\$ 2,376.63	\$ 245.02	\$ 213.71	\$ 4,137.51		
2028	\$ 224.88	\$ 391.11	\$ 721.15	\$ 2,343.23	\$ 240.51	\$ 217.98	\$ 4,138.86		
2029	\$ 232.63	\$ 381.83	\$ 759.93	\$ 2,305.37	\$ 235.78	\$ 222.34	\$ 4,137.88		
2030	\$ 240.38	\$ 372.23	\$ 801.28	\$ 2,265.48	\$ 230.82	\$ 226.79	\$ 4,136.98		
2031	\$ 250.72	\$ 362.32	\$ 845.22	\$ 2,223.41	\$ 225.61	\$ 231.32	\$ 4,138.61		
2032	\$ 258.48	\$ 350.72	\$ 894.33	\$ 2,179.03	\$ 220.13	\$ 235.95	\$ 4,138.65		
2033	\$ 268.82	\$ 338.77	\$ 946.03	\$ 2,132.08	\$ 214.37	\$ 240.67	\$ 4,140.73		
2034	\$ 281.74	\$ 326.34	\$ 1,000.31	\$ 2,076.50	\$ 208.29	\$ 245.48	\$ 4,138.66		
2035	\$ 292.08	\$ 313.30	\$ 1,064.93	\$ 2,017.73	\$ 201.88	\$ 250.39	\$ 4,140.32		
2036	\$ 305.00	\$ 299.80	\$ 1,129.55	\$ 1,955.17	\$ 195.10	\$ 255.40	\$ 4,140.02		
2037	\$ 317.93	\$ 285.69	\$ 1,199.34	\$ 1,888.81	\$ 187.93	\$ 260.51	\$ 4,140.20		
2038	\$ 330.85	\$ 270.99	\$ 1,274.30	\$ 1,818.35	\$ 180.34	\$ 265.72	\$ 4,140.54		
2039	\$ 343.78	\$ 255.68	\$ 1,357.01	\$ 1,743.48	\$ 172.31	\$ 271.03	\$ 4,143.30		
2040	\$ 356.70	\$ 239.78	\$ 1,442.31	\$ 1,663.76	\$ 163.81	\$ 276.45	\$ 4,142.81		
2041	\$ 372.21	\$ 223.29	\$ 1,532.78	\$ 1,579.02	\$ 154.82	\$ 281.98	\$ 4,144.09		
2042	\$ 390.30	\$ 205.14	\$ 1,625.83	\$ 1,488.97	\$ 145.29	\$ 287.62	\$ 4,143.15		
2043	\$ 405.81	\$ 186.11	\$ 1,729.22	\$ 1,393.46	\$ 135.21	\$ 293.37	\$ 4,143.18		
2044	\$ 423.90	\$ 166.33	\$ 1,840.36	\$ 1,289.70	\$ 124.53	\$ 299.24	\$ 4,144.08		
2045	\$ 444.58	\$ 145.67	\$ 1,956.68	\$ 1,179.28	\$ 113.21	\$ 305.22	\$ 4,144.64		
2046	\$ 465.26	\$ 123.99	\$ 2,080.75	\$ 1,061.88	\$ 101.21	\$ 311.33	\$ 4,144.42		
2047	\$ 485.94	\$ 101.31	\$ 2,215.16	\$ 937.03	\$ 88.48	\$ 317.56	\$ 4,145.47		
2048	\$ 506.62	\$ 77.62	\$ 2,359.90	\$ 804.13	\$ 74.97	\$ 323.91	\$ 4,147.15		
2049	\$ 529.88	\$ 52.92	\$ 2,509.82	\$ 662.53	\$ 60.64	\$ 330.38	\$ 4,146.18		
2050	\$ 555.73	\$ 27.09	\$ 2,670.08	\$ 511.94	\$ 45.44	\$ 336.99	\$ 4,147.27		
2051	\$ -	\$ -	\$ 2,840.67	\$ 351.74	\$ 29.31	\$ 259.85	\$ 3,481.57		
2052	\$ -	\$ -	\$ 3,021.61	\$ 181.30	\$ 15.11	\$ 265.05	\$ 3,483.06		
Total	\$ 8,713.30	\$ 6,306.90	\$ 41,152.30	\$ 42,883.27	\$ 4,259.47	\$ 7,191.79	\$ 110,462.03		

Footnotes:

[a] Interest on the Major Improvement Area Bonds is calculated at 4.125%, 4.625%, and 4.875% for term bonds maturing in 2030, 2040, and 2050 respectively.

[b] Interest on the Improvement Area #2 Bonds is calculated at 4.875%, 5.250%, 5.875% and 6.000% for term bonds maturing in 2057, 2032, 2042 and 2052 respectively.

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

WILLIAMSBURG EAST PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA
#2 REMAINDER PARCEL BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

IMPROVEMENT AREA #2 REMAINDER PARCEL PRINCIPAL ASSESSMENT:
\$12,424,510.75

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Fate, 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 the ***Williamsburg East 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 Fate. The exact amount of each annual installment will be approved each year by the Fate 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 Fate.

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF ROCKWALL §

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #2 REMAINDER PARCEL

Installment Due 1/31	Major Improvement Area Bonds		Improvement Area #2 Bonds		Additional Interest	Annual Collection Costs	Total Annual Installment ^[c]
	Principal	Interest ^[a]	Principal	Interest ^[b]			
2026	\$ 52,809.97	\$ 101,858.04	\$ 161,650.02	\$ 600,040.37	\$ 62,122.55	\$ 41,254.44	\$ 1,019,735.39
2027	\$ 54,098.01	\$ 99,679.62	\$ 170,666.36	\$ 592,159.94	\$ 61,050.25	\$ 53,246.91	\$ 1,030,901.09
2028	\$ 56,030.09	\$ 97,448.08	\$ 179,682.69	\$ 583,839.95	\$ 59,926.43	\$ 54,311.85	\$ 1,031,239.08
2029	\$ 57,962.16	\$ 95,136.83	\$ 189,343.05	\$ 574,406.60	\$ 58,747.87	\$ 55,398.08	\$ 1,030,994.60
2030	\$ 59,894.23	\$ 92,745.89	\$ 199,647.44	\$ 564,466.09	\$ 57,511.34	\$ 56,506.05	\$ 1,030,771.04
2031	\$ 62,470.33	\$ 90,275.26	\$ 210,595.84	\$ 553,984.60	\$ 56,213.63	\$ 57,636.17	\$ 1,031,175.84
2032	\$ 64,402.40	\$ 87,386.00	\$ 222,832.30	\$ 542,928.32	\$ 54,848.30	\$ 58,788.89	\$ 1,031,186.22
2033	\$ 66,978.49	\$ 84,407.39	\$ 235,712.78	\$ 531,229.63	\$ 53,412.13	\$ 59,964.67	\$ 1,031,705.09
2034	\$ 70,198.61	\$ 81,309.64	\$ 249,237.28	\$ 517,381.50	\$ 51,898.67	\$ 61,163.96	\$ 1,031,189.67
2035	\$ 72,774.71	\$ 78,062.96	\$ 265,337.88	\$ 502,738.82	\$ 50,301.49	\$ 62,387.24	\$ 1,031,603.10
2036	\$ 75,994.83	\$ 74,697.12	\$ 281,438.48	\$ 487,150.22	\$ 48,610.93	\$ 63,634.99	\$ 1,031,526.57
2037	\$ 79,214.95	\$ 71,182.36	\$ 298,827.13	\$ 470,615.70	\$ 46,823.76	\$ 64,907.68	\$ 1,031,571.59
2038	\$ 82,435.07	\$ 67,518.68	\$ 317,503.83	\$ 453,059.60	\$ 44,933.55	\$ 66,205.84	\$ 1,031,656.57
2039	\$ 85,655.19	\$ 63,706.05	\$ 338,112.59	\$ 434,406.26	\$ 42,933.86	\$ 67,529.96	\$ 1,032,343.91
2040	\$ 88,875.31	\$ 59,744.50	\$ 359,365.38	\$ 414,542.14	\$ 40,815.02	\$ 68,880.55	\$ 1,032,222.90
2041	\$ 92,739.45	\$ 55,634.01	\$ 381,906.22	\$ 393,429.42	\$ 38,573.82	\$ 70,258.17	\$ 1,032,541.10
2042	\$ 97,247.62	\$ 51,112.96	\$ 405,091.09	\$ 370,992.44	\$ 36,200.59	\$ 71,663.33	\$ 1,032,308.03
2043	\$ 101,111.77	\$ 46,372.15	\$ 430,852.05	\$ 347,193.33	\$ 33,688.89	\$ 73,096.60	\$ 1,032,314.78
2044	\$ 105,619.93	\$ 41,442.94	\$ 458,545.08	\$ 321,342.21	\$ 31,029.08	\$ 74,558.53	\$ 1,032,537.77
2045	\$ 110,772.13	\$ 36,293.97	\$ 487,526.16	\$ 293,829.50	\$ 28,208.25	\$ 76,049.70	\$ 1,032,679.71
2046	\$ 115,924.32	\$ 30,893.83	\$ 518,439.31	\$ 264,577.93	\$ 25,216.76	\$ 77,570.69	\$ 1,032,622.84
2047	\$ 121,076.51	\$ 25,242.52	\$ 551,928.56	\$ 233,471.58	\$ 22,044.94	\$ 79,122.11	\$ 1,032,886.21
2048	\$ 126,228.70	\$ 19,340.04	\$ 587,993.90	\$ 200,355.86	\$ 18,679.92	\$ 80,704.55	\$ 1,033,302.97
2049	\$ 132,024.92	\$ 13,186.39	\$ 625,347.29	\$ 165,076.23	\$ 15,108.80	\$ 82,318.64	\$ 1,033,062.27
2050	\$ 138,465.16	\$ 6,750.18	\$ 665,276.78	\$ 127,555.39	\$ 11,321.94	\$ 83,965.01	\$ 1,033,334.46
2051	\$ -	\$ -	\$ 707,782.36	\$ 87,638.78	\$ 7,303.23	\$ 64,743.74	\$ 867,468.12
2052	\$ -	\$ -	\$ 752,864.04	\$ 45,171.84	\$ 3,764.32	\$ 66,038.62	\$ 867,838.82
Total	\$ 2,171,004.86	\$ 1,571,427.44	\$ 10,253,505.89	\$ 10,673,584.26	\$ 1,061,290.35	\$ 1,791,906.95	\$ 27,522,719.75

Footnotes:

[a] Interest on the Major Improvement Area Bonds is calculated at 4.125%, 4.625%, and 4.875% for term bonds maturing in 2030, 2040, and 2050 respectively.

[b] Interest on the Improvement Area #2 Bonds is calculated at 4.875%, 5.250%, 5.875% and 6.000% for term bonds maturing in 2057, 2032, 2042 and 2052 respectively.

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

THE STATE OF TEXAS

COUNTY OF ROCKWALL

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Rockwall County, Texas.

20250000014577 ORDINANCE
08/14/2025 11:17:33 AM Total Fees: \$341.00

Jennifer Fogg, County Clerk
Rockwall County, TX



