



**ORDINANCE NO. 24-04-1649**

**ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROYSE CITY, TEXAS ACCEPTING AND APPROVING THE WATERSCAPE PUBLIC IMPROVEMENT DISTRICT 2024 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN AND IMPROVEMENT AREA #4 ASSESSMENT ROLL FOR THE WATERSCAPE PUBLIC IMPROVEMENT DISTRICT; MAKING A FINDING OF SPECIAL BENEFIT TO CERTAIN PROPERTY IN THE DISTRICT; LEVYING SPECIAL ASSESSMENTS AGAINST CERTAIN PROPERTY WITHIN THE DISTRICT AND ESTABLISHING A LIEN ON SUCH PROPERTY; PROVIDING FOR THE METHOD OF ASSESSMENT AND THE PAYMENT OF THE ASSESSMENTS IN ACCORDANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; PROVIDING PENALTIES AND INTEREST ON DELINQUENT ASSESSMENTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, the Public Improvement District Assessment Act, Texas Local Government Code, Chapter 372, as amended (the "Act"), authorizes the City Council (the "Council") of the City of Royse City, Texas (the "City"), to create a public improvement district within the City; and

**WHEREAS**, on October 11, 2016, the Council approved Resolution No. 16-10-1170R authorizing, establishing and creating the Waterscape Public Improvement District (the "District"); and

**WHEREAS**, on March 26, 2024, the Council adopted a resolution (i) determining the total costs of certain authorized public improvements to be undertaken in Improvement Area #4, (ii) approving a preliminary amended and restated service and assessment plan, including a proposed Improvement Area #4 Assessment Roll (defined below), and (iii) directing the City Secretary to publish and mail notice of a public hearing (the "Assessment Hearing") to consider an ordinance levying assessments (the "Improvement Area #4 Assessments") on certain benefitted property within Improvement Area #4 (the "Improvement Area #4 Assessed Property"); and

**WHEREAS**, the City Secretary filed the proposed Improvement Area #4 Assessment Roll and made the same available for public inspection; and

**WHEREAS**, the City Secretary (i) published notice of the Assessment Hearing on April 11, 2024 in the *Royse City Herald Banner*, which is a newspaper of general circulation in the City, pursuant to Section 372.016(b) of the Act, and (ii) mailed notice of the Assessment Hearing to the last known address of the owners of the property liable for the Improvement Area #4 Assessments on March 28, 2024, pursuant to Section 372.016(c) of the Act; and

**WHEREAS**, the Council convened the Assessment Hearing on April 23, 2024, at which all persons who appeared, or requested to appear, in person or by their attorney, were given the opportunity to contend for or contest the Improvement Area #4 Assessment Roll and the proposed Improvement Area #4 Assessments, and to offer testimony pertinent to any issue presented on the amount of the Improvement Area #4 Assessments, the allocation of the costs of the authorized public improvements to be undertaken for the benefit of certain property within Improvement Area #4 (the "Improvement Area #4 Improvements"), the purposes of the Improvement Area #4

Assessments, the special benefits of the Improvement Area #4 Improvements, and the penalties and interest on annual installments and on delinquent annual installments of the Improvement Area #4 Assessments; and

**WHEREAS**, the Council finds and determines that (i) the Improvement Area #4 Assessment Roll and the Waterscape Public Improvement District 2024 Amended and Restated Service and Assessment Plan (the "Service and Assessment Plan"), attached hereto as **Exhibit A** and incorporated as a part of this Ordinance for all purposes, should be approved and (ii) the Improvement Area #4 Assessments should be levied as provided in this Ordinance and in the Service and Assessment Plan, including the assessment roll attached thereto as Exhibit H-1 (the "Improvement Area #4 Assessment Roll"); and

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

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

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

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROYSE CITY, TEXAS:**

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

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

(a) The recitals set forth in the WHEREAS clauses of this Ordinance are true and correct and are hereby incorporated by reference and made a part of this Ordinance for all purposes as if the same were restated in full in this Section and constitute findings of the Council acting in its discretionary, legislative capacity.

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

(c) The apportionment of the Actual Costs of the Improvement Area #4 Improvements (as reflected in the Service and Assessment Plan, and the Annual Collection Costs pursuant to the Service and Assessment Plan) is fair and reasonable, reflects an

accurate presentation of the special benefit each Improvement Area #4 Assessed Property will receive from the construction of the Improvement Area #4 Improvements identified in the Service and Assessment Plan, and is hereby approved.

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

(e) The Service and Assessment Plan apportions the costs of the Improvement Area #4 Improvements to be assessed against certain property in Improvement Area #4 and such apportionment is made on the basis of special benefits accruing to such property because of the Improvement Area #4 Improvements.

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

(g) The method of apportionment of the costs of the Improvement Area #4 Improvements and Annual Collection Costs set forth in the Service and Assessment Plan results in imposing equal shares of the costs of the Improvement Area #4 Improvements and Annual Collection Costs on property similarly benefitted, and results in a reasonable classification and formula for the apportionment of the costs.

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

(i) The Improvement Area #4 Assessment Roll should be approved as the assessment roll for the Improvement Area #4 Assessed Property.

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

**Section 3. Service and Assessment Plan.** The Service and Assessment Plan is hereby accepted and approved as the service plan and the assessment plan for the District. The Service and Assessment Plan shall be updated by the Council no less frequently than annually as required

by the Act and more frequently as may be required by the Service and Assessment Plan or as deemed necessary or appropriate by the City.

**Section 4. Improvement Area #4 Assessment Roll.** The Improvement Area #4 Assessment Roll is hereby accepted and approved pursuant to Section 372.016 of the Act as the assessment roll for the Improvement Area #4 Assessed Property for all purposes.

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

(a) The Council hereby levies the Improvement Area #4 Assessments on each Improvement Area #4 Assessed Property, as shown and described in the Service and Assessment Plan and the Improvement Area #4 Assessment Roll, in the respective amounts shown in the Service and Assessment Plan, as a special assessment as set forth in the Improvement Area #4 Assessment Roll.

(b) The levy of the Improvement Area #4 Assessments shall be effective on the date of adoption of this Ordinance and shall be collected and enforced strictly in accordance with the terms of the Service and Assessment Plan and the Act.

(c) Each Improvement Area #4 Assessment may be prepaid in whole or in part at any time without penalty or may be paid in annual installments pursuant to the terms of the Service and Assessment Plan.

(d) Each Improvement Area #4 Assessment shall bear interest at the rate or rates specified in the Service and Assessment Plan.

(e) The Improvement Area #4 Annual Installments shall be collected each year in the manner set forth in the Service and Assessment Plan.

(f) The Annual Collection Costs for the Improvement Area #4 Assessed Property shall be calculated pursuant to the terms of the Service and Assessment Plan.

**Section 6. Method of Assessment.** The method of apportioning the costs of the Improvement Area #4 Improvements and Annual Collection Costs is set forth in the Service and Assessment Plan.

**Section 7. Penalties and Interest on Delinquent Improvement Area #4 Assessments.** Delinquent Improvement Area #4 Assessments shall be subject to the penalties, interest, procedures and foreclosure sales set forth in the Service and Assessment Plan and as allowed by law.

**Section 8. Prepayments of Improvement Area #4 Assessments.** As provided in the Service and Assessment Plan, the owner of any Improvement Area #4 Assessed Property may prepay the Improvement Area #4 Assessments levied by this Ordinance.

**Section 9. Lien Priority.** The Council and the owners of the Improvement Area #4 Assessed Property intend for the obligations, covenants and burdens on the Improvement Area #4

Assessed Property, including without limitation such landowners' obligations related to payment of the Improvement Area #4 Assessments and Improvement Area #4 Annual Installments, to constitute covenants that shall run with the land. The Improvement Area #4 Assessments and the Improvement Area #4 Annual Installments which are levied hereby shall be binding upon the owners of the Improvement Area #4 Assessed Property, and their respective transferees, legal representatives, heirs, devisees, successors and assigns, regardless of whether such owners are named, in the same manner and for the same period as such parties would be personally liable for the payment of ad valorem taxes under applicable law. Improvement Area #4 Assessments shall have lien priority as specified in the Service and Assessment Plan and the Act.

**Section 10. Applicability of Tax Code.** To the extent not inconsistent with this Ordinance, and not inconsistent with the Act or any other laws governing public improvement districts, the provisions of the Texas Tax Code, as amended, shall be applicable to the imposition and collection of Improvement Area #4 Assessments by the City.

**Section 11. Filing in Land Records.** The City Secretary is directed to cause a copy of this Ordinance, including the Service and Assessment Plan, to be recorded in the real property records of Rockwall County, Texas, on or before April 30, 2024. The City Secretary is further directed to similarly file each Annual Service Plan Update approved by the Council, with each such filing to occur within seven (7) days of the date each respective Annual Service Plan Update is approved.

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

**Section 13. Effective Date.** This Ordinance shall take effect, and the levy of the Improvement Area #4 Assessments and the provisions and terms of the Service and Assessment Plan, shall be and become effective upon the adoption hereof.

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PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF ROYSE CITY, TEXAS, THIS THE 23<sup>RD</sup> DAY OF APRIL, 2024.

**CITY OF ROYSE CITY, TEXAS**

*Clay Ellis*

\_\_\_\_\_  
Mayor  
City of Royse City, Texas

ATTEST:

*Deborah Sorensen*

\_\_\_\_\_  
City Secretary  
City of Royse City, Texas

(City Seal)



STATE OF TEXAS

§  
§  
§

COUNTY OF ROCKWALL

This instrument was acknowledged before me on the 24 day of April, 2024 by Clay Ellis and Deborah Sorensen, the Mayor and City Secretary, respectively, of the City of Royse City, Texas on behalf of said City.

*Lisa Morton*

\_\_\_\_\_  
Notary Public, State of Texas

(Notary Seal)



**Exhibit A**

**Service and Assessment Plan**

# Waterscape Public Improvement District

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2024 AMENDED AND RESTATED SERVICE AND ASSESSMENT  
PLAN

APRIL 23, 2024



AUSTIN, TX | NORTH RICHLAND HILLS, TX



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## INTRODUCTION

Capitalized terms used in this 2024 Amended and Restated Service and Assessment Plan shall have the meanings given to them in **Section I** unless otherwise defined in this 2024 Amended and Restated Service and Assessment Plan or unless the context in which a term is used clearly requires a different meaning. Unless otherwise defined, a reference to a “Section,” an “Exhibit,” or an “Appendix” shall be a reference to a Section of this 2024 Amended and Restated Service and Assessment Plan or an Exhibit or Appendix attached to and made a part of this 2024 Amended and Restated Service and Assessment Plan for all purposes.

On October 11, 2016, the City Council of the City of Royse City, Texas passed and approved Resolution No. 16-10-1170R authorizing the establishment of the District in accordance with the PID Act, which authorization was effective upon approval in accordance with the PID Act. The purpose of the District is to finance the Actual Costs of Authorized Improvements that confer a special benefit on approximately 310.11 acres located within the extraterritorial jurisdiction and corporate limits of the City, as described by the legal description, and depicted on **Exhibit A-1**.

On December 12, 2017, the City Council approved the Original Service and Assessment Plan and levied Assessments to finance the Authorized Improvements to be constructed for the benefit of the Assessed Property within the District by approving the Original Assessment Ordinance. The Original Service and Assessment Plan 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. The City also adopted Assessment Rolls identifying the Assessment on each Lot within the District, based on the method of assessment identified in the Original Service and Assessment Plan.

On August 28, 2018, the City Council approved the 2018 Annual Service Plan Update by approving Ordinance No. 18-08-1291. The 2018 Annual Service Plan Update updated the Assessment Roll for 2018.

On August 13, 2019, the City Council approved the 2019 Annual Service Plan Update by approving Ordinance No. 19-08-1327. The 2019 Annual Service Plan Update updated the Assessment Roll for 2019.

On November 19, 2019, the City Council approved the 2019 Amended and Restated Service and Assessment Plan by approving Ordinance No. 19-11-1345. The 2019 Amended and Restated Service and Assessment Plan amended and restated the Original Service and Assessment Plan, the 2018 Annual Service Plan Update, and the 2019 Annual Service Plan Update in their entirety

for the purposes of (1) issuing Improvement Area #1 Additional Bonds to fund Improvement Area #1 Authorized Improvements or refinance the Improvement Area #1 Reimbursement Obligation; (2) subdividing the Future Improvement Area into Improvement Area #2 and the 2019 Improvement Area #3; (3) terminating and releasing the Future Improvement Area Assessments; (4) levying the Improvement Area #2 Assessments and the Improvement Area #3 Stale Assessments; (5) issuing the Improvement Area #2 Bonds; and (6) updating the Assessment Rolls for 2019.

On June 23, 2020, the City Council approved the 2020 Annual Service Plan Update by approving Ordinance No. 20-06-1387, which updated the Assessment Rolls for 2020.

On July 13, 2021, the City Council approved the 2021 Annual Service Plan Update by approving Ordinance No. 21-07-1451, which updated the Assessment Rolls for 2021.

On December 14, 2021, the City Council approved the 2021 December Service Plan Update by approving Ordinance No. 21-12-1492, which updated the Assessment Rolls for 2021.

On, August 9, 2022, the City Council approved the 2022 Amended and Restated Service and Assessment Plan by adopting Ordinance No. 22-08-1535, which served to amend and restate the 2019 Amended and Restated Service and Assessment Plan, the 2020 Annual Service Plan Update, the 2021 Annual Service Plan Update, and the 2021 December Service Plan Update in their entirety for the purposes of (1) terminating and releasing the Improvement Area #3 Stale Assessments; (2) dividing the 2019 Improvement Area #3 into Improvement Area #3 and Improvement Area #4; (3) levying the Improvement Area #3 Assessment; (4) issuing the Improvement Area #3 Bonds; and (5) updating the Assessment Rolls.

On September 26, 2023, the City Council approved the 2023 Annual Service Plan Update by approving Ordinance No. 23-09-1597, which updated the Assessment Rolls for 2023.

This 2024 Amended and Restated Service and Assessment Plan serves to amend and restate the 2022 Amended and Restated Service and Assessment Plan and the 2023 Annual Service Plan Update in their entirety for the purposes of (1) levying the Improvement Area #4 Assessment on Improvement Area #4 Assessed Property; (2) issuing the Improvement Area #4 Bonds; and (3) updating the Assessment Rolls.

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

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

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

## SECTION I: DEFINITIONS

**“2019 Amended and Restated Service and Assessment Plan”** means the Amended and Restated Service and Assessment Plan approved by the City Council on November 19, 2019, by Ordinance No. 19-11-1345.

**“2019 Assessment Ordinance”** means Ordinance No. 19-11-1345 which was passed and adopted by the City Council on November 19, 2019, and levied Assessments against Improvement Area #2 and the 2019 Improvement Area #3 in the District.

**“2019 Improvement Area #3”** means the area identified as “Improvement Area #3” in the 2019 Amended and Restated Service and Assessment Plan, which has been divided into Improvement Area #3 and Improvement Area #4.

**“2021 December Service Plan Update”** means the Annual Service Plan Update approved on December 14, 2021, by Ordinance No. 21-12-1492.

**“2022 Amended and Restated Service and Assessment Plan”** means the 2022 Amended and Restated Service and Assessment Plan approved by the City Council on August 9, 2022.

**“2022 Assessment Ordinance”** means Ordinance No. 22-08-1535 which was passed and adopted by the City Council on August 9, 2022, and levied Assessments against Improvement Area #3 in the District.

**“2024 Amended and Restated Service and Assessment Plan”** means this 2024 Amended and Restated Service and Assessment Plan approved by the City Council on April 23, 2024.

**“2024 Assessment Ordinance”** means Ordinance No. \_\_\_\_\_ which was passed and adopted by the City Council on April 23, 2024, and which levied the Improvement Area #4 Assessment against Improvement Area #4 Assessed Property and approved this 2024 Amended and Restated Service and Assessment Plan.

**“Actual Costs”** mean with respect to Authorized Improvements, the actual costs paid or incurred by or on behalf of the Owners: (1) to plan, finance, design, acquire, construct, install, and dedicate such improvements to the City; (2) to prepare plans, specifications (including bid packages), contracts, and as-built drawings; (3) to obtain zoning, licenses, plan approvals, permits, inspections and other governmental approvals; (4) to acquire easements and other right-of-way; (5) for third-party professional consulting services including, but not limited to, engineering, surveying, geotechnical, land planning, architectural, landscaping, legal, accounting, and appraisals; (6) of labor, materials, equipment, fixtures, payment and performance bonds and other construction security, and insurance premiums; (7) of fees charged by the City or any other

political subdivision or governmental authority; and (8) to implement, administer, and manage the above-described activities including, but not limited to, a construction management fee equal to four percent (4%) of construction costs if managed by the Owners. Actual Costs shall not include general contractor's fees in an amount that exceeds a percentage equal to the percentage of work completed or construction management fees in an amount that exceeds an amount equal to the construction management fee amortized in approximately equal monthly installments over the term of the applicable construction management contract. Amounts expended for costs described in subsections (3), (4), (5), (7) above shall be excluded from the amount upon which the general contractor and construction management fees are calculated.

**"Additional Interest"** means the amount collected by the application of the Additional Interest Rate.

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

**"Administrator"** means the City, or independent firm designated by the City who shall have the responsibilities provided in this 2024 Amended and Restated Service and Assessment Plan, any Indenture, or any other agreement or document approved by the City related to the duties and responsibilities of the administration of the District. The initial Administrator is P3Works, LLC.

**"Amended and Restated ETJ Development Agreement"** means that certain "Amended and Restated ETJ Development Agreement," effective October 22, 2019, by and between the City and the Owner, including all addendums.

**"Amended and Restated PID Reimbursement Agreement"** means that certain "Amended and Restated PID Reimbursement Agreement – Waterscape," effective November 19, 2019, as amended on July 26, 2022, and as may be further amended and/or supplemented from time to time, by and between the City and the Owner, as the developers of the Authorized Improvements, in which the Owner agrees to construct the Authorized Improvements and to fund certain Actual Costs of the Authorized Improvements and the City agrees to (i) pay directly or reimburse the Owner for Actual Costs of an Authorized Improvement from the proceeds of PID Bonds in accordance with the PID Act, this 2024 Amended and Restated Service and Assessment Plan and the applicable Indenture, and (ii) reimburse the Owner for Actual Costs of an Authorized Improvement not paid by proceeds of PID Bonds solely from the revenue collected from Assessments, including Annual Installments, not pledged to the payment of PID Bonds.

**"Annual Collection Costs"** mean the actual or budgeted costs and expenses related to the creation of the District, including, but not limited to, costs and expenses for: (1) the Administrator; (2) legal counsel, engineers, accountants, financial advisors, and other consultants



engaged by the City; (3) calculating, collecting, and maintaining records with respect to Assessments and Annual Installments; (4) preparing and maintaining records with respect to Assessment Rolls and Annual Service Plan Updates; (5) issuing, paying, and redeeming PID Bonds; (6) investing or depositing Assessments and Annual Installments; (7) complying with this 2024 Amended and Restated Service and Assessment Plan and the PID Act with respect to the issuance and sale of PID Bonds, including the City's continuing disclosure requirements; and (8) the paying agent/registrar and Trustee in connection with PID Bonds, including their respective legal counsel. Annual Collection Costs collected but not expended in any year shall be carried forward and applied to reduce Annual Collection Costs for subsequent years.

**“Annual Installment”** means the annual installment payment of an Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; (3) Annual Collection Costs; and (4) with respect to the Assessments securing PID Bonds, Additional Interest related to the PID Bonds.

**“Annual Service Plan Update”** means an update to this 2024 Amended and Restated Service and Assessment Plan prepared no less frequently than annually by the Administrator and approved by the City Council.

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

**“Assessment”** means an assessment levied against Assessed Property, and imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on an Assessment Roll, subject to reallocation upon the subdivision of such Assessed Property or reduction according to the provisions herein and in the PID Act.

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

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

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

**“Authorized Improvements”** means the improvements authorized by Section 372.003 of the PID Act, as described in **Section III**, as further depicted on **Exhibit J-1, Exhibit J-2, Exhibit J-3, Exhibit J-4, and Exhibit J-5**.

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

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

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

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

**“Delinquent Collection Costs”** mean costs related to the foreclosure on Assessed Property and the costs of collection of delinquent Assessments, delinquent Annual Installments, or any other delinquent amounts due under this 2024 Amended and Restated Service and Assessment Plan, including penalties and reasonable attorney’s fees actually paid, but excluding amounts representing interest and penalty interest.

**“District”** means the Waterscape Public Improvement District containing approximately 310.11 acres located within the extraterritorial jurisdiction and corporate limits of the City, and more specifically described and depicted on **Exhibit A-1**.

**“Estimated Buildout Value”** means the estimated value of an Assessed Property with fully constructed buildings, as provided by the Owner, and confirmed by the City Council, by considering such factors as density, lot size, proximity to amenities, view premiums, location, market conditions, historical sales, builder contracts, discussions with homebuilders, reports from third party consultants, or any other factors that, in the judgment of the City, may impact value. The Estimated Buildout Value for each Lot Type is shown on **Exhibit K**, and is set for each Lot Type when the Assessment Ordinance levying Assessments for the relevant Improvement Area is adopted. Estimated Buildout Value is not updated after the Assessment Ordinance is adopted.

**“Future Improvement Area”** means, collectively, Improvement Area #2, Improvement Area #3, and Improvement Area #4.

**“Future Improvement Area Assessment”** means the Assessment levied on the Assessed Property within the Future Improvement Area per the Original Assessment Ordinance.

**“Improvement Area(s)”** means a distinct portion of the District described by metes and bounds that will be developed in a similar timeframe.

**“Improvement Area #1”** means the initial area developed within the District as generally shown on the map and plats on **Exhibit A-2**, consisting of approximately 81.46 acres.

**“Improvement Area #1 Additional Bonds”** means those certain “City of Royse City, Texas, Special Assessment Revenue Bonds, Series 2019 (Waterscape Public Improvement District Improvement Area #1 Phase 1B Project)”, issued to fund Improvement Area #1 Authorized Improvements or refinance the Improvement Area #1 Reimbursement Obligation, in whole or in part, that are secured by actual revenues received by or on behalf of the City from the collection of Improvement Area #1 Assessments, or the Annual Installments thereof.

**“Improvement Area #1 Annual Installment”** means the Annual Installment of the Improvement Area #1 Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; (3) Annual Collection Costs related to Improvement Area #1; and (4) Additional Interest related to the Improvement Area #1 Bonds, as shown on **Exhibit E-2**.

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

**“Improvement Area #1 Assessment”** means the Assessment levied against Improvement Area #1 Assessed Property, related to the Improvement Area #1 Authorized Improvements, and imposed pursuant to the Original Assessment Ordinance and the provisions herein, as shown on the Improvement Area #1 Assessment Roll, subject to reallocation or reduction according to the provisions herein and in the PID Act.

**“Improvement Area #1 Assessment Roll”** means the Assessment Roll for the Improvement Area #1 Assessed Property as updated, modified, or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any Annual Service Plan Updates. The Improvement Area #1 Assessment Roll is included in this 2024 Amended and Restated Service and Assessment Plan as **Exhibit E-1**.

**“Improvement Area #1 Authorized Improvements”** means, collectively, (1) the pro rata portion of the Major Improvements allocable to Improvement Area #1; (2) the Improvement Area #1 Improvements; (3) the first year’s Annual Collection Costs related to Improvement Area #1; and (4) Bond Issuance Costs incurred in connection with the issuance of the Improvement Area #1 Bonds.

**“Improvement Area #1 Bonds”** means, collectively, the Improvement Area #1 Initial Bonds and the Improvement Area #1 Additional Bonds.

**“Improvement Area #1 Improvements”** means the Authorized Improvements which only benefit the Improvement Area #1 Assessed Property, as further described in **Section III.B** and depicted on **Exhibit J-1**.

**“Improvement Area #1 Initial Bonds”** means those certain “City of Royse City, Texas, Special Assessment Revenue Bonds, Series 2017 (Waterscape Public Improvement District Improvement Area #1 Project)” that are secured by actual revenues received by or on behalf of the City from the collection of Improvement Area #1 Assessments, or the Annual Installments thereof.

**“Improvement Area #1 Reimbursement Obligation”** means the obligation of the City to pay certain costs of Improvement Area #1 Authorized Improvements from Assessments levied on Improvement Area #1 Assessed Property pursuant to the Amended and Restated PID Reimbursement Agreement.

**“Improvement Area #2”** means the second area to be developed within the District as generally shown on the map and plats on **Exhibit A-3**, consisting of approximately 113.28 acres.

**“Improvement Area #2 Annual Installment”** means the Annual Installment of the Improvement Area #2 Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; (3) Annual Collection Costs related to Improvement Area #2; and (4) Additional Interest related to the Improvement Area #2 Bonds, as shown on **Exhibit F-2**.

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

**“Improvement Area #2 Assessment”** means the Assessment levied against Improvement Area #2 Assessed Property and imposed pursuant to the 2019 Assessment Ordinance and the provisions herein, as shown on the Improvement Area #2 Assessment Roll, subject to reallocation or reduction according to the provisions herein and in the PID Act.

**“Improvement Area #2 Assessment Roll”** means the Assessment Roll for the Improvement Area #2 Assessed Property, as updated, modified, or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any Annual Service Plan Updates. The Improvement Area #2 Assessment Roll is included in this 2024 Amended and Restated Service and Assessment Plan as **Exhibit F-1**.

**“Improvement Area #2 Authorized Improvements”** means collectively, (1) the Improvement Area #2 Improvements; (2) the first year’s Annual Collection Costs related to Improvement Area #2; and (3) Bond Issuance Costs incurred in connection with the issuance of the Improvement Area #2 Bonds.

**“Improvement Area #2 Bonds”** means those certain “City of Royse City, Texas, Special Assessment Revenue Bonds, Series 2019 (Waterscape Public Improvement District Improvement Area #2 Project)” that are secured by actual revenues received by or on behalf of the City from the collection of Improvement Area #2 Assessments, or the Annual Installments thereof.

**“Improvement Area #2 Improvements”** means the Authorized Improvements which only benefit the Improvement Area #2 Assessed Property as further described in **Section III.C** and depicted on **Exhibit J-2**.

**“Improvement Area #3”** means the third area to be developed within the District as generally shown on the map and plats on **Exhibit A-4**, consisting of approximately 84.50 acres.

**“Improvement Area #3 Annual Installment”** means the Annual Installment of the Improvement Area #3 Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; (3) Annual Collection Costs related to Improvement Area #3; and (4) Additional Interest related to the Improvement Area #3 Bonds, as shown on **Exhibit G-2**.

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

**“Improvement Area #3 Assessment”** means the Assessment levied against Improvement Area #3 Assessed Property, and imposed pursuant to the 2022 Assessment Ordinance and the provisions herein, as shown on the Improvement Area #3 Assessment Roll, subject to reallocation or reduction according to the provisions herein and in the PID Act.

**“Improvement Area #3 Assessment Roll”** means the Assessment Roll for the Improvement Area #3 Assessed Property, as updated, modified, or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any Annual Service Plan Updates. The Improvement Area #3 Assessment Roll is included in this 2024 Amended and Restated Service and Assessment Plan as **Exhibit G-1**.

**“Improvement Area #3 Authorized Improvements”** means collectively, (1) the Improvement Area #3 Improvements; (2) the first year’s Annual Collection Costs related to Improvement Area #3; and (3) Bond Issuance Costs incurred in connection with the issuance of the Improvement Area #3 Bonds.

**“Improvement Area #3 Bonds”** means those certain “City of Royse City, Texas, Special Assessment Revenue Bonds, Series 2022 (Waterscape Public Improvement District Improvement Area #3 Project)” that are secured by actual revenues received by or on behalf of the City from the collection of Improvement Area #3 Assessments, or the Annual Installments thereof.

**“Improvement Area #3 Improvements”** means the Authorized Improvements which only benefit the Improvement Area #3 Assessed Property, as further described in **Section III.D.** and depicted on **Exhibit J-3.**

**“Improvement Area #3 Stale Assessment”** means the Assessment levied against Assessed Property within the 2019 Improvement Area #3 and imposed pursuant to the 2019 Assessment Ordinance and the provisions in the 2019 Amended and Restated Service and Assessment Plan, and then subsequently terminated by the 2022 Assessment Ordinance.

**“Improvement Area #4”** means the last area to be developed within the District as generally shown on the map on **Exhibit A-5** and described by the legal description on **Exhibit O-1**, consisting of approximately 30.87 acres. Note, Improvement Area #4 is not the same as Phase 4 referenced in the Amended and Restated ETJ Development Agreement.

**“Improvement Area #4 Annual Installment”** means the Annual Installment of the Improvement Area #4 Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; (3) Annual Collection Costs related to Improvement Area #4; and (4) Additional Interest related to the Improvement Area #4 Bonds, as shown on **Exhibit H-2.**

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

**“Improvement Area #4 Assessment”** means the Assessment levied against Improvement Area #4 Assessed Property, and imposed pursuant to the 2024 Assessment Ordinance and the provisions herein, as shown on the Improvement Area #4 Assessment Roll, subject to reallocation or reduction according to the provisions herein and in the PID Act.

**“Improvement Area #4 Assessment Roll”** means the Assessment Roll for the Improvement Area #4 Assessed Property, as updated, modified, or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any Annual Service Plan Updates. The Improvement Area #4 Assessment Roll is included in this 2024 Amended and Restated Service and Assessment Plan as **Exhibit H-1.**

**“Improvement Area #4 Authorized Improvements”** means collectively, (1) the Improvement Area #4 Improvements; (2) the first year’s Annual Collection Costs related to Improvement Area #4; and (3) Bond Issuance Costs incurred in connection with the issuance of the Improvement Area #4 Bonds.

**“Improvement Area #4 Bonds”** means those certain “City of Royse City, Texas, Special Assessment Revenue Bonds, Series 2024 (Waterscape Public Improvement District Improvement

Area #4 Project)” that are secured by actual revenues received by or on behalf of the City from the collection of Improvement Area #4 Assessments, or the Annual Installments thereof.

“**Improvement Area #4 Improvements**” means the Authorized Improvements which only benefit the Improvement Area #4 Assessed Property, as further described in **Section III.E.** and depicted on **Exhibit J-4.**

“**Improvement Area #4 Initial Parcel**” means all the property within Improvement Area #4 as generally shown on the map on **Exhibit A-5** and described by the legal description in **Exhibit O-1** consisting of approximately 30.87 acres.

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

“**Lot**” means (1) for any portion of the District for which a final subdivision plat has been recorded in the Plat or Official Public Records of the County, a tract of land described by “lot” in such subdivision plat; and (2) for any portion of the District for which a subdivision plat has not been recorded in the Plat or Official Public Records of the County, a tract of land anticipated to be described as a “lot” in a final recorded subdivision plat as shown on a concept plan or a preliminary plat. A “Lot” shall not include real property owned by a government entity, even if such property is designated as a separate described tract or lot on a recorded Subdivision Plat.

“**Lot Type**” means a classification of final building Lots with similar characteristics (e.g., lot size, home product, Estimated Buildout Value, etc.), as determined by the Administrator and confirmed by the City Council. In the case of single-family residential Lots, the Lot Type shall be further defined by classifying the residential Lots by the Estimated Buildout Value of the Lot as provided by the Owner, and confirmed by the City Council, as shown on **Exhibit K.**

“**Lot Type 1**” means a Lot within Improvement Area #1 marketed to homebuilders as a 50’ Lot and identified as such on the Improvement Area #1 Assessment Roll attached as **Exhibit E-1.** The buyer disclosure for Lot Type 1 is attached hereto as **Appendix A-1.**

“**Lot Type 2**” means a Lot within Improvement Area #1 marketed to homebuilders as a 60’ Lot and identified as such on the Improvement Area #1 Assessment Roll attached as **Exhibit E-1.** The buyer disclosure for Lot Type 2 is attached hereto as **Appendix A-2.**

“**Lot Type 3**” means a Lot within Improvement Area #2 marketed to homebuilders as a 50’ Lot and identified as such on the Improvement Area #2 Assessment Roll attached as **Exhibit F-1.** The buyer disclosure for Lot Type 3 is attached hereto as **Appendix A-3.**

**“Lot Type 4”** means a Lot within Improvement Area #2 marketed to homebuilders as a 60’ Lot and identified as such on the Improvement Area #2 Assessment Roll attached as **Exhibit F-1**. The buyer disclosure for Lot Type 4 is attached hereto as **Appendix A-4**.

**“Lot Type 5”** means a Lot within Improvement Area #3 marketed to homebuilders as a 40’ Lot and identified as such on the Improvement Area #3 Assessment Roll attached as **Exhibit G-1**. The buyer disclosure for Lot Type 5 is attached hereto as **Appendix A-5**.

**“Lot Type 6”** means a Lot within Improvement Area #3 marketed to homebuilders as a 50’ Lot and identified as such on the Improvement Area #3 Assessment Roll attached as **Exhibit G-1**. The buyer disclosure for Lot Type 6 is attached hereto as **Appendix A-6**.

**“Lot Type 7”** means a Lot within Improvement Area #3 marketed to homebuilders as a 60’ Lot and identified as such on the Improvement Area #3 Assessment Roll attached as **Exhibit G-1**. The buyer disclosure for Lot Type 7 is attached hereto as **Appendix A-7**.

**“Lot Type 8”** means a Lot within Improvement Area #4 marketed to homebuilders as a 40’ Lot and identified as such on **Exhibit A-7**. The buyer disclosure for Lot Type 8 is attached hereto as **Appendix A-8**.

**“Lot Type 9”** means a Lot within Improvement Area #4 marketed to homebuilders as a 50’ Lot and identified as such on **Exhibit A-7**. The buyer disclosure for Lot Type 9 is attached hereto as **Appendix A-9**.

**“Major Improvement Area”** means approximately 230.6 acres located within the District, and more specifically depicted on **Exhibit A-6**. The Major Improvement Area includes all the District save and except Improvement Area #1.

**“Major Improvement Area Annual Installment”** means the Annual Installment of the Major Improvement Area Assessment as calculated by the Administrator and approved by the City Council that includes: (1) principal; (2) interest; (3) Annual Collection Costs related to the Major Improvement Area; and (4) Additional Interest related to the Major Improvement Area Bonds, as shown on **Exhibit I-2**.

**“Major Improvement Area Assessed Property”** means any Parcel within the Major Improvement Area against which a Major Improvement Area Assessment is levied.

**“Major Improvement Area Assessment”** means the Assessment levied against the Major Improvement Area Assessed Property and related to Major Improvement Area Authorized Improvements and imposed pursuant to the Original Assessment Ordinance and the provisions herein, as shown on the Major Improvement Area Assessment Roll, subject to reallocation or reduction according to the provision herein and in the PID Act.



**“Major Improvement Area Assessment Roll”** means the Assessment Roll for the Major Improvement Area Assessed Property within the District, as updated, modified, or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any Annual Service Plan Updates. The Major Improvement Area Assessment Roll is included in this 2024 Amended and Restated Service and Assessment Plan as **Exhibit I-1**.

**“Major Improvement Area Authorized Improvements”** means collectively, (1) the Major Improvement Area Projects and (2) Bond Issuance Costs incurred in connection with the issuance of the Major Improvement Area Bonds.

**“Major Improvement Area Bonds”** means those certain “City of Royse City, Texas, Special Assessment Revenue Bonds, Series 2017 (Waterscape Public Improvement District Major Improvement Area Project)” that are secured by actual revenues received by or on behalf of the City from the collection of the Major Improvement Area Assessment, or the Annual Installments thereof.

**“Major Improvement Area Projects”** means the pro rata portion of the Major Improvements allocable to the Major Improvement Area.

**“Major Improvements”** means those Authorized Improvements that confer special benefit to all the Assessed Property within the District, and as further described in **Section III.A** and depicted on **Exhibit J-5**.

**“Maximum Assessment”** means, for each Lot Type, an Assessment equal to the lesser of (1) the amount calculated pursuant to **Section VI.A**, or (2) the amount shown on **Exhibit K**.

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

**“Original Assessment Ordinance”** means Ordinance No. 17-12-1264, which was passed and adopted by the City Council on December 12, 2017, and levied Assessments against Improvement Area #1, the Major Improvement Area, and the Future Improvement Area in the District.

**“Original Service and Assessment Plan”** means the Waterscape Public Improvement District Service and Assessment Plan approved by the Original Assessment Ordinance as updated and amended from time to time.

**“Owner(s)”** means any one or combination of Parker Creek Estates, L.P., a Texas limited partnership, Waterscape Development, LLC, a Texas limited liability company, and HC Royse 548, LLC, a Texas limited liability company, as applicable depending on the Improvement Area or document in question.

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

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

**“PID Bonds”** means any bonds issued by the City in one or more series and secured in whole or in part by Assessments. This term is used in this 2024 Amended and Restated Service and Assessment Plan to collectively refer to: (1) the Improvement Area #1 Bonds, (2) the Major Improvement Area Bonds, (3) the Improvement Area #2 Bonds, (4) the Improvement Area #3 Bonds, and (5) the Improvement Area #4 Bonds.

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

**“Prepayment Costs”** means interest, including Additional Interest and Annual Collection Costs, to the date of Prepayment.

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

**“TIRZ No. 1”** means the Waterscape Tax Reinvestment Zone Number One, City of Royse City, TX.

**“TIRZ No. 1 Annual Credit Amount”** is defined in **Section V.F**, which amount shall not annually exceed the TIRZ No. 1 Maximum Annual Credit Amount, and which shall be transferred from the TIRZ No. 1 Fund to the applicable pledged revenue fund pursuant to the Amended and Restated PID Reimbursement Agreement.

**“TIRZ No. 1 Fund”** means the tax increment fund created pursuant to the TIRZ No. 1 Ordinance where TIRZ No. 1 Revenues are deposited annually.

**“TIRZ No. 1 Maximum Annual Credit Amount”** means for each Lot Type, the amount shown on **Exhibit L**.

**“TIRZ No. 1 Ordinance”** means Ordinance No. 19-11-1342 adopted by the City Council on November 12, 2019, approving the TIRZ No. 1 Project Plan and authorizing the use of TIRZ No. 1 Revenues for project costs under the Chapter 311, Texas Tax Code as amended.

**"TIRZ No. 1 Project Plan"** means the Waterscape Tax Reinvestment Zone Number One, City of Royse City, Texas Project and Financing Plan, dated November 19, 2019.

**"TIRZ No. 1 Revenues"** mean, for each year during the term of TIRZ No. 1, the amounts which are deposited in the TIRZ No. 1 Fund pursuant to the TIRZ No. 1 Ordinance, TIRZ No. 1 Project Plan, and the Amended and Restated PID Reimbursement Agreement.

**"Trustee"** means the trustee or successor trustee under an Indenture.

## SECTION II: THE DISTRICT

The District includes approximately 310.11 contiguous acres located within the extraterritorial jurisdiction and corporate limits of the City, the boundaries of which are more particularly described by the legal description and depicted on **Exhibit A-1**. Development of the District is anticipated to include approximately 1,102 Lots developed with single-family homes.

Improvement Area #1 includes approximately 81.46 contiguous acres located within the extraterritorial jurisdiction of the City, the boundaries of which are more particularly depicted on **Exhibit A-2**. Improvement Area #1 has been platted and includes 275 Lots (177 of which are classified as Lot Type 1, and 98 of which are classified as Lot Type 2).

Improvement Area #2 includes approximately 113.28 contiguous acres located within the corporate limits of the City, the boundaries of which are more particularly depicted on **Exhibit A-3**. Improvement Area #2 has been platted and includes 354 Lots (218 of which are classified as Lot Type 3, and 136 of which are classified as Lot Type 4).

Improvement Area #3 includes approximately 84.50 contiguous acres located within the corporate limits of the City, the boundaries of which are more particularly depicted on **Exhibit A-4**. Improvement Area #3 has been platted and includes 325 Lots (81 of which are classified as Lot Type 5, 127 of which are classified as Lot Type 6, and 117 of which are classified as Lot Type 7).

Improvement Area #4 includes approximately 30.87 contiguous acres located within the corporate limits of the City, the boundaries of which are more particularly described by the legal description on **Exhibit O-1** and depicted on **Exhibit A-5**. Note, Improvement Area #4 is not the same as Phase 4 referenced in the Amended and Restated ETJ Development Agreement dated October 22, 2019. Improvement Area #4 is anticipated to include 148 Lots (58 of which are anticipated to be classified as Lot Type 8, and 90 of which are anticipated to be classified as Lot Type 9).

## SECTION III: AUTHORIZED IMPROVEMENTS

Based on information provided by the Owners and their engineers and reviewed by the City staff and by third-party consultants retained by the City, the City has determined that the Authorized Improvements confer a special benefit on the Assessed Property. Authorized Improvements will be designed and constructed in accordance with the City's standards and specifications, as modified by the Amended and Restated ETJ Development Agreement and will be owned and operated by the City. The budget for the Authorized Improvements is shown on **Exhibit B**.

## **A. Major Improvements**

### ▪ *Streets & Storm Drainage*

Improvements include improvements including subgrade stabilization (including lime treatment and compaction), concrete and reinforcing steel for roadways, testing, handicapped ramps, and streetlights. All related earthwork, excavation, erosion control, retaining walls, intersections, signage, lighting and re-vegetation of all disturbed areas within the right-of-way are included. The street improvements will provide access for all of the Assessed Property within the District. Storm Drainage improvements include improvements including earthen channels, swales, curb and drop inlets, RCP piping and boxes, headwalls, concrete flumes, rock rip rap, concrete outfalls, and testing as well as all related earthwork, excavation, and erosion control necessary to provide storm drainage for all Lots in the District. The storm drainage improvements will benefit all of the Assessed Property within the District.

### ▪ *Water & Sanitary Sewer*

Improvements include improvements including trench excavation and embedment, trench safety, PVC piping, manholes, service connections, testing, related earthwork, excavation, and erosion control all necessary appurtenances required to provide water and wastewater service to all Assessed Property within the District. The water and sanitary sewer improvements benefit all of the Assessed Property within the District.

### ▪ *Landscaping*

Improvements include installation of landscaping, including irrigation, in public open spaces, entryway monuments and signs, establishment and improvement of lakes, park and open space.

### ▪ *Soft Costs*

Costs include engineering and design, construction inspection fees, geotechnical testing, governmental submittal fees, and 2% contractor completion bonds for the Major Improvements described above.

## **B. Improvement Area #1 Improvements**

### ▪ *Streets*

Improvements including subgrade stabilization (including lime treatment and compaction), concrete and reinforcing steel for roadways, testing, handicapped ramps, and streetlights. All related earthwork, excavation, erosion control, retaining walls,

intersections, signage, lighting and re-vegetation of all disturbed areas within the right-of-way are included. The street improvements will provide street access to each Lot within Improvement Area #1.

- *Water & Sanitary Sewer*

Improvements including trench excavation and embedment, trench safety, PVC piping, manholes, service connections, testing, related earthwork, excavation, and erosion control all necessary appurtenances required to provide water and wastewater service to all Lots within Improvement Area #1.

- *Storm Drainage*

Improvements including earthen channels, swales, curb and drop inlets, RCP piping and boxes, headwalls, concrete flumes, rock rip rap, concrete outfalls, and testing as well as all related earthwork, excavation, and erosion control necessary to provide storm drainage for all Lots in Improvement Area #1.

- *Soft Costs*

Includes engineering and design, construction inspection fees, geotechnical testing, governmental submittal fees, and 2% contractor completion bonds for the Improvement Area #1 Improvements described above.

### **C. Improvement Area #2 Improvements**

- *Streets*

Improvements including subgrade stabilization (including lime treatment and compaction), concrete and reinforcing steel for roadways, testing, handicapped ramps, and streetlights. All related earthwork, excavation, erosion control, retaining walls, intersections, signage, lighting and re-vegetation of all disturbed areas within the right-of-way are included. The street improvements will provide street access to each Lot within Improvement Area #2.

- *Water & Sanitary Sewer*

Improvements including trench excavation and embedment, trench safety, PVC piping, manholes, service connections, testing, related earthwork, excavation, and erosion control all necessary appurtenances required to provide water and wastewater service to all Lots within Improvement Area #2.

- *Storm Drainage*

Improvements including earthen channels, swales, curb and drop inlets, RCP piping and boxes, headwalls, concrete flumes, rock rip rap, concrete outfalls, and testing as well as all related earthwork, excavation, and erosion control necessary to provide storm drainage for all Lots in Improvement Area #2.

- *Right of Way*

Includes acquisition of all or a portion of the rights-of-way required to construct the streets within Improvement Area #2.

- *Soft Costs*

Includes engineering and design, construction inspection fees, geotechnical testing, governmental submittal fees, and 2% contractor completion bonds for the Improvement Area #2 Improvements described above.

#### **D. Improvement Area #3 Improvements**

- *Streets*

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

- *Water & Sanitary Sewer*

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

- *Storm Drainage*

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

- *Soft Costs*

Includes engineering and design, construction inspection fees, geotechnical testing, governmental submittal fees, and 2% contractor completion bonds for the Improvement Area #3 Improvements described above.

**E. Improvement Area #4 Improvements**

- *Streets*

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

- *Water & Sanitary Sewer*

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

- *Storm Drainage*

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

- *Soft Costs*

Includes engineering and design, construction inspection fees, geotechnical testing, governmental submittal fees, and 2% contractor completion bonds for the Improvement Area #4 Improvements described above.

**F. Bond Issuance Costs**

- *Debt Service Reserve Fund*

Equals the amount to be deposited into a debt service reserve fund under an applicable Indenture in connection with the issuance of PID Bonds.



- *Capitalized Interest*

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

- *Underwriter's Discount*

Equals a percentage of the par amount of a series of PID Bonds plus a fee for underwriter's counsel.

- *Cost of Issuance*

Includes costs associated with issuing PID Bonds, including but not limited to attorney fees, financial advisory fees, consultant fees, appraisal fees, printing costs, publication costs, City costs, fees charged by the Texas Attorney General, and any other cost or expense directly associated with the issuance of PID Bonds.

**G. Other Costs**

- *First Year Deposit to Administrative Fund*

Includes District Annual Collection Costs for the first year immediately following the issuance of a series of PID Bonds.

**SECTION IV: SERVICE PLAN**

The PID Act requires the Service Plan to cover a period of at least five years. The Service Plan is required to define the annual projected costs and indebtedness for the Authorized Improvements undertaken within the District during the five-year period. The Service Plan is also required to include a copy of the buyer disclosure notice form required by Section 5.014 of the Texas Property Code, as amended. The Service Plan must be reviewed and updated in each Annual Service Plan Update. **Exhibit C** summarizes the Service Plan for the District. Per the PID Act and Section 5.014 of the Texas Property Code, as amended, this 2024 Amended and Restated Service and Assessment Plan, and any future Annual Service Plan Updates, shall include a form of the buyer disclosures for the District. The buyer disclosures are attached hereto as **Appendix A**.

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

## SECTION V: ASSESSMENT PLAN

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

This section of this 2024 Amended and Restated Service and Assessment Plan describes the special benefit received by each Parcel within the District as a result of the Authorized Improvements and provides the basis and justification for the determination that this special benefit equals or exceeds the amount of the Assessments to be levied on the Assessed Property for such Authorized Improvements.

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

### **A. Assessment Methodology**

Acting in its legislative capacity and based on information provided by the Owners and their engineers and reviewed by the City staff and by third-party consultants retained by the City, the City Council has determined the following:

- The costs of the Major Improvements were allocated between Improvement Area #1 and the Major Improvement Area pro rata based on the ratio of the Estimated Buildout Value of each Parcel designated as Major Improvement Area Assessed Property or Improvement Area #1 Assessed Property to the Estimated Buildout Value of all Assessed Property within the District at the time the Original Service and Assessment Plan was approved. At that time, Improvement Area #1 was allocated 27.17% of the Major Improvements, and the Major Improvement Area was allocated the remaining 72.83% of the Major Improvements.

- The costs of the Major Improvement Area Authorized Improvements were allocated 100% to Major Improvement Area Assessed Property by spreading the entire Major Improvement Area Assessment across all Major Improvement Area Assessed Property based on the ratio of the Estimated Buildout Value of each Parcel designated as Major Improvement Area Assessed Property to the Estimated Buildout Value of all Major Improvement Area Assessed Property at the time the Original Service and Assessment Plan was approved.
- The costs of the Improvement Area #1 Authorized Improvements were allocated 100% to Improvement Area #1 Assessed Property by spreading the entire Improvement Area #1 Assessment across all Improvement Area #1 Assessed Property based on the ratio of the Estimated Buildout Value of each Parcel designated as Improvement Area #1 Assessed Property to the Estimated Buildout Value of all Improvement Area #1 Assessed Property at the time the Original Service and Assessment Plan was approved.
- The costs of the Improvement Area #2 Authorized Improvements were allocated 100% to Improvement Area #2 Assessed Property by spreading the entire Improvement Area #2 Assessment across all Improvement Area #2 Assessed Property based on the ratio of the Estimated Buildout Value of each Parcel designated as Improvement Area #2 Assessed Property to the Estimated Buildout Value of all Improvement Area #2 Assessed Property at the time the 2019 Amended and Restated Service and Assessment Plan was approved.
- The costs of the Improvement Area #3 Authorized Improvements were allocated 100% to Improvement Area #3 Assessed Property by spreading the entire Improvement Area #3 Assessment across all Improvement Area #3 Assessed Property based on the ratio of the Estimated Buildout Value of each Parcel designated as Improvement Area #3 Assessed Property to the Estimated Buildout Value of all Improvement Area #3 Assessed Property at the time the 2022 Amended and Restated Service and Assessment Plan was approved.
- Improvement Area #4 Authorized Improvements shall be allocated 100% to Improvement Area #4 Assessed Property by spreading the entire Improvement Area #4 Assessment across all Improvement Area #4 Assessed Property based on the ratio of the Estimated Buildout Value of each Parcel designated as Improvement Area #4 Assessed Property to the Estimated Buildout Value of all Improvement Area #4 Assessed Property. Currently, the Improvement Area #4 Initial Parcel is the only Parcel within Improvement Area #4, and as such, the Improvement Area #4 Initial Parcel is allocated 100% of the Improvement Area #4 Authorized Improvements.

## **B. Assessments**

Assessments are levied on the Assessed Property according to the Improvement Area #1 Assessment Roll, attached hereto as **Exhibit E-1**, the Improvement Area #2 Assessment Roll, attached hereto as **Exhibit F-1**, the Improvement Area #3 Assessment Roll, attached hereto as **Exhibit G-1**, the Improvement Area #4 Assessment Roll, attached hereto as **Exhibit H-1**, and the Major Improvement Area Assessment Roll, attached hereto as **Exhibit I-1**. The projected Annual Installments for Improvement Area #1 are shown on **Exhibit E-2**, the projected Annual Installments for Improvement Area #2 are shown on **Exhibit F-2**, the projected Annual Installments for Improvement Area #3 are shown on **Exhibit G-2**, the projected Annual Installments for Improvement Area #4 are shown on **Exhibit H-2**, and the projected Annual Installments for the Major Improvement Area are shown on **Exhibit I-2**, subject to revisions made in any Annual Service Plan Update. Upon division or subdivision of the Improvement Area #4 Initial Parcel, the Improvement Area #4 Assessment, and the Major Improvement Area Assessment will be reallocated pursuant to **Section VI**.

The Maximum Assessment for each Lot Type within Improvement Area #1, Improvement Area #2, Improvement Area #3, and Improvement Area #4 is shown on **Exhibit K**. In no case will the Assessment for Lot Type 1, Lot Type 2, Lot Type 3, Lot Type 4, Lot Type 5, Lot Type 6, Lot Type 7, Lot Type 8, or Lot Type 9 exceed the corresponding Maximum Assessment.

## **C. Findings of Special Benefit**

Acting in its legislative capacity based on information provided by the Owners and their engineers and reviewed by City staff and by third-party consultants retained by the City, the City Council has found and determined the following:

- *Improvement Area #1 Assessments*
  - The costs of the Improvement Area #1 Authorized Improvements equal \$10,093,416 as shown on **Exhibit B**; and
  - The Improvement Area #1 Assessed Property receives special benefit from the Improvement Area #1 Authorized Improvements equal to or greater than the Actual Cost of the Improvement Area #1 Authorized Improvements; and
  - With the adoption of the Original Assessment Ordinance, the Improvement Area #1 Assessed Property was allocated 100% of the Improvement Area #1

Assessment levied for the Improvement Area #1 Authorized Improvements, which equals \$6,250,000<sup>1</sup>;

- The special benefit (  $\geq$  \$10,093,416) received by the Improvement Area #1 Assessed Property from the Improvement Area #1 Authorized Improvements is equal to or greater than the amount of the Improvement Area #1 Assessment (\$6,250,000) levied on the Improvement Area #1 Assessed Property for the Improvement Area #1 Authorized Improvements.
- *Major Improvement Area Assessments*
  - The costs of the Major Improvement Area Authorized Improvements equal \$5,905,482 as shown on **Exhibit B**; and
  - The Major Improvement Area Assessed Property receives special benefit from the Major Improvement Area Authorized Improvements equal to or greater than the Actual Cost of the Major Improvement Area Authorized Improvements; and
  - With the adoption of the Original Assessment Ordinance, the Major Improvement Area Assessed Property was allocated 100% of the Major Improvement Area Assessment. The Major Improvement Area Assessment was levied on Major Improvement Area Assessed Property for the Major Improvement Area Authorized Improvements, which equals \$5,150,000<sup>2</sup>;
  - The special benefit (  $\geq$  \$5,905,482) received by the Major Improvement Area Assessed Property from the Major Improvement Area Authorized Improvements is equal to or greater than the amount of the Major Improvement Area Assessment (\$5,150,000) levied on the Major Improvement Area Assessed Property for the Major Improvement Area Authorized Improvements; and
- *Improvement Area #2 Assessments*
  - The costs of the Improvement Area #2 Authorized Improvements equal \$14,631,657 as shown on **Exhibit B**; and

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<sup>1</sup> \$3,425,000 of the Improvement Area #1 Assessment is attributable to Improvement Area #1 Initial Bonds, \$38,610 is principal paid under the Improvement Area #1 Reimbursement Obligation, \$2,785,000 is attributable to the Improvement Area #1 Additional Bonds, and \$1,390 is forgiven for rounding purposes.

<sup>2</sup> The Major Improvement Area Assessment is allocated to Improvement Area #2, Improvement Area #3, and Improvement Area #4 pursuant to **Section VI** of this 2024 Amended and Restated Service and Assessment Plan.

- The Improvement Area #2 Assessed Property receives special benefit from the Improvement Area #2 Authorized Improvements equal to or greater than the Actual Cost of the Improvement Area #2 Authorized Improvements; and
  - With the adoption of the 2019 Assessment Ordinance, the Improvement Area #2 Assessed Property was allocated 100% of the Improvement Area #2 Assessment levied for the Improvement Area #2 Authorized Improvements, which equal \$8,570,000; and
  - The special benefit (  $\geq$  \$14,631,657) received by the Improvement Area #2 Assessed Property from the Improvement Area #2 Authorized Improvements is equal to or greater than the amount of the Improvement Area #2 Assessment (\$8,570,000) levied on the Improvement Area #2 Assessed Property for the Improvement Area #2 Authorized Improvements; and
  - At the time the City Council approved the 2019 Amended and Restated Service and Assessment Plan, Waterscape Development, LLC, a Texas limited liability company, (the “Improvement Area #2 Owner”) owned 100% of the Improvement Area #2 Assessed Property. The Improvement Area #2 Owner acknowledged that the Improvement Area #2 Improvements confer a special benefit on the Improvement Area #2 Assessed Property and consented to the imposition of the Improvement Area #2 Assessments to pay for the Actual Costs associated therewith. The Improvement Area #2 Owner ratified, confirmed, accepted, agreed to, and approved: (1) the determinations and findings by the City Council as to the special benefits described herein, and the 2019 Assessment Ordinance levying the Improvement Area #2 Assessment; (2) the 2019 Amended and Restated Service and Assessment Plan and the 2019 Assessment Ordinance levying the Improvement Area #2 Assessment; and (3) the levying of the Improvement Area #2 Assessments on the Improvement Area #2 Assessed Property.
- *Improvement Area #3*
- The costs of the Improvement Area #3 Authorized Improvements equal \$8,912,987 as shown on **Exhibit B**; and
  - The Improvement Area #3 Assessed Property receives special benefit from the Improvement Area #3 Authorized Improvements equal to or greater than the Actual Cost of the Improvement Area #3 Authorized Improvements; and
  - With the adoption of the 2022 Assessment Ordinance, the Improvement Area #3 Assessed Property was allocated 100% of the Improvement Area #3 Assessment

levied for the Improvement Area #3 Authorized Improvements, which equals \$8,070,000;

- The special benefit ( $\geq \$8,912,987$ ) received by the Improvement Area #3 Assessed Property from the Improvement Area #3 Authorized Improvements is equal to or greater than the amount of the Improvement Area #3 Assessment (\$8,070,000) levied on the Improvement Area #3 Assessed Property for the Improvement Area #3 Authorized Improvements; and
- At the time the City Council approved the 2022 Amended and Restated Service and Assessment Plan, HC Royse 548, LLC, a Texas limited liability company, and Waterscape Development, LLC, a Texas limited liability company (the “Improvement Area #3 Owners”) owned 100% of the Improvement Area #3 Assessed Property. The Improvement Area #3 Owners acknowledged that the Improvement Area #3 Improvements confer a special benefit on the Improvement Area #3 Assessed Property and consented to the imposition of the Improvement Area #3 Assessments to pay for the Actual Costs associated therewith. The Improvement Area #3 Owners ratified, confirmed, accepted, agreed to, and approved: (1) the determinations and findings by the City Council as to the special benefits described herein, and the 2022 Assessment Ordinance levying the Improvement Area #3 Assessment; (2) the 2022 Amended and Restated Service and Assessment Plan and the 2022 Assessment Ordinance levying the Improvement Area #3 Assessment; and (3) the levying of the Improvement Area #3 Assessments on the Improvement Area #3 Assessed Property.
- *Improvement Area #4*
  - The costs of the Improvement Area #4 Authorized Improvements equal \$4,244,981 as shown on **Exhibit B**; and
  - The Improvement Area #4 Initial Parcel receives special benefit from the Improvement Area #4 Authorized Improvements equal to or greater than the Actual Cost of the Improvement Area #4 Authorized Improvements; and
  - The Improvement Area #4 Initial Parcel is allocated 100% of the Improvement Area #4 Assessment. The Improvement Area #4 Assessment is levied on Improvement Area #4 Initial Parcel for the Improvement Area #4 Authorized Improvements, which equals \$3,270,000 as shown on the Improvement Area #4 Assessment Roll attached hereto as **Exhibit H-1**;

- The special benefit ( $\geq \$4,244,981$ ) received by the Improvement Area #4 Initial Parcel from the Improvement Area #4 Authorized Improvements is equal to or greater than the amount of the Improvement Area #4 Assessment (\$3,270,000) levied on the Improvement Area #4 Initial Parcel for the Improvement Area #4 Authorized Improvements; and
- At the time the City Council approved this 2024 Amended and Restated Service and Assessment Plan, HC Royse 548, LLC, a Texas limited liability company, (the "Improvement Area #4 Owner") owned 100% of the Improvement Area #4 Initial Parcel. The Improvement Area #4 Owner acknowledged that the Improvement Area #4 Authorized Improvements confer a special benefit on the Improvement Area #4 Initial Parcel and consented to the imposition of the Improvement Area #4 Assessments to pay for the Actual Costs associated therewith. The Improvement Area #4 Owner will ratify, confirm, accept, agree to, and approve: (1) the determinations and findings by the City Council as to the special benefits described herein, and the 2024 Assessment Ordinance levying the Improvement Area #4 Assessment; (2) this 2024 Amended and Restated Service and Assessment Plan and the 2024 Assessment Ordinance levying the Improvement Area #4 Assessment; and (3) the levying of the Improvement Area #4 Assessments on the Improvement Area #4 Initial Parcel.

#### **D. Annual Collection Costs**

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

#### **E. Additional Interest**

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

#### **F. TIRZ No. 1 Annual Credit Amount**

The City Council, in accordance with the Amended and Restated PID Reimbursement Agreement, has agreed to use a portion of TIRZ No. 1 Revenues generated (the "TIRZ No. 1 Annual Credit



Amount”) from each Assessed Property within the City’s corporate limits to offset a portion of such property’s Annual Installment of the Improvement Area #1 Assessment, Improvement Area #2 Assessment, Improvement Area #3 Assessment, or Improvement Area #4 Assessment, as applicable.

1. The Improvement Area #1 Annual Installment, Improvement Area #2 Annual Installment, Improvement Area #3 Annual Installment, or the Improvement Area #4 Annual Installment for an Assessed Property within the City’s corporate limits shall be reduced by the TIRZ No. 1 Annual Credit Amount equal to the TIRZ No. 1 Revenue generated by the Assessed Property, on a Lot-by-Lot basis for the previous Tax Year (i.e. TIRZ No. 1 Revenue collected from the Assessed Property for Tax Year 2024 shall be applied as the TIRZ No. 1 Annual Credit Amount applicable to such Assessed Property’s Improvement Area #1 Annual Installment, Improvement Area #2 Annual Installment, Improvement Area #3 Annual Installment, or the Improvement Area #4 Annual Installment, as applicable, to be collected in Tax Year 2025). In no event shall the TIRZ No. 1 Annual Credit Amount exceed the TIRZ No. 1 Maximum Annual Credit Amount shown in **Section V.F.2** as calculated on **Exhibit L** for each Lot of Assessed Property within Improvement Area #1, Improvement Area #2, Improvement Area #3, and Improvement Area #4.
2. The TIRZ No. 1 Maximum Annual Credit Amount for an Assessed Property within the City’s corporate limits is calculated for each Lot Type, as shown on **Exhibit L**. The TIRZ No. 1 Maximum Annual Credit Amount is calculated so that the Improvement Area #1 Annual Installment, Improvement Area #2 Annual Installment, Improvement Area #3 Annual Installment, or the Improvement Area #4 Annual Installment minus the TIRZ No. 1 Maximum Annual Credit Amount for each Lot Type produces a total equivalent tax rate for such Lot Type which does not exceed the equivalent ad valorem tax rate (\$3.04 per \$100 of assessed value) in 2019, taking into consideration the tax rates of all applicable overlapping taxing units and the equivalent tax rate of the Improvement Area #1 Annual Installment, Improvement Area #2 Annual Installment, Improvement Area #3 Annual Installment, or the Improvement Area #4 Annual Installment, as applicable, based on Estimated Buildout Values at the time the applicable Assessment Ordinance was approved (the 2019 Assessment Ordinance for Improvement Area #1 and Improvement Area #2, the 2022 Assessment Ordinance for Improvement Area #3, and the 2024 Assessment Ordinance for Improvement Area #4). The resulting TIRZ No. 1 Maximum Annual Credit Amount for each applicable Lot Type within the City’s corporate limits is shown below <sup>3</sup>:

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<sup>3</sup> The TIRZ No. 1 Annual Credit Amount will only be applied to Parcels within Improvement Area #1 (Lot Type 1 and Lot Type 2) if that Parcel is annexed by the City.

i.	Lot Type 1:	\$214.25
ii.	Lot Type 2:	\$431.97
iii.	Lot Type 3:	\$797.17
iv.	Lot Type 4:	\$853.33
v.	Lot Type 5:	\$124.85
vi.	Lot Type 6:	\$125.57
vii.	Lot Type 7:	\$116.53
viii.	Lot Type 8:	\$186.77
ix.	Lot Type 9:	\$198.13

3. After the TIRZ No. 1 Annual Credit Amount is applied to provide a credit towards a portion of the Improvement Area #1 Annual Installment, Improvement Area #2 Annual Installment, Improvement Area #3 Annual Installment, or the Improvement Area #4 Annual Installment for the Assessed Property within the City’s corporate limits, any excess TIRZ No. 1 Revenues available from the TIRZ No. 1 Fund shall be transferred from the TIRZ No. 1 Fund to the City, and shall not be available to offset the applicable Annual Installment related to such Lot.
4. For the term of the Improvement Area #2 Bonds, the Improvement Area #3 Bonds, and the Improvement Area #4 Bonds, the TIRZ No. 1 Maximum Annual Credit Amount may not be lowered even if the total equivalent tax rate on the Improvement Areas increases above or decreases below \$3.04 per \$100 of assessed value (inclusive of the equivalent tax rate of the Improvement Area #1 Annual Installment, Improvement Area #2 Annual Installment, Improvement Area #3 Annual Installment, or the Improvement Area #4 Annual Installment, as applicable, and all overlapping taxing jurisdictions) based on increases or decreases in the rates charged by taxing jurisdictions other than the City, including the school district and the County, for each Lot Type unless Assessments are lowered by a like amount.

**SECTION VI: TERMS OF THE ASSESSMENTS**

Any reallocation of Assessments as described in this Section VI shall be considered an administrative action of the City and will not be subject to the notice or public hearing requirements under the PID Act.

## A. Reallocation of Assessments

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

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

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

Where the terms have the following meanings:

A = the Assessment for the newly divided Assessed Property

B = the Assessment for the Assessed Property prior to division

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

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

The calculation of the Assessment of an Assessed Property shall be performed by the Administrator and shall be based on the Estimated Buildout Value of that Assessed Property, as provided by the Owners, relying on information from homebuilders, market studies, appraisals, Official Public Records of the County, and any other relevant information regarding the Assessed Property. The calculation performed by the Administrator shall be approved by the City Council in the next Annual Service Plan Update, and such calculation as confirmed by the City Council shall be conclusive and binding. The Estimated Buildout Value for Lot Type 1, Lot Type 2, Lot Type 3, Lot Type 4, Lot Type 5, Lot Type 6, Lot Type 7, Lot Type 8, and Lot Type 9 are shown on **Exhibit K** and will not change in future Annual Service Plan Updates.

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

### 2. Upon Subdivision by a Recorded Subdivision Plat

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

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

Where the terms have the following meanings:

A = the Assessment for the newly subdivided Lot

B = the Assessment for the Parcel prior to subdivision

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

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

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

Prior to the recording of a subdivision plat, the Owner shall provide the City an Estimated Buildout Value as of the date of the recorded subdivision plat for each Lot created by the recorded subdivision plat. The calculation of the Assessment for a Lot shall be performed by the Administrator based on Estimated Buildout Value information provided by the Owners, homebuilders, third party consultants, and/or the Official Public Records of the County regarding the Lot, and such calculation shall be approved by the City Council in the next Annual Service Plan Update. The calculation as confirmed by the City Council shall be conclusive and binding. The Estimated Buildout Value for Lot Type 1, Lot Type 2, Lot Type 3, Lot Type 4, Lot Type 5, Lot Type 6, Lot Type 7, Lot Type 8, and Lot Type 9 are shown on **Exhibit K** and will not change in future Annual Service Plan Updates.

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

### *3. Upon Consolidation*

If two or more Lots or Parcels are consolidated into a single Parcel or Lot, the Administrator shall allocate the Assessments against the Lots or Parcels before the consolidation to the consolidated Lot or Parcel, which allocation shall be approved by the City Council in the next Annual Service Plan Update immediately following such consolidation. The calculation as confirmed by the City Council shall be conclusive and binding. The Assessment for any resulting Lot may not exceed the Maximum Assessment for the applicable Lot Type and compliance may require a mandatory Prepayment of

Assessments pursuant to **Section VI.C.**

**B. Mandatory Prepayment of Assessments**

If an Assessed Property or a portion thereof is conveyed to a party that is exempt from payment of the Assessment under applicable law, or the owner causes a Lot, Parcel, or portion thereof to become Non-Benefitted Property, the owner of such Lot, Parcel, or portion thereof shall pay to the City or cause to be paid to the City the full amount of the Assessment, plus all Prepayment Costs and Delinquent Collection Costs for such Assessed Property, prior to any such conveyance or act, and no such conveyance shall be effective until the City receives such payment. Following payment of the foregoing costs in full, the City shall provide the owner with a recordable "Notice of Assessment Termination," a form of which is attached hereto as **Exhibit M.**

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

Prior to the City approving a final subdivision plat for Improvement Area #4, the Administrator will certify that such plat will not result in the Assessment per Lot for any Lot Type within Improvement Area #4 to exceed the Maximum Assessment. If the Administrator determines that the resulting Assessment per Lot for any Lot Type will exceed the Maximum Assessment for that Lot Type, then (1) the Assessment applicable to each Lot Type shall each be reduced to the Maximum Assessment, and (2) the person or entity filing the plat shall pay to the City or cause to be paid to the City the amount the Assessment was reduced, plus Prepayment Costs and Delinquent Collection Costs, if any, prior to the City approving the final plat. The City's approval of a plat without payment of such amounts does not eliminate the obligation of the person or entity filing the plat to pay such amounts. At no time shall the aggregate Assessments for any Lot exceed the Maximum Assessment.

**D. Reduction of Assessments**

If the Actual Costs of completed Authorized Improvements are less than the Assessments, then (i) in the event PID Bonds have not been issued for the purpose of financing Authorized Improvements affected by such reduction in Actual Costs, the City Council shall reduce each Assessment, and the TIRZ No. 1 Annual Credit Amount, on a pro rata basis such that the sum of the resulting reduced Assessments for all Assessed Property equals the reduced Actual Costs that were expended, or (ii) in the event PID Bonds have been issued for the purpose of financing Authorized Improvements affected by such reduction in Actual Costs, the Trustee shall apply amounts on deposit in the applicable account of the project fund created under the Indenture relating to such series of PID Bonds as directed by the City pursuant to the terms of such Indenture. Such excess PID Bond proceeds may be used for any purpose authorized by such

Indenture. The Assessments shall never be reduced to an amount less than the amount required to pay all outstanding debt service requirements on all outstanding PID Bonds.

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

#### **E. Prepayment of Assessments**

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

If an Assessment on an Assessed Property is prepaid in full, with Prepayment Costs, (1) the Administrator shall cause the Assessment to be reduced to zero on said Assessed Property and the Assessment Roll to be revised accordingly; (2) the Administrator shall prepare the revised Assessment Roll and submit such revised Assessment Roll to the City Council for review and approval as part of the next Annual Service Plan Update; (3) the obligation to pay the Assessment and corresponding Annual Installments shall terminate with respect to said Assessed Property; and (4) the City shall provide the owner with a recordable "Notice of Assessment Termination."

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

#### **F. Payment of Assessment in Annual Installments**

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

Prior to the recording of a final subdivision plat, if any Parcel shown on the Assessment Roll is assigned multiple tax parcel identification numbers for billing and collection purposes, the Annual Installment shall be allocated pro rata based on the acreage of the property not including any Non-Benefitted Property or non-assessed property, as shown by Rockwall Central Appraisal District for each tax parcel identification number.

The Administrator shall prepare and submit to the City Council for its review and approval an Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each Annual Service Plan Update shall include updated Assessment Rolls and updated calculations of Annual Installments. The Annual Collection Costs for a given Assessment shall be paid by the owner of each Parcel pro rata based on the ratio of the amount of outstanding Assessment remaining on the Parcel to the total outstanding Assessment. Annual Installments shall be reduced by any credits applied under an applicable Indenture, such as capitalized interest, interest earnings on account balances, and any other funds available to the Trustee for such purposes. Annual Installments shall be collected by the City in the same manner and at the same time as ad valorem taxes. Annual Installments shall be subject to the penalties, procedures, and foreclosure sale in case of delinquencies as set forth in the PID Act and in the same manner as ad valorem taxes due and owing to the City. To the extent permitted by the PID Act or other applicable law, the City Council may provide for other means of collecting Annual Installments, but in no case shall the City take any action, or fail to take any action, that would cause it to be in default under any Indenture. Assessments shall have the lien priority specified in the PID Act.

Sales of the Assessed Property for nonpayment of Annual Installments shall be subject to the lien for the remaining unpaid Annual Installments against the Assessed Property, and the Assessed Property may again be sold at a judicial foreclosure sale if the purchaser fails to timely pay any of the remaining unpaid Annual Installments as they become due and payable.

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

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

Failure of an owner of an Assessed Property to receive an invoice for an Annual Installment on their property tax bill shall not relieve said owner of the responsibility for payment of the Assessment. Assessments, or Annual Installments thereof, that are delinquent shall incur Delinquent Collection Costs.

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

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

For the Assessed Property that is subject to the Taking as described in the preceding paragraph, the Assessment that was levied against the Assessed Property (when it was included in the Taken Property) prior to the Taking shall remain in force against the remaining Assessed Property (the Assessed Property less the Taken Property) (the "Remaining Property") following the reclassification of the Taken Property as Non-Benefitted Property, subject to an adjustment of the Assessment applicable to the Remaining Property after any required Prepayment as set forth below. The owner of the Remaining Property will remain liable to pay in Annual Installments, or payable as otherwise provided by this 2024 Amended and Restated Service and Assessment Plan, as updated, or the PID Act, the Assessment that remains due on the Remaining Property, subject to an adjustment in the Assessment applicable to the Remaining Property after any required Prepayment as set forth below. Notwithstanding the foregoing, if the Assessment that remains due on the Remaining Property exceeds the applicable Maximum Assessment, the owner of the Remaining Property will be required to make a Prepayment in an amount necessary to ensure that the Assessment against the Remaining Property does not exceed such Maximum Assessment, in which case the Assessment applicable to the Remaining Property will be reduced by the amount of the partial Prepayment. If the City receives all or a portion of the eminent domain proceeds (or payment made in an agreed sale in lieu of condemnation), such amount shall be credited against the amount of Prepayment, with any remainder credited against the Assessment on the Remaining Property.

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

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



to pay \$10 as a Prepayment of the Assessment against the Remaining Property and the Assessment on the Remaining Property shall be adjusted to \$90.

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

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

**SECTION VII: ASSESSMENT ROLL**

The list of current Lots within the District, the corresponding total Assessments, and current Annual Installment by Lot for Improvement Area #1, Improvement Area #2, Improvement Area #3, Improvement Area #4, and the Major Improvement Area are shown on the Assessment Rolls attached hereto as **Exhibit E-1, Exhibit F-1, Exhibit G-1, Exhibit H-1, and Exhibit I-1** respectively. The Lots shown on the Assessment Rolls will receive the bills for the 2024 Annual Installments which will be delinquent if not paid by January 31, 2025.

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

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

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

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

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

The total Annual Installment on the bottom of each Assessment Roll may not match the Total Annual Installment shown on the Service Plan due to rounding, or due to PID Bonds not yet redeemed for Prepayments received.

## **SECTION VIII: ADDITIONAL PROVISIONS**

### **A. Calculation Errors**

If the owner of any Assessed Property claims that an error has been made in any calculation required by this 2024 Amended and Restated Service and Assessment Plan, including, but not limited to, any calculation made as part of any Annual Service Plan Update, the owner's sole and exclusive remedy shall be to submit a written notice of error to the Administrator by December 1<sup>st</sup> of the year following City Council's approval of the calculation. Otherwise, the owner shall be deemed to have unconditionally approved and accepted the calculation. Upon receipt of a written notice of error from an owner, the Administrator shall provide a written response to the City Council and the owner not later than 30 days after receipt of such written notice of error. The City Council shall consider the owner's notice of error and the Administrator's response at a public meeting, and, not later than 30 days after closing such meeting, the City Council shall make a final determination as to whether an error has been made. If the City Council determines that an error has been made, the City Council shall take such corrective action as is authorized by the PID Act, this 2024 Amended and Restated Service and Assessment Plan, the applicable Assessment Ordinance, the applicable Indenture, or as otherwise authorized by the discretionary power of the City Council. The determination by the City Council as to whether an error has been made, and any corrective action taken by the City Council, shall be final and binding on the owner and the Administrator.

### **B. Amendments**

Amendments to this 2024 Amended and Restated Service and Assessment Plan must be made by the City Council in accordance with the PID Act. To the extent permitted by the PID Act, this

2024 Amended and Restated Service and Assessment Plan may be amended without notice to owners of the Assessed Property: (1) to correct mistakes and clerical errors; (2) to clarify ambiguities; and (3) to provide procedures to collect Assessments, Annual Installments, and other charges imposed by this 2024 Amended and Restated Service and Assessment Plan.

**C. Administration and Interpretation**

The Administrator shall: (1) perform the obligations of the Administrator as set forth in this 2024 Amended and Restated Service and Assessment Plan; (2) administer the District for and on behalf of and at the direction of the City Council; and (3) interpret the provisions of this 2024 Amended and Restated Service and Assessment Plan. Interpretations of this 2024 Amended and Restated Service and Assessment Plan by the Administrator shall be in writing and shall be appealable to the City Council by owners of Assessed Property adversely affected by the interpretation. Appeals shall be decided by the City Council after holding a public hearing at which all interested parties have an opportunity to be heard. Decisions by the City Council shall be final and binding on the owners of Assessed Property and developers and their successors and assigns.

**D. Filing Requirements**

Within seven days of approval by the City Council, the City shall file and record in the real property records of the County the executed 2024 Assessment Ordinance approving this 2024 Amended and Restated Service and Assessment Plan. In addition, the City shall 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. All such documents shall be filed and recorded in their entirety.

**E. Severability**

If any provision of this 2024 Amended and Restated Service and Assessment Plan is determined by a governmental agency or court to be unenforceable, the unenforceable provision shall be deleted and, to the maximum extent possible, shall be rewritten to be enforceable. Every effort shall be made to enforce the remaining provisions.

## SECTION IX: ADDITIONAL INFORMATION

### PARCEL SUBDIVISION

#### Improvement Area #1

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

#### Improvement Area #2

- The Final Plat for Waterscape – Phase 2A was approved by the City Council on November 19, 2019 consisting of 129 residential Lots and 8 Non-Benefited Lots and was recorded in the Official Public Records of Rockwall County on November 25, 2019. 57 units are classified as Lot Type 3, and 72 units are classified as Lot Type 4.
- The Final Plat for Waterscape – Phase 2B consisting of 225 residential Lots and 11 Non-Benefitted Lots, was recorded in the Official Public Records of Rockwall County on April 9, 2021. 161 Lots are classified as Lot Type 3, and 64 Lots are classified as Lot Type 4.

#### Improvement Area #3

- The Final Plat for Waterscape – Phase 3A, consisting of 325 residential Lots and 17 Non-Benefitted Lots, was recorded in the Official Public Records of Rockwall County on October 21, 2022. 81 Lots are classified as Lot Type 5, 127 Lots are classified as Lot Type 6, and 117 Lots are classified as Lot Type 7.

#### Improvement Area #4

No final plats have been filed for Improvement Area #4 of the District.

See **Appendix A** for Buyer Disclosures for Lot Type 1, Lot Type 2, Lot Type 3, Lot Type 4, Lot Type 5, Lot Type 6, Lot Type 7, Lot Type 8, and Lot Type 9.

## LOT AND HOME SALES

### Improvement Area #1

Improvement Area #1 has been platted and includes 275 Lots, further designated 177 Lot Type 1 Lots and 98 Lot Type 2 Lots. Per information provided by the Owner, as of February 29, 2024, the Owner has sold all but 5 Lots within Improvement Area #1 to homebuilders. History Maker Homes owns 1 finished home, Highland Homes owns 1 finished home and 1 Lot, Impression owns 1 finished home, and Tri Point Homes DFW owns 1 finished home. The remaining 265 have been completed and sold to end-users.

See **Appendix A-1** and **Appendix A-2** for Lot Type 1 and Lot Type 2 homebuyer disclosures.

### Improvement Area #2

Improvement Area #2 has been platted and includes 354 Lots, further designated as 218 Lot Type 3 Lots and 136 Lot Type 4 Lots. Per information provided by the Owner, as of February 29, 2024, the Owner has sold 78 Type 4 Lots to Bloomfield, of which all 78 have been completed and sold to end-users. The Owner has sold 107 Type 3 Lots to Highland, of which all 107 have been completed and sold to end-users. The Owner has sold 106 Lot Type 3 Lots to History Maker, of which all 106 have been completed sold to end-users. The Owner has sold 58 Lot Type 4 Lots to Impression, of which all 58 have been completed sold to end-users. The Owner has sold 5 Lot Type 3 Lots to St. Vincent, of which all 5 have been completed and sold to end users.

See **Appendix A-3** and **Appendix A-4** for Lot Type 3 and Lot Type 4 homebuyer disclosures.

### Improvement Area #3

Improvement Area #3 includes 325 Lots, further designated as 81 Lot Type 5 Lots, 127 Lot Type 6 Lots, and 117 Lot Type 7 Lots. Per the quarterly report dated March 31, 2024, as of February 29, 2024, the Owner has sold Highland Homes 83 Lots, 32 of which have been completed and sold to end-users. The Owner has sold History Maker 100 Lots, 44 of which have been completed and sold to end-users. The Owner has sold Impression 55 Lots, 38 of which have been completed and sold to end-users construction. The Owner has sold TriPointe 49 Lots, 8 of which have been completed and sold to end users. The Owner has sold St. Vincent Homes 7 Lots, 0 of which have been completed and sold to end users. All homes in Improvement Area #3 are expected to be completed by the fourth quarter of 2025.

See **Appendix A-5**, **Appendix A-6** and **Appendix A-7** for Lot Type 5, Lot Type 6 and Lot Type 7 homebuyer disclosures.

**Improvement Area #4**

Improvement Area #4 is anticipated to include 148 Lots, further designated as 58 planned Lot Type 8 Lots and 90 planned Lot Type 9 Lots. No Lots have been sold to homebuilders, construction has not started on any homes, and no homes have been sold to end-users.

See **Appendix A-8** and **Appendix A-9** for Lot Type 8 and Lot Type 9 homebuyer disclosures.

**AUTHORIZED IMPROVEMENTS**

**Improvement Area #1**

The Owner has completed Improvement Area #1 Authorized Improvements listed in this 2024 Amended and Restated Service and Assessment Plan and they were dedicated to the City on April 20, 2018.

**Improvement Area #2**

The Owner has completed Improvement Area #2 Authorized Improvements listed in this 2024 Amended and Restated Service and Assessment Plan. The Authorized Improvements benefiting Phase 2A were dedicated to the City on November 25, 2019. The Authorized Improvements benefiting Phase 2B were dedicated to the City on April 9, 2021.

**Improvement Area #3**

The Owner has completed Improvement Area #3 Authorized Improvements listed in this 2024 Amended and Restated Service and Assessment Plan and they were dedicated to the City on October 21, 2022.

**Improvement Area #4**

Per the Owner, the Authorized Improvements listed in this 2024 Amended and Restated Service and Assessment Plan for Improvement Area #4 are currently under construction and projected to be completed in May 2024. The budget for the Authorized Improvements remains unchanged, as shown on the table below.

Authorized Improvements	Original Budget	Spent to Date <sup>[a]</sup>	Remaining Estimated to be Spent	Over/(Under)
<b>Improvement Area #4 Improvements</b>				
Streets	\$ 1,504,099	\$ 1,284,290	\$ 219,809	\$ -
Water & Sanitary Sewer	1,211,556	1,219,031	-	7,475
Storm Drainage	170,609	160,603	10,006	-
Soft Costs	644,741	638,695	6,046	-
	<b>\$ 3,531,005</b>	<b>\$ 3,302,619</b>	<b>\$ 235,861</b>	<b>\$ 7,475</b>

**Footnotes:**

[a] Per information provided by the Owner.

**Major Improvement Area**

Per information provided by the Owner, the Authorized Improvements listed in this 2024 Amended and Restated Service and Assessment Plan for Major Improvement Area are fully completed except for landscaping improvements and associated soft costs which are projected to be completed in August 2024. The budget for the Authorized Improvements remains unchanged, as shown on the table below.

Authorized Improvements	Original Budget	Spent to Date <sup>[a]</sup>	Remaining Estimated to be Spent <sup>[a]</sup>	Over/(Under)
<b>Major Improvements</b>				
Streets & Storm Drainage <sup>[b]</sup>	\$ 1,787,614	\$ 2,440,742	\$ -	\$ 653,128
Water & Sanitary Sewer	1,953,609	1,602,099	-	(351,510)
Landscaping	2,080,000	1,495,352	145,000	(439,648)
Soft Costs	530,201	473,331	55,000	(1,870)
	<b>\$ 6,351,424</b>	<b>\$ 6,011,524</b>	<b>\$ 200,000</b>	<b>\$ (139,900)</b>

**Footnotes:**

[a] Per information provided by the Owner and to be confirmed with quarterly report as of 3/31/2024.

[b] Includes Crenshaw Road intersection improvements and Crenshaw Road ROW improvements.

**OUTSTANDING ASSESSMENT**

**Improvement Area #1**

Improvement Area #1 has a total outstanding Assessment of \$5,590,000, of which \$3,055,000 is securing Improvement Area #1 Initial Bonds, and \$2,535,000 is securing the Improvement Area #1 Additional Bonds.

**Improvement Area #2**

Improvement Area #2 has an outstanding Assessment of \$7,898,216.76. Note the outstanding Assessment is less than the outstanding \$7,945,000.00 in Improvement Area #2 Bonds due to Prepayment of Assessment for which Improvement Area #2 Bonds have not yet been redeemed.

**Improvement Area #3**

Improvement Area #3 has a total outstanding Assessment of \$7,871,000.

**Improvement Area #4**

Improvement Area #4 has a total outstanding Assessment of \$3,270,000.

**Major Improvement Area**

The Major Improvement Area has an outstanding Assessment of \$4,553,253.80. \$1,983,055.78 of the Major Improvement Area Assessment is attributable to Improvement Area #2, \$1,787,466.67 is attributable to Improvement Area #3, and \$782,731.35 is attributable to Improvement Area #4. Note the outstanding Assessment is less than the outstanding \$4,565,000.00 in Major Improvement Area Bonds due to Prepayment of Assessment for which Major Improvement Area Bonds have not yet been redeemed.

**TIRZ ANNUAL CREDIT**

**Improvement Area #1**

No Lots within Improvement Area #1 have petitioned for annexation into the City. Therefore, no Lots within Improvement Area #1 are eligible to receive a TIRZ Annual Credit.

**Improvement Area #2**

The TIRZ Annual Credit applicable to Improvement Area #2 for the Improvement Area #2 Annual Installment due 1/31/2025 is \$270,462.83. See **Exhibit F-1** for the Improvement Area #2 Assessment Roll which shows the TIRZ Annual Credit applicable to each Lot within Improvement Area #2.

**Improvement Area #3**

The TIRZ Annual Credit applicable to Improvement Area #3 for the Improvement Area #3 Annual Installment due 1/31/2025 is \$25,973.28. See **Exhibit G-1** for the Improvement Area #3 Assessment Roll which shows the TIRZ Annual Credit applicable to each Lot within Improvement Area #3.



#### Improvement Area #4

Improvement Area #4 has not yet been platted and is therefore not eligible to receive a TIRZ Annual Credit.

### INSTALLMENT DUE 1/31/2025

#### Improvement Area #1

- **Improvement Area #1 Initial Bonds Principal and Interest** - The total principal and interest required for the Annual Installment for the Improvement Area #1 Initial Bonds is \$220,500.00.
- **Improvement Area #1 Initial Bonds Additional Interest** – The Delinquency and Prepayment Reserve Requirement, as defined in the Indenture for Improvement Area #1 Initial Bonds, is equal to \$175,450.00 and has not been met. As such, the Delinquency and Prepayment Reserve Account will be funded with Additional Interest on the Improvement Area #1 Initial Bonds outstanding Assessment, resulting in an Additional Interest amount due of \$15,275.00.
- **Improvement Area #1 Additional Bonds Principal and Interest** – The total principal and interest required for the Annual Installment for the Improvement Area #1 Additional Bonds is \$170,906.26.
- **Improvement Area #1 Additional Bonds Additional Interest** – The Delinquency and Prepayment Reserve Requirement, as defined in the Indenture for Improvement Area #1 Additional Bonds, is equal to \$145,475.00 and has not been met. As such, the Delinquency and Prepayment Reserve Account will be funded with Additional Interest on the Improvement Area #1 Additional Bonds outstanding Assessment, resulting in an Additional Interest amount due of \$12,675.00.
- **Improvement Area #1 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 allocated for the Improvement Area #1 Annual Installment is \$21,905.80.

<b>Improvement Area #1</b>	
<b>Due January 31, 2025</b>	
<i>Improvement Area #1 Initial Bonds</i>	
Principal	\$ 70,000.00
Interest	\$ 150,500.00
Additional Interest	\$ 15,275.00
	\$ 235,775.00
<i>Improvement Area #1 Additional Bonds</i>	
Principal	\$ 60,000.00
Interest	\$ 110,906.26
Additional Interest	\$ 12,675.00
	\$ 183,581.26
Annual Collection Costs	\$ 21,905.80
<b>Total Annual Installment</b>	<b>\$ 441,262.06</b>

**Improvement Area #2**

- **Improvement Area #2 Bonds Principal and Interest** - The total principal and interest required for the Annual Installment is \$538,331.26.
- **Improvement Area #2 TIRZ Annual Credit Amount** – the total TIRZ Annual Credit Amount applicable to the Improvement Area #2 Annual Installment is \$270,462.83.
- **Improvement Area #2 Bonds Additional Interest** – The Delinquency and Prepayment Reserve Requirement, as defined in the Indenture for Improvement Area #2 Bonds, is equal to \$454,850.00 and has not been met. As such, the Delinquency and Prepayment Reserve Account will be funded with Additional Interest on the Improvement Area #2 Bonds outstanding Assessment, resulting in an Additional Interest amount due of \$39,725.00.
- **Improvement Area #2 Bonds 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 Improvement Area #2 Bonds Annual Collection Costs allocated for the Annual Installment is \$29,828.72.

<b>Improvement Area #2</b>	
<b>Due January 31, 2025</b>	
<i>Improvement Area #2 Bonds</i>	
Principal	\$ 170,000.00
Interest	\$ 368,331.26
TIRZ Credit	\$ (270,462.83)
	\$ 267,868.43
Additional Interest	\$ 39,725.00
Annual Collection Costs	\$ 29,828.72
<b>Total Annual Installment</b>	<b>\$ 337,422.15</b>

### Improvement Area #3

- **Improvement Area #3 Bonds** - The total principal and interest required for the Annual Installment is \$557,562.50.
- **Improvement Area #3 TIRZ Annual Credit Amount** – the total TIRZ Annual Credit Amount applicable to the Improvement Area #3 Annual Installment is \$25,973.28.
- **Improvement Area #3 Bonds Additional Interest** – The Additional Interest charged on the Assessments due is \$39,355.00.
- **Improvement Area #3 Bonds 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 Improvement Area #3 Bonds Annual Collection Costs allocated for the Annual Installment is \$29,405.27.

Improvement Area #3		
Due January 31, 2025		
<i>Improvement Area #3 Bonds</i>		
Principal	\$	116,000.00
Interest	\$	441,562.50
TIRZ Credit	\$	(25,973.28)
	\$	531,589.22
Additional Interest	\$	39,355.00
Annual Collection Costs	\$	29,405.27
<b>Total Annual Installment</b>	<b>\$</b>	<b>600,349.49</b>

**Improvement Area #4**

- **Improvement Area #4 Bonds** - The total principal and interest required for the Annual Installment is \$230,837.50.
- **Improvement Area #4 TIRZ Annual Credit Amount** – the total TIRZ Annual Credit Amount applicable to the Improvement Area #4 Annual Installment is \$0.00.
- **Improvement Area #4 Bonds Additional Interest** – The Additional Interest charged on the Assessments due is \$16,350.00.
- **Improvement Area #4 Bonds 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 Improvement Area #4 Bonds Annual Collection Costs allocated for the Annual Installment is \$30,600.00.

Improvement Area #4		
Due January 31, 2025		
<i>Improvement Area #4 Bonds</i>		
Principal	\$	43,000.00
Interest	\$	187,837.50
TIRZ Credit	\$	-
	\$	<u>230,837.50</u>
Additional Interest	\$	16,350.00
Annual Collection Costs	\$	30,600.00
<b>Total Annual Installment</b>	<b>\$</b>	<b>277,787.50</b>

**Major Improvement Area**

- **Major Improvement Area Bonds Principal and Interest** - The total principal and interest required for the Annual Installment is \$337,512.50.
- **Major Improvement Area Bonds Additional Interest** – The Delinquency and Prepayment Reserve Requirement, as defined in the Indenture for the Major Improvement Area Bonds, is equal to \$269,225.00 and has not been met. As such, the Delinquency and Prepayment Reserve Account will be funded with Additional Interest on the Major Improvement Area Bonds outstanding Assessment, resulting in an Additional Interest amount of \$22,825.00.
- **Major Improvement Area Bonds 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 Major Improvement Area Bonds Annual Collection Costs allocated for the Annual Installment is \$18,415.76.

Major Improvement Area		
Due January 31, 2025		
<i>Major Improvement Area Bonds</i>		
Principal	\$	100,000.00
Interest	\$	237,512.50
Additional Interest	\$	22,825.00
Annual Collection Costs	\$	18,415.76
<b>Total Annual Installment</b>	<b>\$</b>	<b>378,753.26</b>

See Exhibit N-1, Exhibit N-2, Exhibit N-3, Exhibit N-4, Exhibit N-5, and Exhibit N-6 for the debt service schedule for Improvement Area #1 Initial Bonds, Major Improvement Area Bonds, the

Improvement Area #1 Additional Bonds, the Improvement Area #2 Bonds, the Improvement Area #3 Bonds, and the Improvement Area #4 Bonds, respectively.

See below for a table showing the different components of the total Annual Collection Costs.

Annual Collection Costs					
	Major Improvement Area	Improvement Area #1	Improvement Area #2	Improvement Area #3	Improvement Area #4
P3Works Administration	\$ 14,364.10	\$ 17,616.06	\$ 24,998.47	\$ 24,603.92	\$ -
City Auditor	\$ 440.17	\$ 539.82	\$ 766.05	\$ 753.96	\$ -
Filing Fees	\$ 176.07	\$ 215.93	\$ 306.42	\$ 301.58	\$ -
County Collection	\$ 259.35	\$ 318.06	\$ 451.36	\$ 444.23	\$ -
Misc.	\$ 176.07	\$ 215.93	\$ 306.42	\$ 301.58	\$ -
PID Trustee Fees	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ -
Dissemination Agent	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ -
Draw Request Review	\$ -	\$ -	\$ -	\$ -	\$ -
Initial Annual Collection Costs	\$ -	\$ -	\$ -	\$ -	\$ 30,600.00
<b>Total</b>	<b>\$ 18,415.76</b>	<b>\$ 21,905.80</b>	<b>\$ 29,828.72</b>	<b>\$ 29,405.27</b>	<b>\$ 30,600.00</b>

## PREPAYMENT OF ASSESSMENTS IN FULL

### Improvement Area #1

There have been no full Prepayments of Assessments in Improvement Area #1.

### Improvement Area #2

The following Lots in Improvement Area #2 have made a full Prepayment of their Assessment.

Property ID	Property Address	Lot Type	Date of Prepayment
105508	5520 Huffines Blvd	4	11/29/2021
102417	3106 Little River Lane	4	10/24/2022

### Improvement Area #3

There have been no full Prepayments of Assessments in Improvement Area #3.

### Improvement Area #4

There have been no full Prepayments of Assessments in Improvement Area #4.

### Major Improvement Area

The following Lots in the Major Improvement Area have made a full Prepayment of their Assessment.

Property ID	Property Address	Lot Type	Date of Prepayment
105508	5520 Huffines Blvd	4	11/29/2021
102417	3106 Little River Lane	4	10/24/2022

See **Exhibit M** for a form of Notice of PID Assessment Termination.

## **PARTIAL PREPAYMENTS OF ASSESSMENTS**

### **Improvement Area #1**

There have been no partial prepayments of Assessments in Improvement Area #1.

### **Improvement Area #2**

There have been no partial prepayments of Assessments in Improvement Area #2.

### **Improvement Area #3**

There have been no partial prepayments of Assessments in Improvement Area #3.

### **Improvement Area #4**

There have been no partial prepayments of Assessments in Improvement Area #4.

### **Major Improvement Area**

There have been no partial prepayments of Assessments in the Major Improvement Area.

## **EXTRAORDINARY OPTIONAL REDEMPTIONS**

\$140,000 of the Major Improvement Area Bonds was redeemed on September 15, 2022 due to the Mandatory Prepayment.

## EXHIBITS

The following Exhibits are attached to and made a part of this 2024 Amended and Restated Service and Assessment Plan for all purposes:

<b>Exhibit A-1</b>	Map of the District
<b>Exhibit A-2</b>	Map of Improvement Area #1 and Phase 1 Final Recorded Plat
<b>Exhibit A-3</b>	Map of Improvement Area #2 and Phase 2A and 2B Final Recorded Plats
<b>Exhibit A-4</b>	Map of Improvement Area #3 and Phase 3A Final Recorded Plat
<b>Exhibit A-5</b>	Map of Improvement Area #4
<b>Exhibit A-6</b>	Map of Major Improvement Area
<b>Exhibit A-7</b>	Improvement Area #4 Lot Type Classification Map
<b>Exhibit B</b>	Project Costs
<b>Exhibit C</b>	Service Plan
<b>Exhibit D</b>	Sources and Uses of Funds
<b>Exhibit E-1</b>	Improvement Area #1 Assessment Roll
<b>Exhibit E-2</b>	Improvement Area #1 Annual Installments
<b>Exhibit F-1</b>	Improvement Area #2 Assessment Roll
<b>Exhibit F-2</b>	Improvement Area #2 Annual Installments
<b>Exhibit G-1</b>	Improvement Area #3 Assessment Roll
<b>Exhibit G-2</b>	Improvement Area #3 Annual Installments
<b>Exhibit H-1</b>	Improvement Area #4 Assessment Roll
<b>Exhibit H-2</b>	Improvement Area #4 Annual Installments
<b>Exhibit I-1</b>	Major Improvement Area Assessment Roll
<b>Exhibit I-2</b>	Major Improvement Area Annual Installments
<b>Exhibit J-1</b>	Maps of Improvement Area #1 Improvements
<b>Exhibit J-2</b>	Maps of Improvement Area #2 Improvements
<b>Exhibit J-3</b>	Maps of Improvement Area #3 Improvements
<b>Exhibit J-4</b>	Maps of Improvement Area #4 Improvements
<b>Exhibit J-5</b>	Maps of Major Improvements
<b>Exhibit K</b>	Maximum Assessment and Tax Rate Equivalent
<b>Exhibit L</b>	Maximum TIRZ No. 1 Annual Credit Amount by Lot Type
<b>Exhibit M</b>	Form of Notice of PID Assessment Termination
<b>Exhibit N-1</b>	Debt Service Schedule for Improvement Area #1 Initial Bonds
<b>Exhibit N-2</b>	Debt Service Schedule for Major Improvement Area Bonds
<b>Exhibit N-3</b>	Debt Service Schedule for Improvement Area #1 Additional Bonds
<b>Exhibit N-4</b>	Debt Service Schedule for Improvement Area #2 Bonds
<b>Exhibit N-5</b>	Debt Service Schedule for Improvement Area #3 Bonds



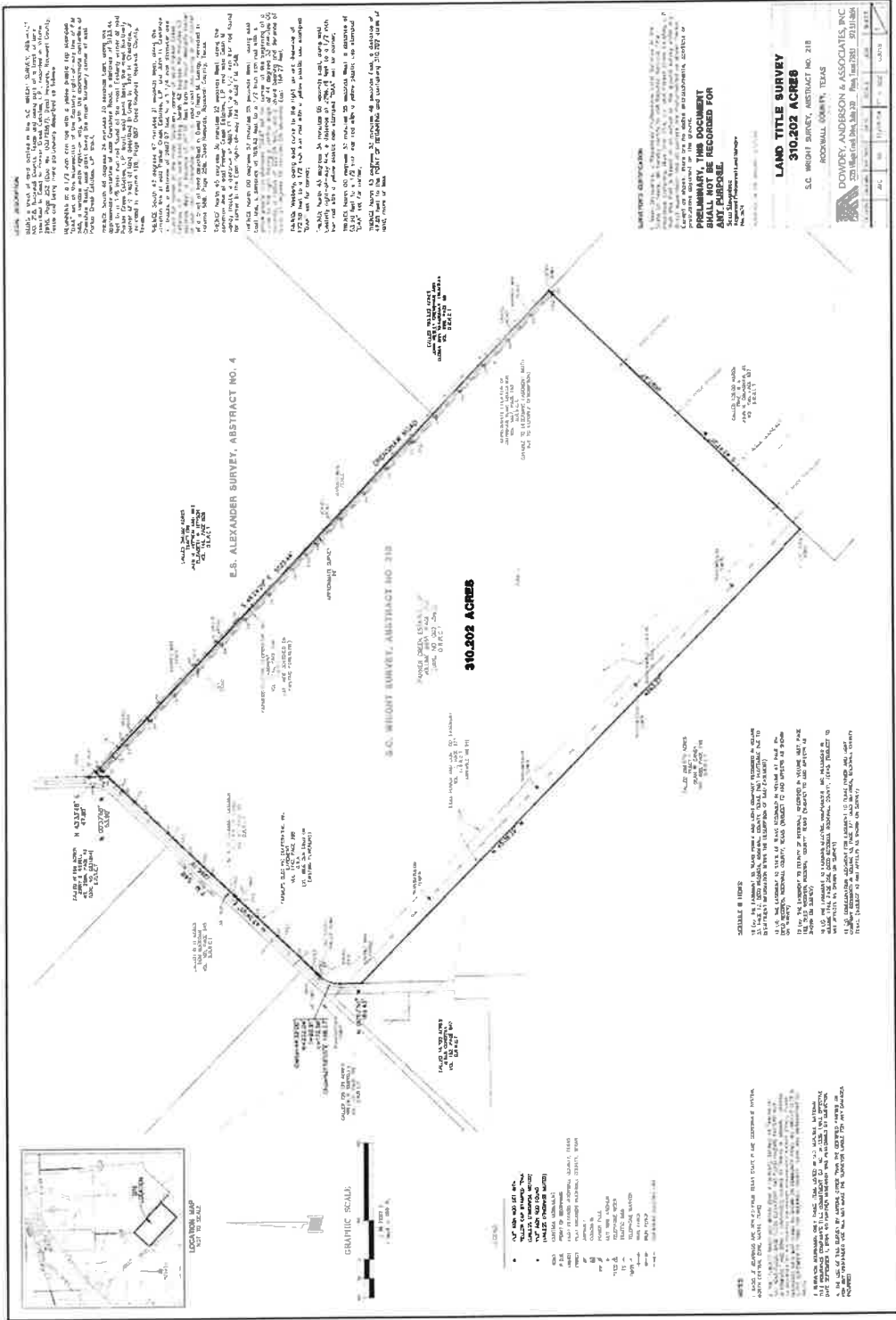
- Exhibit N-6** Debt Service Schedule for Improvement Area #4 Bonds
- Exhibit O-1** Improvement Area #4 Legal Description

## APPENDICES

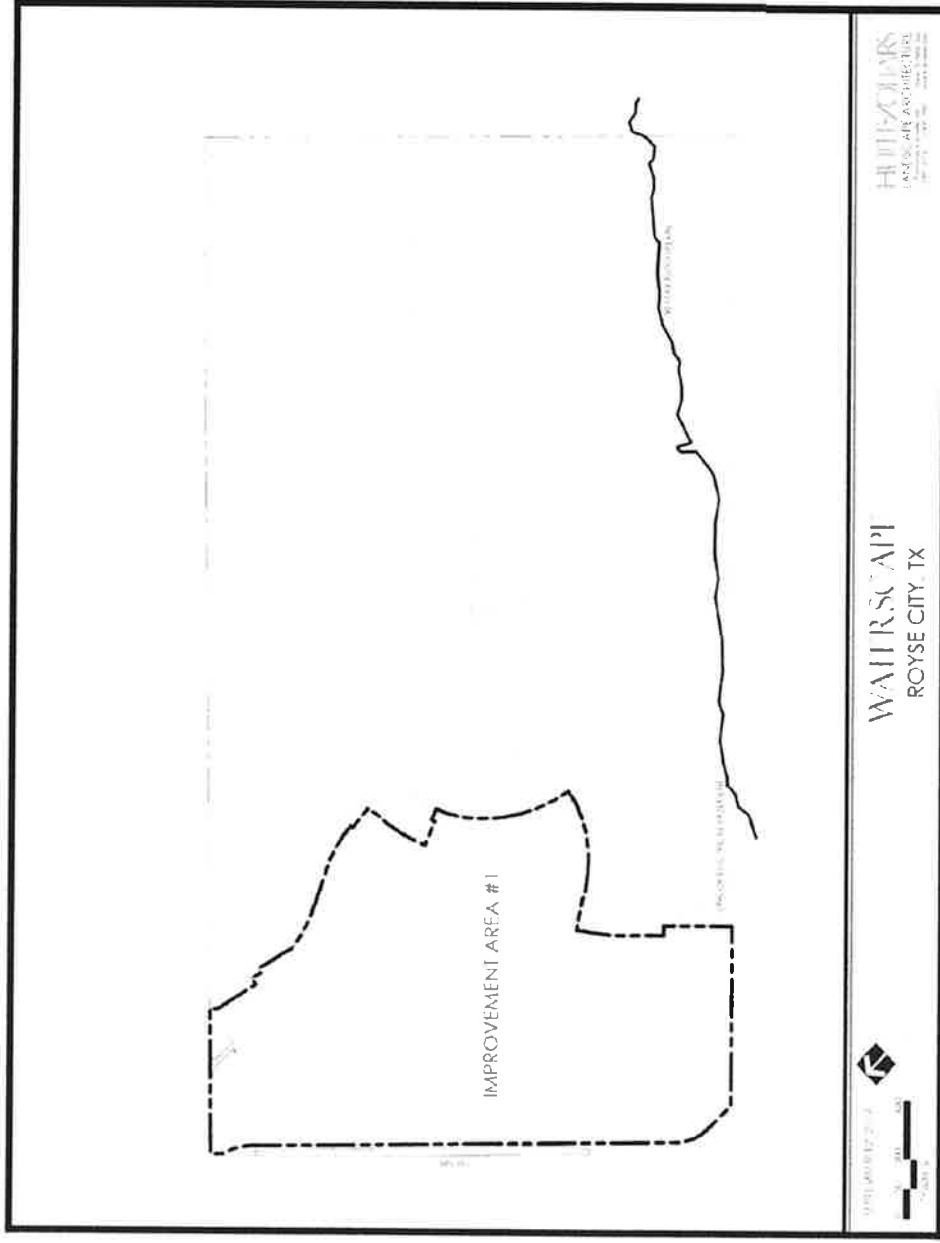
The following Appendices are attached to and made a part of this 2024 Amended and Restated Service and Assessment Plan for all purposes:

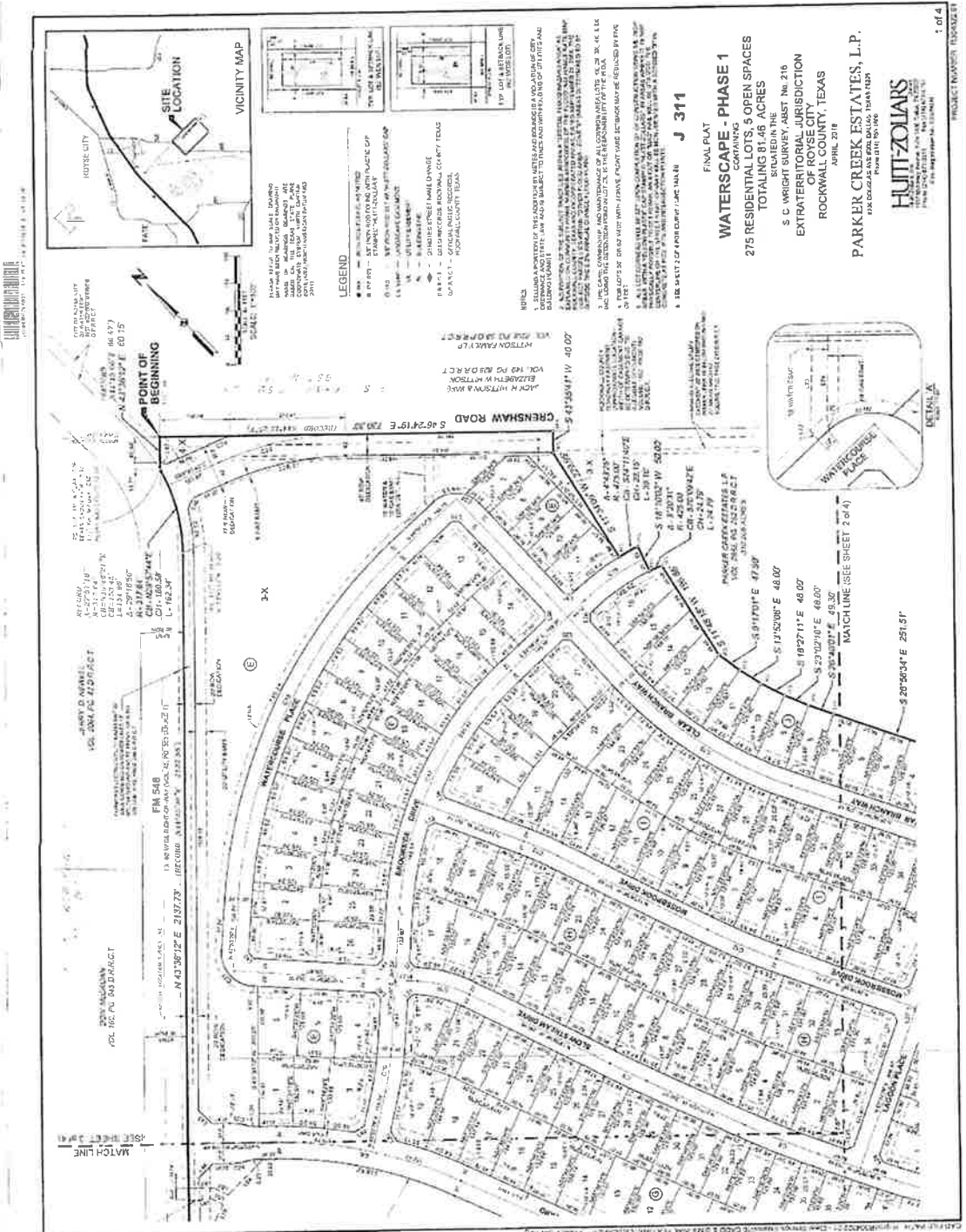
<b>Appendix A-1</b>	Buyer Disclosure for Lot Type 1
<b>Appendix A-2</b>	Buyer Disclosure for Lot Type 2
<b>Appendix A-3</b>	Buyer Disclosure for Lot Type 3
<b>Appendix A-4</b>	Buyer Disclosure for Lot Type 4
<b>Appendix A-5</b>	Buyer Disclosure for Lot Type 5
<b>Appendix A-6</b>	Buyer Disclosure for Lot Type 6
<b>Appendix A-7</b>	Buyer Disclosure for Lot Type 7
<b>Appendix A-8</b>	Buyer Disclosure for Lot Type 8
<b>Appendix A-9</b>	Buyer Disclosure for Lot Type 9
<b>Appendix A-10</b>	Buyer Disclosure for Improvement Area #4 Initial Parcel

# EXHIBIT A-1 – MAP OF DISTRICT



**EXHIBIT A-2 – MAP OF IMPROVEMENT AREA #1 AND PHASE 1 FINAL RECORDED PLAT**





**NOTES:**

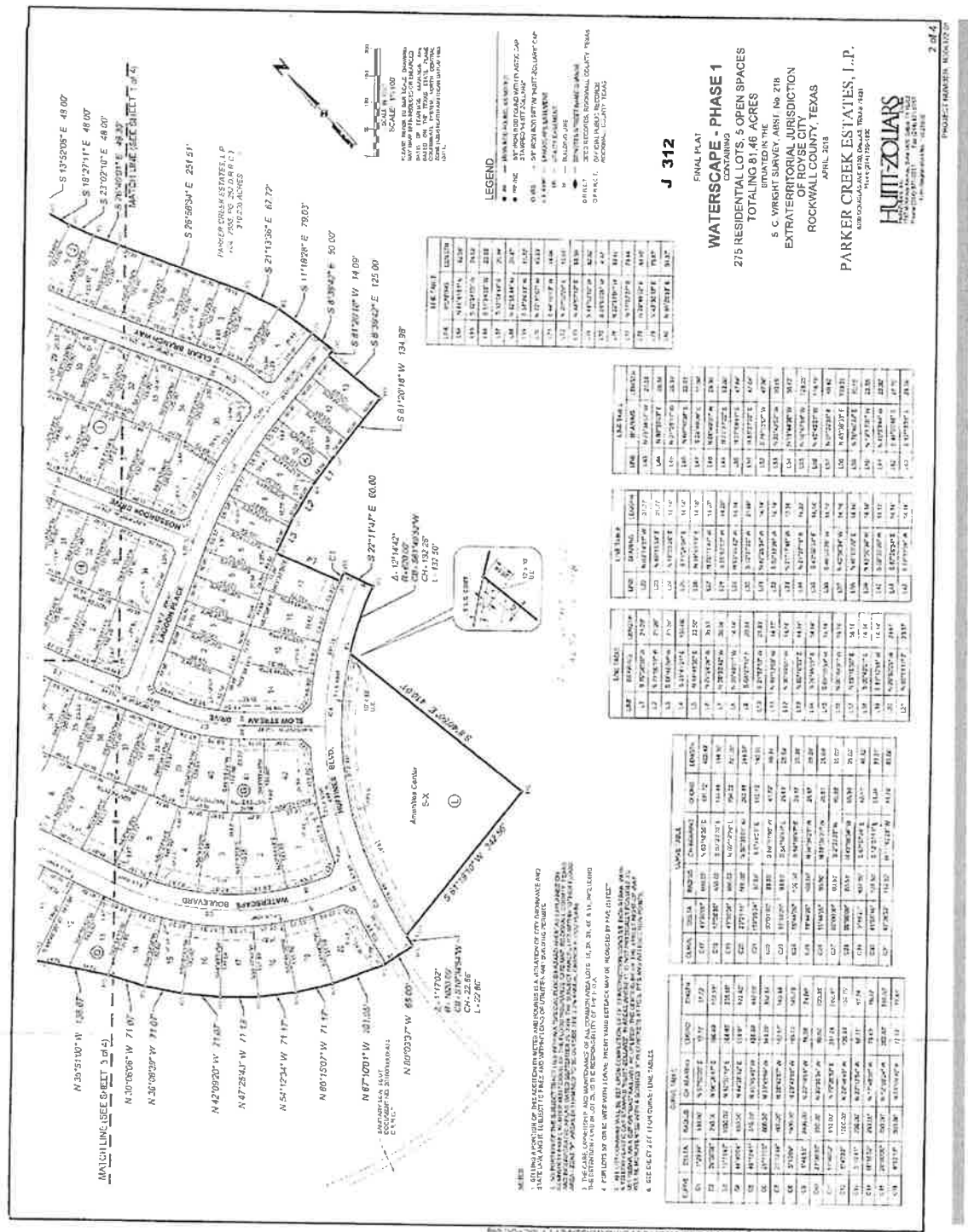
1. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.
3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.
4. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.

**FINAL PLAT**  
**WATERSCAPE - PHASE 1**  
 CONTAINS  
**275 RESIDENTIAL LOTS, 5 OPEN SPACES**  
**TOTALING 81.48 ACRES**  
 SITUATED IN THE  
 S. C. WRIGHT SURVEY, ABSTRACT NO. 216  
 EXTRAJURISDICTIONAL JURISDICTION  
 ROCKWALL COUNTY, TEXAS  
 APRIL, 2018  
**PARKER CREEK ESTATES, L.P.**  
 13200 PARKWAY, SUITE 100  
 ROCKWALL, TEXAS 75087



PROJECT NUMBER: T20000027  
 1 of 4

**WATERSCAPE PUBLIC IMPROVEMENT DISTRICT  
 2024 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN**



WATERSCAPE - PHASE 1  
2/5 RESIDENTIAL LOTS, 5 OPEN SPACES  
TOTALING 81.46 ACRES  
UPDATES TO THE  
5 G WRIGHT SURVEY, FIRST AND 218  
EXTRATERRITORIAL JURISDICTION  
OF ROYSE CITY,  
ROCKWALL COUNTY, TEXAS  
APRIL 2018  
PARKER CREEK ESTATES, L.P.

HUTTZOLARS  
REGISTERED PROFESSIONAL LAND SURVEYORS  
10114 RAYBURN LANE, SUITE 100  
DALLAS, TEXAS 75243  
(214) 261-1000

PROJECT NUMBER: W050222P  
SHEET: 2 OF 4

LEGEND  
■ OPEN SPACE  
■ IMPROVED ROAD WITH PAVED CAP  
■ EXISTING ROADS WITH UNPAVED CAP  
■ UNPAVED ROADWAY  
■ EXISTING UTILITY LINE  
■ EXISTING UTILITY TIE-IN  
■ EXISTING UTILITY ENCLOSURE  
■ EXISTING UTILITY VALVE  
■ EXISTING UTILITY MANHOLE  
■ EXISTING UTILITY CHASE  
■ EXISTING UTILITY BOX  
■ EXISTING UTILITY STRUCTURE  
■ EXISTING UTILITY ACCESS POINT  
■ EXISTING UTILITY CONNECTION  
■ EXISTING UTILITY TRENCH  
■ EXISTING UTILITY DUCT  
■ EXISTING UTILITY CONDUIT  
■ EXISTING UTILITY CABLE  
■ EXISTING UTILITY FIBER OPTIC  
■ EXISTING UTILITY CABLE TRAY  
■ EXISTING UTILITY CABLE RACEWAY  
■ EXISTING UTILITY CABLE CHANNEL  
■ EXISTING UTILITY CABLE DUCT

FILE TABLE	POINT	COORDINATES
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102	S 19°27'11" E	48.00'	102
103	S 23°02'10" E	48.00'	103
104	S 38°00'00" E	71.00'	104
105	N 42°09'20" W	71.00'	105
106	N 47°28'43" W	71.00'	106
107	N 54°12'34" W	71.00'	107
108	N 60°15'07" W	71.00'	108
109	N 67°00'11" W	85.00'	109
110	N 80°03'37" W	65.00'	110
111	N 11°20'00" E	112.50'	111
112	N 02°30'00" W	112.50'	112
113	S 11°02'00" E	50.00'	113
114	S 21°13'36" E	67.72'	114
115	S 28°56'34" E	251.21'	115
116	S 17°52'05" E	48.00'	116
117	S 19°27'11" E	48.00'	117
118	S 23°02'10" E	48.00'	118
119	S 38°00'00" E	71.00'	119
120	N 42°09'20" W	71.00'	120
121	N 47°28'43" W	71.00'	121
122	N 54°12'34" W	71.00'	122
123	N 60°15'07" W	71.00'	123
124	N 67°00'11" W	85.00'	124
125	N 80°03'37" W	65.00'	125
126	N 11°20'00" E	112.50'	126
127	N 02°30'00" W	112.50'	127
128	S 11°02'00" E	50.00'	128
129	S 21°13'36" E	67.72'	129
130	S 28°56'34" E	251.21'	130
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147	S 19°27'11" E	48.00'	147
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196	N 47°28'43" W	71.00'	196
197	N 54°12'34" W	71.00'	197
198	N 60°15'07" W	71.00'	198
199	N 67°00'11" W	85.00'	199
200	N 80°03'37" W	65.00'	200
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202	N 02°30'00" W	112.50'	202
203	S 11°02'00" E	50.00'	203
204	S 21°13'36" E	67.72'	204
205	S 28°56'34" E	251.21'	205
206	S 17°52'05" E	48.00'	206
207	S 19°27'11" E	48.00'	207
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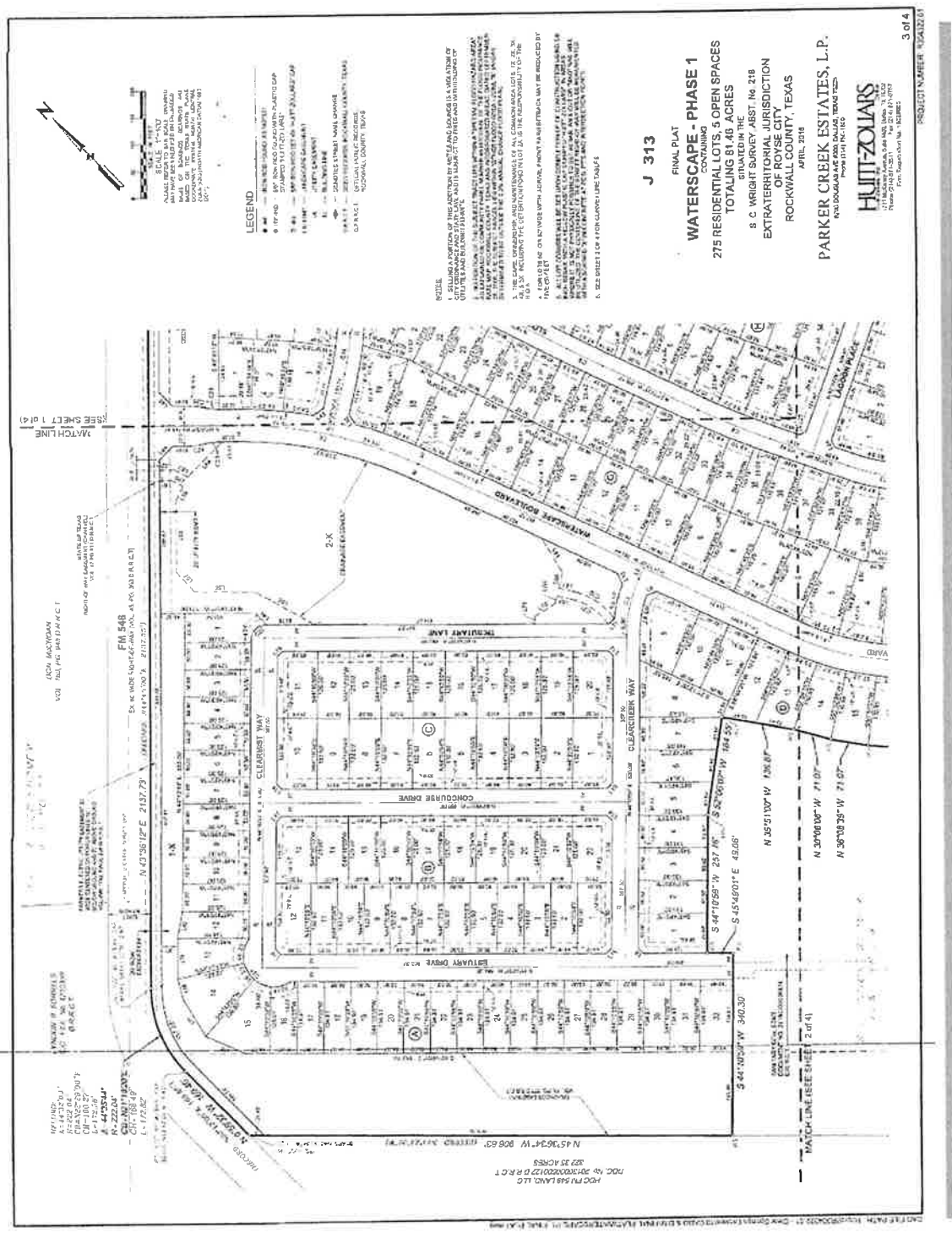
- 1. THIS PLAN IS A PART OF THE RECORD DRAWING FOR THE PROJECT AND IS SUBJECT TO THE GENERAL CONDITIONS OF CONTRACT AND THE SPECIFICATIONS FOR RECORD DRAWINGS.
- 2. THE CLIENT'S RESPONSIBILITY IS TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
- 3. THE CLIENT'S RESPONSIBILITY IS TO OBTAIN ALL NECESSARY UTILITIES AND TO PROVIDE ACCESS TO ALL UTILITIES.
- 4. THE CLIENT'S RESPONSIBILITY IS TO OBTAIN ALL NECESSARY SURVEY DATA AND TO PROVIDE ACCESS TO ALL SURVEY DATA.
- 5. THE CLIENT'S RESPONSIBILITY IS TO OBTAIN ALL NECESSARY ASSESSMENT DATA AND TO PROVIDE ACCESS TO ALL ASSESSMENT DATA.
- 6. THE CLIENT'S RESPONSIBILITY IS TO OBTAIN ALL NECESSARY SERVICE AND ASSESSMENT DATA AND TO PROVIDE ACCESS TO ALL SERVICE AND ASSESSMENT DATA.

WATERSCAPE - PHASE 1  
2/5 RESIDENTIAL LOTS, 5 OPEN SPACES  
TOTALING 81.46 ACRES  
UPDATES TO THE  
5 G WRIGHT SURVEY, FIRST AND 218  
EXTRATERRITORIAL JURISDICTION  
OF ROYSE CITY,  
ROCKWALL COUNTY, TEXAS  
APRIL 2018  
PARKER CREEK ESTATES, L.P.

HUTTZOLARS  
REGISTERED PROFESSIONAL LAND SURVEYORS  
10114 RAYBURN LANE, SUITE 100  
DALLAS, TEXAS 75243  
(214) 261-1000

PROJECT NUMBER: W050222P  
SHEET: 2 OF 4

WATERSCAPE PUBLIC IMPROVEMENT DISTRICT  
2024 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN



SCALE: 1"=60'  
 ALL LOTS ARE SHOWN WITH PROPOSED  
 CEMENT DRIVE CURBS AND SIDEWALKS.  
 MATCH LINE TO SHEET 1.0

- ### LEGEND
- NEW SIDEWALK AS SHOWN
  - NEW DRIVE CURB AS SHOWN
  - EXISTING DRIVE CURB AS SHOWN
  - EXISTING SIDEWALK AS SHOWN
  - DRIVE CURB AS SHOWN
  - SIDEWALK AS SHOWN
  - DRIVE CURB AS SHOWN
  - SIDEWALK AS SHOWN
  - DRIVE CURB AS SHOWN
  - SIDEWALK AS SHOWN

NOTICE: A PORTION OF THE SECTION 104 MAPS AND COCCES ARE A MATTER OF  
 PUBLIC RECORD AND IT IS THE POLICY OF THIS OFFICE TO PRINT AND REPRODUCE OF  
 THE SECTION 104 MAPS AND COCCES WITH A VIEW TO PROTECT THE PUBLIC RECORD  
 AND TO MAINTAIN AN ACCURATE RECORD OF THE SECTION 104 MAPS AND COCCES  
 AND TO PROVIDE THE SECTION 104 MAPS AND COCCES TO THE PUBLIC RECORD  
 OFFICE FOR THE SECTION 104 MAPS AND COCCES TO BE MAINTAINED IN THE  
 PUBLIC RECORD OFFICE AND TO BE AVAILABLE TO THE PUBLIC FOR VIEWING  
 AND COPIING.

**J 313**  
 FINAL PLAT  
**WATERSCAPE - PHASE 1**  
 CONTAINING  
**275 RESIDENTIAL LOTS, 5 OPEN SPACES**  
**TOTALING 81.48 ACRES**  
 SITUATED IN THE  
**S. C. WRIGHT SURVEY ABST. NO. 218**  
 EXTRATERRITORIAL JURISDICTION  
 OF ROYSE CITY,  
 ROCKWALL COUNTY, TEXAS  
 APRIL 2018  
**PARKER CREEK ESTATES, L.P.**  
 6201 DUMMAR AVE. AND DALLAS, TEXAS 75020  
 PROJECT NUMBER: R3042201



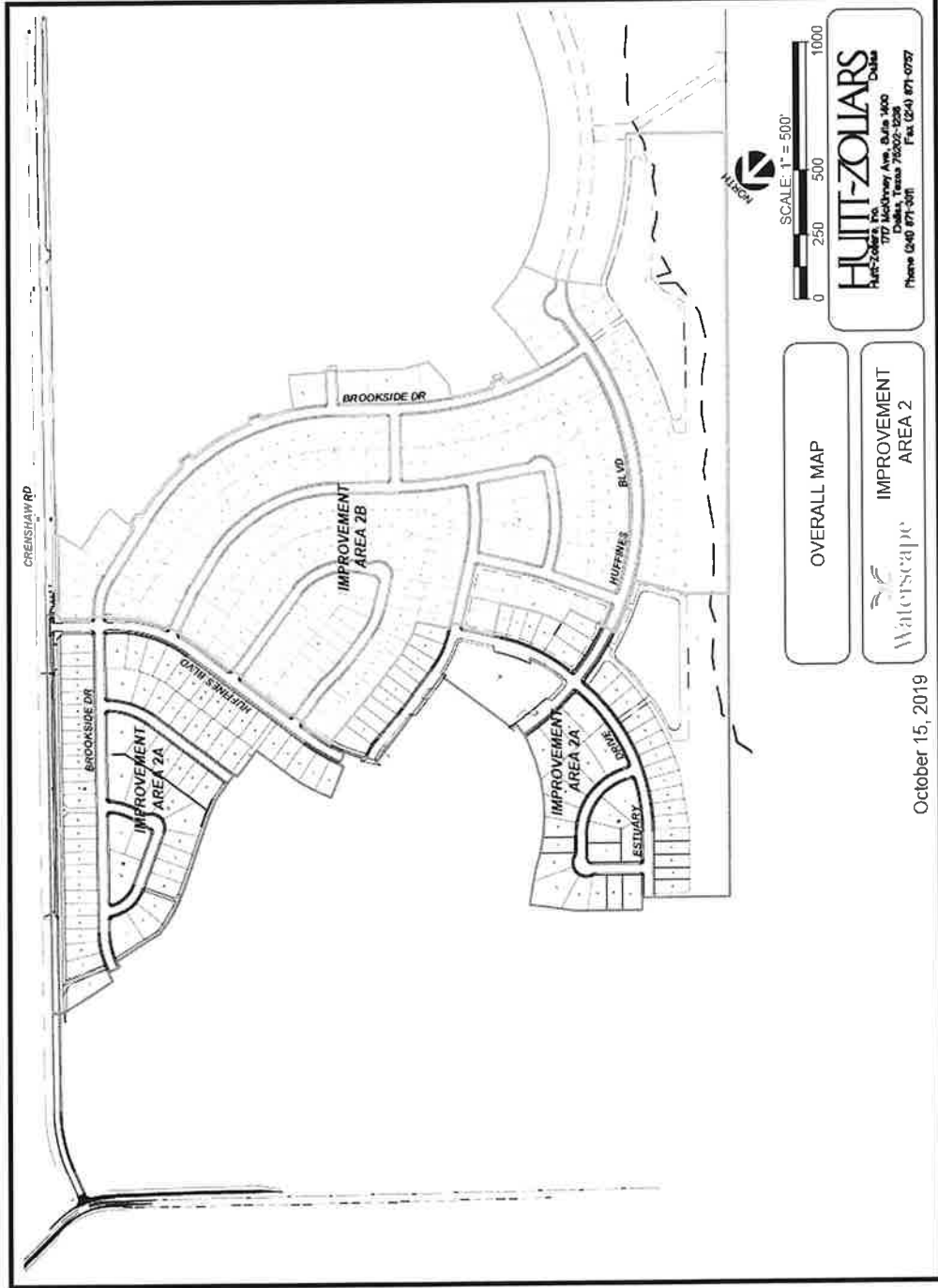
**WATERSCAPE PUBLIC IMPROVEMENT DISTRICT  
 2024 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN**



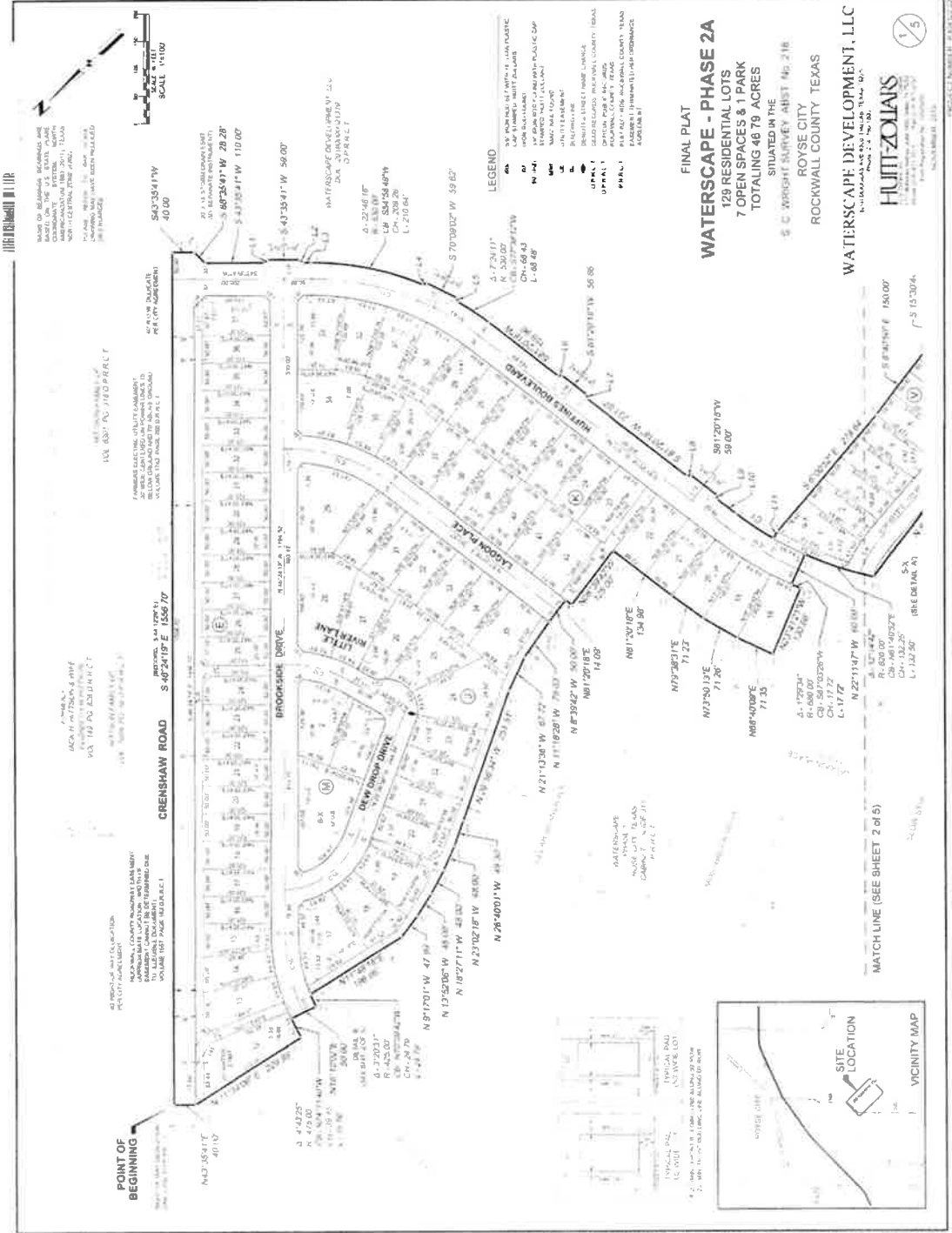


**EXHIBIT A-3- MAP OF IMPROVEMENT AREA #2 AND PHASE 2A AND PHASE 2B FINAL RECORDED PLATS**

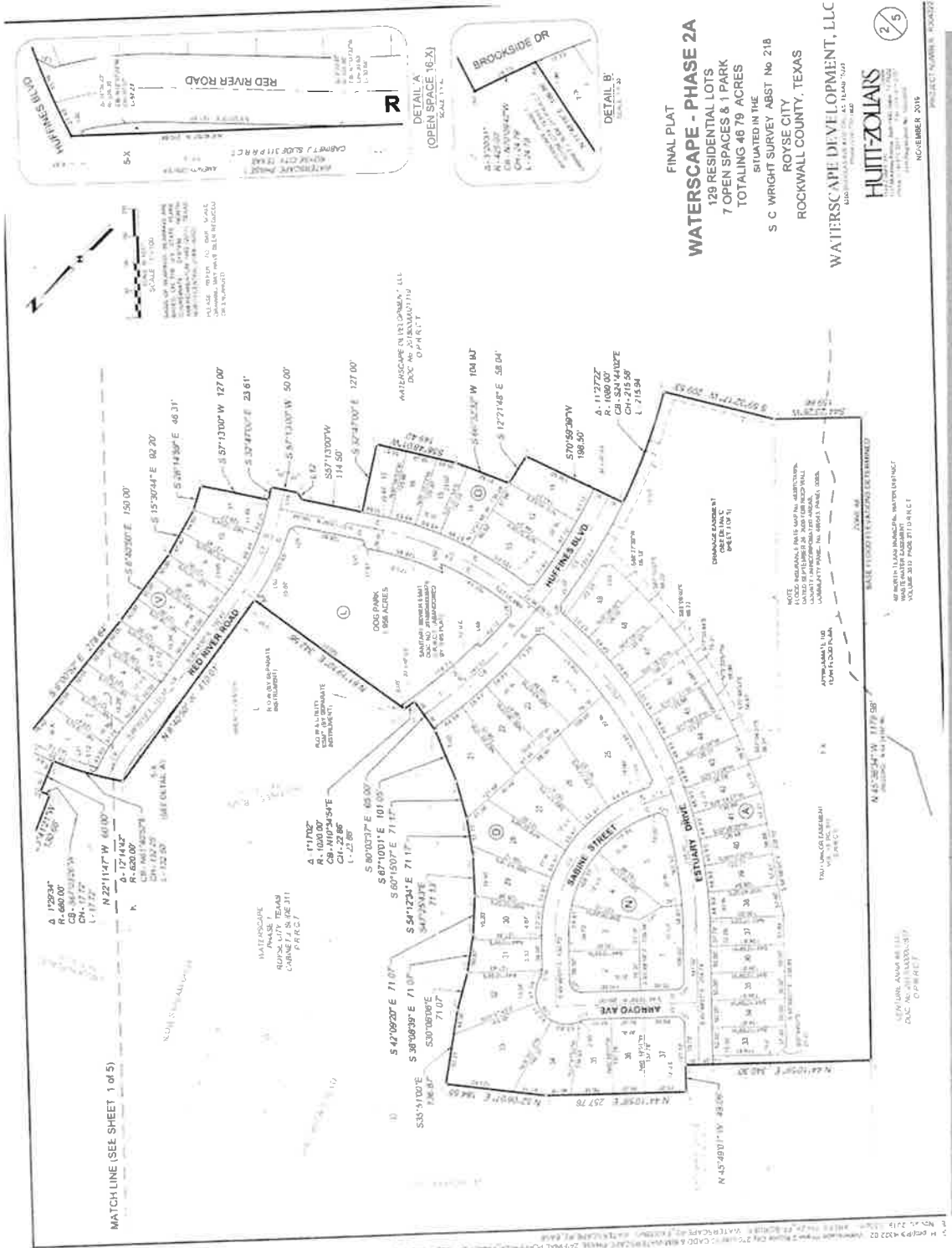
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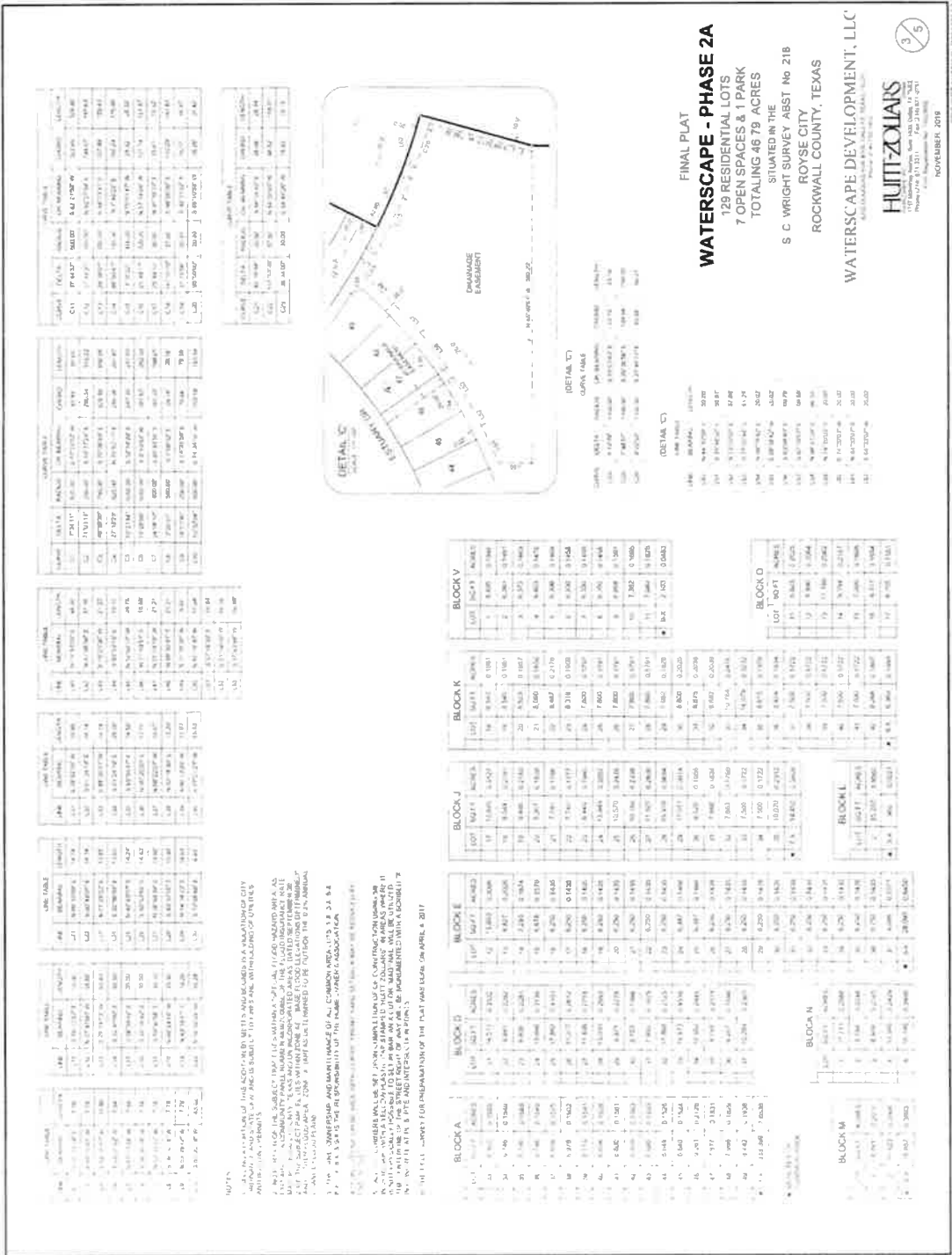


WATERSCAPE PUBLIC IMPROVEMENT DISTRICT  
2024 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN



WATERSCAPE PUBLIC IMPROVEMENT DISTRICT  
 2024 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN







STATE OF TEXAS  
COUNTY OF DALLAS

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, the undersigned, do hereby certify that the above and foregoing plat of Waterscape Development, L.P., as amended, is a true and correct copy of the original plat as filed in the office of the County Clerk of Dallas, Texas, and that the same has been duly recorded in the public records of said County of Dallas, Texas, in accordance with the provisions of the laws of this State in that behalf made, and that the same is a true and correct copy of the original plat as filed in the office of the County Clerk of Dallas, Texas, and that the same has been duly recorded in the public records of said County of Dallas, Texas, in accordance with the provisions of the laws of this State in that behalf made.

In testimony whereof, I have hereunto set my hand and the seal of the County of Dallas, Texas, this 11th day of November, 2019.

\_\_\_\_\_  
County Clerk of Dallas, Texas

Notary Public in and for the State of Texas  
My Commission Expires: 11/11/2021

Waterscape Development, L.P., a Texas limited liability partnership

By: [Signature] its duly authorized officer

\_\_\_\_\_  
Title: [Title]

STATE OF TEXAS  
COUNTY OF ROCKWALL

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, the undersigned, do hereby certify that the above and foregoing plat of Waterscape Development, L.P., as amended, is a true and correct copy of the original plat as filed in the office of the County Clerk of Rockwall, Texas, and that the same has been duly recorded in the public records of said County of Rockwall, Texas, in accordance with the provisions of the laws of this State in that behalf made, and that the same is a true and correct copy of the original plat as filed in the office of the County Clerk of Rockwall, Texas, and that the same has been duly recorded in the public records of said County of Rockwall, Texas, in accordance with the provisions of the laws of this State in that behalf made.

In testimony whereof, I have hereunto set my hand and the seal of the County of Rockwall, Texas, this 11th day of November, 2019.

\_\_\_\_\_  
County Clerk of Rockwall, Texas

Notary Public in and for the State of Texas  
My Commission Expires: 11/11/2021

Waterscape Development, L.P., a Texas limited liability partnership

By: [Signature] its duly authorized officer

\_\_\_\_\_  
Title: [Title]

STATE OF TEXAS  
COUNTY OF DALLAS

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, the undersigned, do hereby certify that the above and foregoing plat of Waterscape Development, L.P., as amended, is a true and correct copy of the original plat as filed in the office of the County Clerk of Dallas, Texas, and that the same has been duly recorded in the public records of said County of Dallas, Texas, in accordance with the provisions of the laws of this State in that behalf made, and that the same is a true and correct copy of the original plat as filed in the office of the County Clerk of Dallas, Texas, and that the same has been duly recorded in the public records of said County of Dallas, Texas, in accordance with the provisions of the laws of this State in that behalf made.

In testimony whereof, I have hereunto set my hand and the seal of the County of Dallas, Texas, this 11th day of November, 2019.

\_\_\_\_\_  
County Clerk of Dallas, Texas

Notary Public in and for the State of Texas  
My Commission Expires: 11/11/2021

Waterscape Development, L.P., a Texas limited liability partnership

By: [Signature] its duly authorized officer

\_\_\_\_\_  
Title: [Title]

FINAL PLAT  
WATERSCAPE - PHASE 2A

129 RESIDENTIAL LOTS  
7 OPEN SPACES & 1 PARK  
TOTALING 46.79 ACRES

SITUATED IN THE  
ROYSE CITY  
ROCKWALL COUNTY, TEXAS

WATERSCAPE DEVELOPMENT, L.P.C

12925 DALLAS ROAD, SUITE 100, ROCKWALL, TEXAS 75087

NOVEMBER 2019

PROJECT NUMBER: 2019-11-11

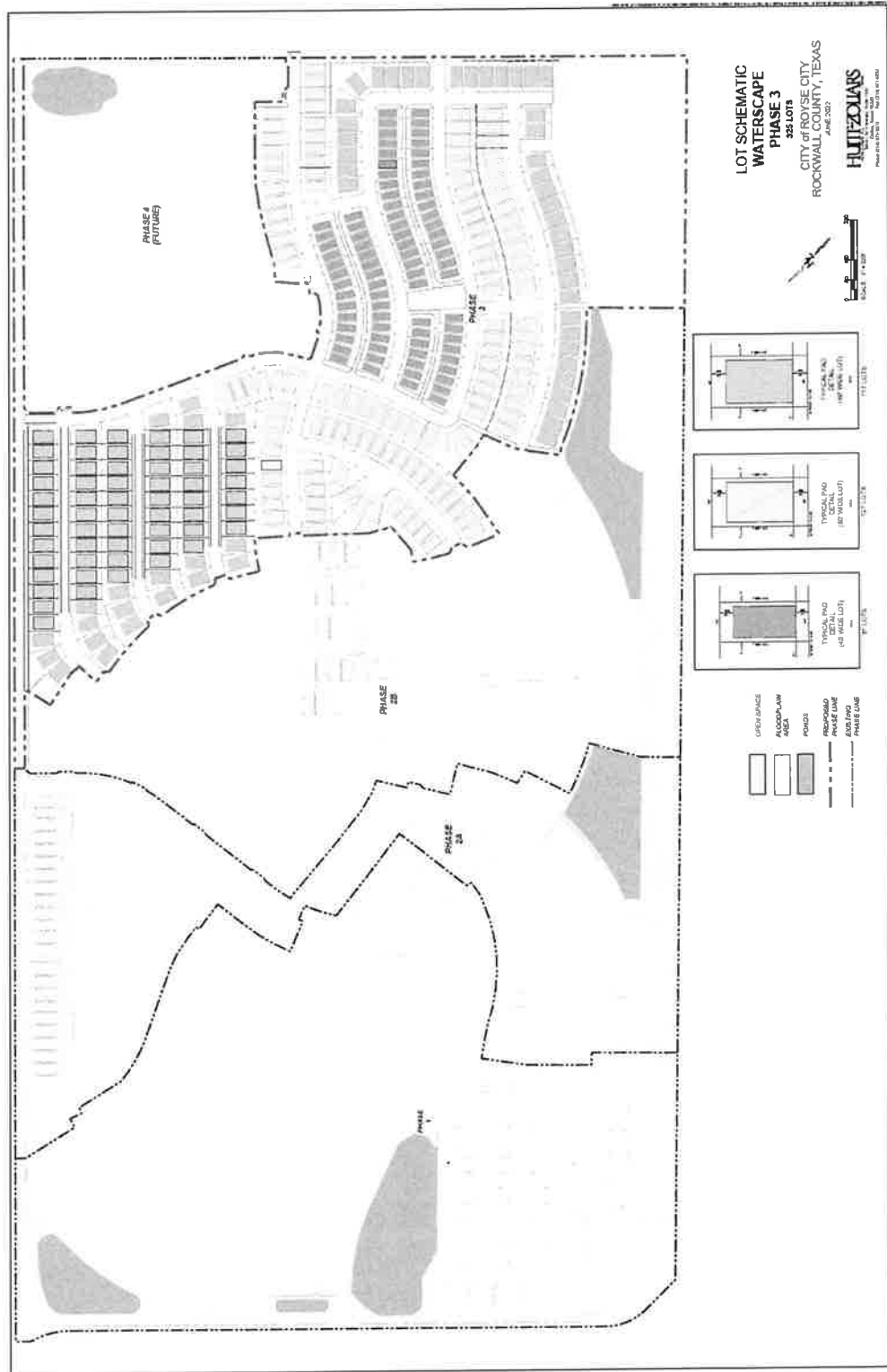
5/6

Recommended for preliminary approval

11-25-19

Date

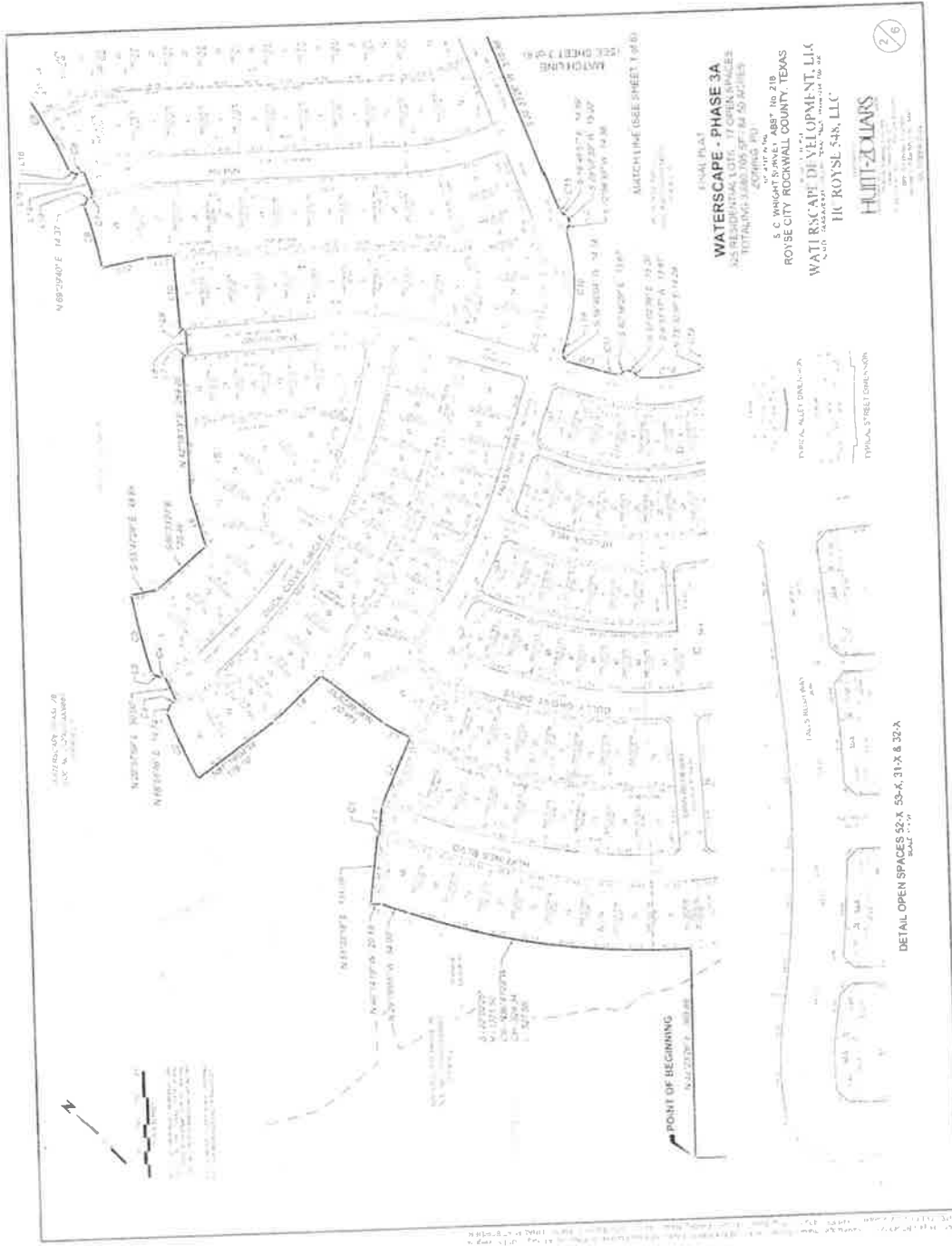
**EXHIBIT A-4 – MAP OF IMPROVEMENT AREA #3 AND PHASE 3A FINAL RECORDED PLAT**

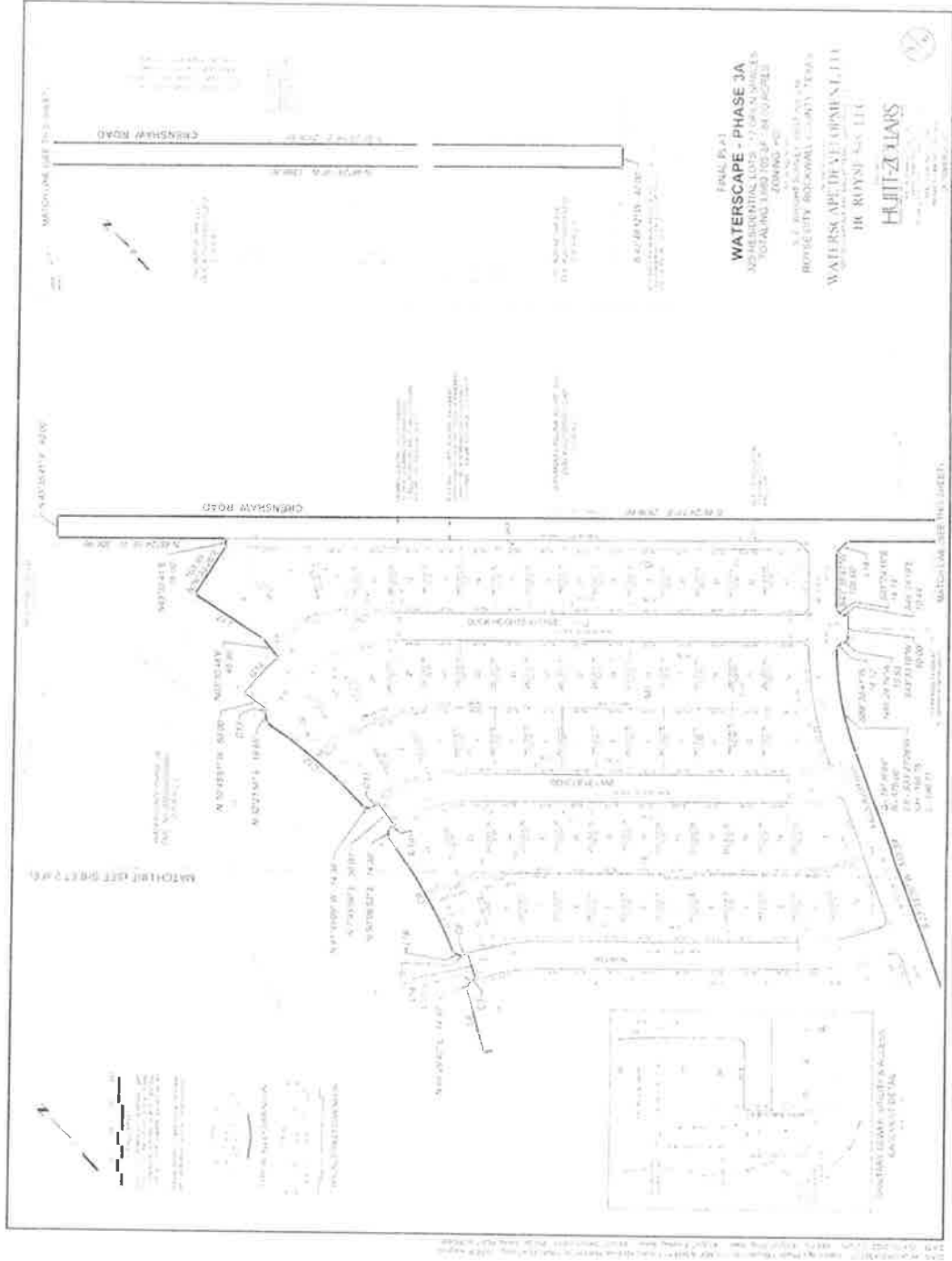




**WATERSCAPE PUBLIC IMPROVEMENT DISTRICT  
 2024 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN**







**FINAL PLAT**  
**WATERSCAPE - PHASE 3A**  
 325 RESIDENTIAL LOTS + 17 OPEN SPACES  
 TOTALING 3,693,793 SF (84.50 ACRES)  
 ZONING: PD

S/C: WRIGHTS LANE, 1865 N. JH  
 ROYSE CITY, ROYSE COUNTY, TEXAS  
 WATERSCAPE DEVELOPMENT #114  
 HC ROYSE SUB, LLC

**HUITZ-ALARS**  
 10000 W. 10th Street, Suite 100  
 Dallas, Texas 75243  
 972.382.1100  
 www.huitz-alars.com

**LOT AREA TABLE**

**CURVES LINES DATA TABLE**

LINE NO.	START POINT	END POINT	BEARING	DISTANCE	CURVE DATA
1	...	...	...	...	...
2	...	...	...	...	...
3	...	...	...	...	...
4	...	...	...	...	...
5	...	...	...	...	...
6	...	...	...	...	...
7	...	...	...	...	...
8	...	...	...	...	...
9	...	...	...	...	...
10	...	...	...	...	...
11	...	...	...	...	...
12	...	...	...	...	...
13	...	...	...	...	...
14	...	...	...	...	...
15	...	...	...	...	...
16	...	...	...	...	...
17	...	...	...	...	...
18	...	...	...	...	...
19	...	...	...	...	...
20	...	...	...	...	...
21	...	...	...	...	...
22	...	...	...	...	...
23	...	...	...	...	...
24	...	...	...	...	...
25	...	...	...	...	...
26	...	...	...	...	...
27	...	...	...	...	...
28	...	...	...	...	...
29	...	...	...	...	...
30	...	...	...	...	...
31	...	...	...	...	...
32	...	...	...	...	...
33	...	...	...	...	...
34	...	...	...	...	...
35	...	...	...	...	...
36	...	...	...	...	...
37	...	...	...	...	...
38	...	...	...	...	...
39	...	...	...	...	...
40	...	...	...	...	...
41	...	...	...	...	...
42	...	...	...	...	...
43	...	...	...	...	...
44	...	...	...	...	...
45	...	...	...	...	...
46	...	...	...	...	...
47	...	...	...	...	...
48	...	...	...	...	...
49	...	...	...	...	...
50	...	...	...	...	...
51	...	...	...	...	...
52	...	...	...	...	...
53	...	...	...	...	...
54	...	...	...	...	...
55	...	...	...	...	...
56	...	...	...	...	...
57	...	...	...	...	...
58	...	...	...	...	...
59	...	...	...	...	...
60	...	...	...	...	...
61	...	...	...	...	...
62	...	...	...	...	...
63	...	...	...	...	...
64	...	...	...	...	...
65	...	...	...	...	...
66	...	...	...	...	...
67	...	...	...	...	...
68	...	...	...	...	...
69	...	...	...	...	...
70	...	...	...	...	...
71	...	...	...	...	...
72	...	...	...	...	...
73	...	...	...	...	...
74	...	...	...	...	...
75	...	...	...	...	...
76	...	...	...	...	...
77	...	...	...	...	...
78	...	...	...	...	...
79	...	...	...	...	...
80	...	...	...	...	...
81	...	...	...	...	...
82	...	...	...	...	...
83	...	...	...	...	...
84	...	...	...	...	...
85	...	...	...	...	...
86	...	...	...	...	...
87	...	...	...	...	...
88	...	...	...	...	...
89	...	...	...	...	...
90	...	...	...	...	...
91	...	...	...	...	...
92	...	...	...	...	...
93	...	...	...	...	...
94	...	...	...	...	...
95	...	...	...	...	...
96	...	...	...	...	...
97	...	...	...	...	...
98	...	...	...	...	...
99	...	...	...	...	...
100	...	...	...	...	...

WATERSCAPE PUBLIC IMPROVEMENT DISTRICT  
 2024 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN

1. PURPOSE AND SCOPE

The purpose of this plan is to establish the procedures for the assessment and collection of fees for the services provided by the District. This plan applies to all property owners within the District's service area.

2. SERVICE AREAS

The District provides the following services to its members:

- Water supply and distribution
- Sewer collection and treatment
- Stormwater management
- Public safety and security
- Administrative and support services

3. ASSESSMENT METHODS

Assessments shall be based on the following methods:

- Flat fee assessment for residential properties.
- Value-based assessment for commercial and industrial properties.
- Special assessments for specific services or projects.

4. COLLECTION PROCEDURES

Assessments shall be collected annually on or before the first day of January. Payment may be made in full or in installments as determined by the District.

5. DISPUTES AND APPEALS

Property owners may appeal their assessment within 30 days of the assessment date. Appeals shall be heard by the District's Assessment Review Committee.

6. FINANCIAL STATEMENTS

The District shall prepare and publish an annual financial statement showing the income and expenses for the preceding year.

7. AMENDMENTS

This plan may be amended by a majority vote of the District's governing body.

**PHASE 3A**

**WATERSCAPE - PHASE 3A**  
 26 RESIDENTIAL LOTS - 77 OPEN SPACES  
 10.141793 ACRES

E. C. WRIGHT TRACT - ADD'L 3E  
 BOYSE CO., FRODOVAL COUNTY, TEXAS  
**WATERSCAPE DEVELOPMENT, L.L.C.**  
 10000 WATERSCAPE DRIVE, BOYSE, TEXAS 76726  
 HC ROYSELS, LLC

**HUITZOLARS**  
 REAL ESTATE & CONSTRUCTION  
 10000 WATERSCAPE DRIVE, BOYSE, TEXAS 76726  
 TEL: 817.888.1111

STATE OF TEXAS  
COUNTY OF ROCKWALL

KNOW ALL MEN BY THESE PRESENTS

That I, *Rayane Cabrera*, do hereby certify that the within and foregoing plat of subdivision of land is a true and correct copy of the original plat as the same appears on file in the office of the County Clerk of Rockwall County, Texas, and that the same has been duly recorded in the public records of said County, Texas, in accordance with the provisions of the laws of said State.

Witness my hand and seal of office this 18th day of October, 2024.

*Rayane Cabrera*  
County Clerk

STATE OF TEXAS  
COUNTY OF ROCKWALL

KNOW ALL MEN BY THESE PRESENTS

That I, *Philipp Hoffmann*, do hereby certify that the within and foregoing plat of subdivision of land is a true and correct copy of the original plat as the same appears on file in the office of the County Clerk of Rockwall County, Texas, and that the same has been duly recorded in the public records of said County, Texas, in accordance with the provisions of the laws of said State.

*Philipp Hoffmann*  
County Clerk

STATE OF TEXAS  
COUNTY OF DALLAS

KNOW ALL MEN BY THESE PRESENTS

That I, *Michelle L. Williams*, do hereby certify that the within and foregoing plat of subdivision of land is a true and correct copy of the original plat as the same appears on file in the office of the County Clerk of Dallas County, Texas, and that the same has been duly recorded in the public records of said County, Texas, in accordance with the provisions of the laws of said State.

*Michelle L. Williams*  
County Clerk

STATE OF TEXAS  
COUNTY OF ROCKWALL

KNOW ALL MEN BY THESE PRESENTS

That I, *Michelle L. Williams*, do hereby certify that the within and foregoing plat of subdivision of land is a true and correct copy of the original plat as the same appears on file in the office of the County Clerk of Rockwall County, Texas, and that the same has been duly recorded in the public records of said County, Texas, in accordance with the provisions of the laws of said State.

*Michelle L. Williams*  
County Clerk

STATE OF TEXAS  
COUNTY OF ROCKWALL

KNOW ALL MEN BY THESE PRESENTS

That I, *Rayane Cabrera*, do hereby certify that the within and foregoing plat of subdivision of land is a true and correct copy of the original plat as the same appears on file in the office of the County Clerk of Rockwall County, Texas, and that the same has been duly recorded in the public records of said County, Texas, in accordance with the provisions of the laws of said State.

*Rayane Cabrera*  
County Clerk

STATE OF TEXAS  
COUNTY OF DALLAS

KNOW ALL MEN BY THESE PRESENTS

That I, *Michelle L. Williams*, do hereby certify that the within and foregoing plat of subdivision of land is a true and correct copy of the original plat as the same appears on file in the office of the County Clerk of Dallas County, Texas, and that the same has been duly recorded in the public records of said County, Texas, in accordance with the provisions of the laws of said State.

*Michelle L. Williams*  
County Clerk

STATE OF TEXAS  
COUNTY OF ROCKWALL

KNOW ALL MEN BY THESE PRESENTS

That I, *Michelle L. Williams*, do hereby certify that the within and foregoing plat of subdivision of land is a true and correct copy of the original plat as the same appears on file in the office of the County Clerk of Rockwall County, Texas, and that the same has been duly recorded in the public records of said County, Texas, in accordance with the provisions of the laws of said State.

*Michelle L. Williams*  
County Clerk

STATE OF TEXAS  
COUNTY OF ROCKWALL

KNOW ALL MEN BY THESE PRESENTS

That I, *Michelle L. Williams*, do hereby certify that the within and foregoing plat of subdivision of land is a true and correct copy of the original plat as the same appears on file in the office of the County Clerk of Rockwall County, Texas, and that the same has been duly recorded in the public records of said County, Texas, in accordance with the provisions of the laws of said State.

*Michelle L. Williams*  
County Clerk

FINAL PLAT  
WATERSCAPE - PHASE 3A  
325 RESIDENTIAL LOTS - 17 OPEN SPACES  
TOTALING 104.50 ACRES  
ZONING: PD

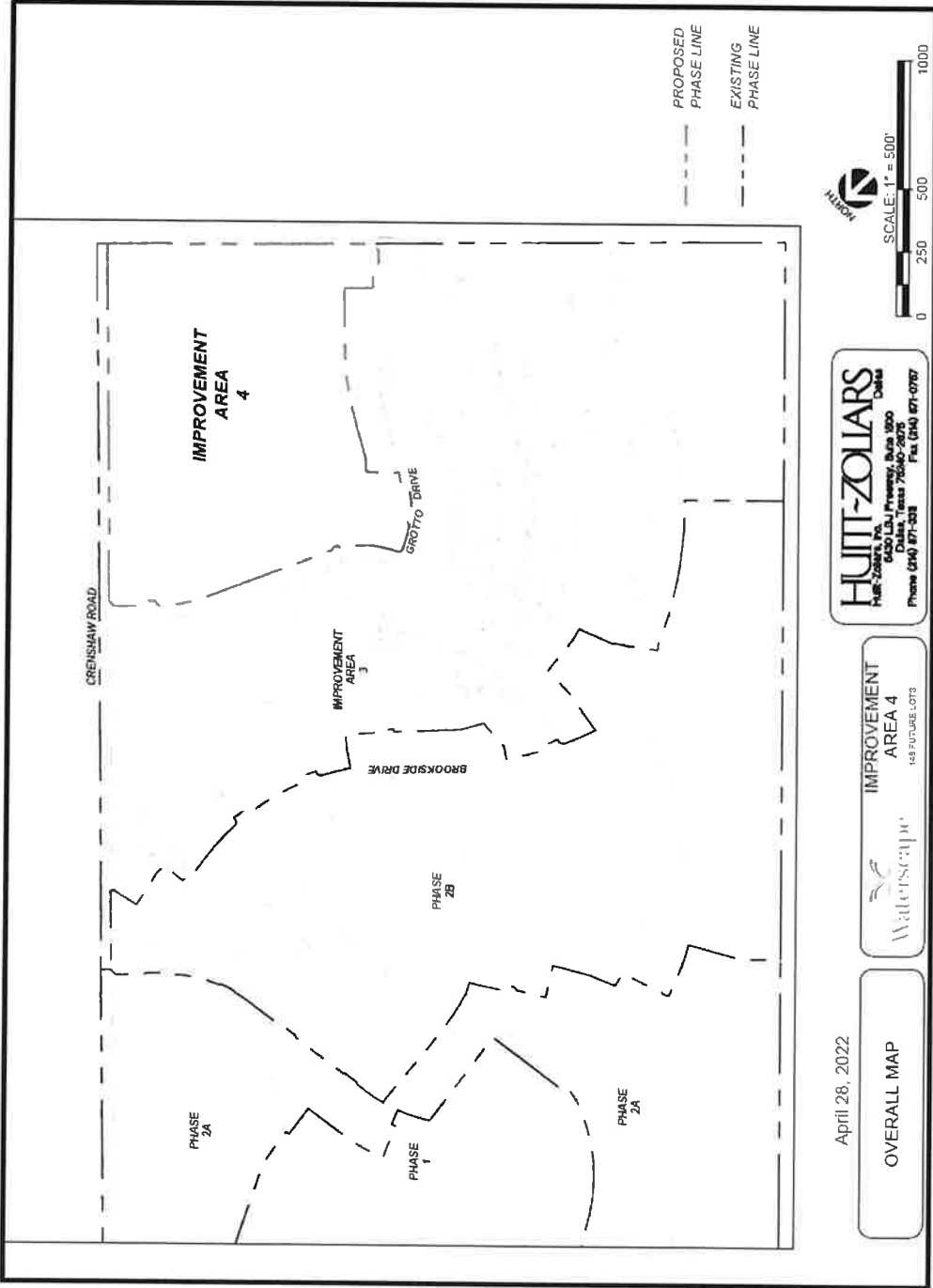
E. C. WRIGHT SUNEY ABST 160, 218  
ROYSE CITY ROCKWALL COUNTY TEXAS  
WATERSCAPE DEVELOPMENT, LLC  
HC ROYSE 548 LLC

HUITZ-ZOLLARS  
10000 W. NORTH AVENUE, SUITE 100  
DALLAS, TEXAS 75243  
TEL: 972.382.1000

9/6

# EXHIBIT A-5 – MAP OF IMPROVEMENT AREA #4

LKISER 04/28/2022 11:51 AM H:\PROJECTS\2022\07 - WATERSCAPE PHASE 3 ROYSE CITY\10 CADDO & BIMA\10 - AUTOCAD\SHEETS\EXHIBITS\PH3B-MAP.DWG



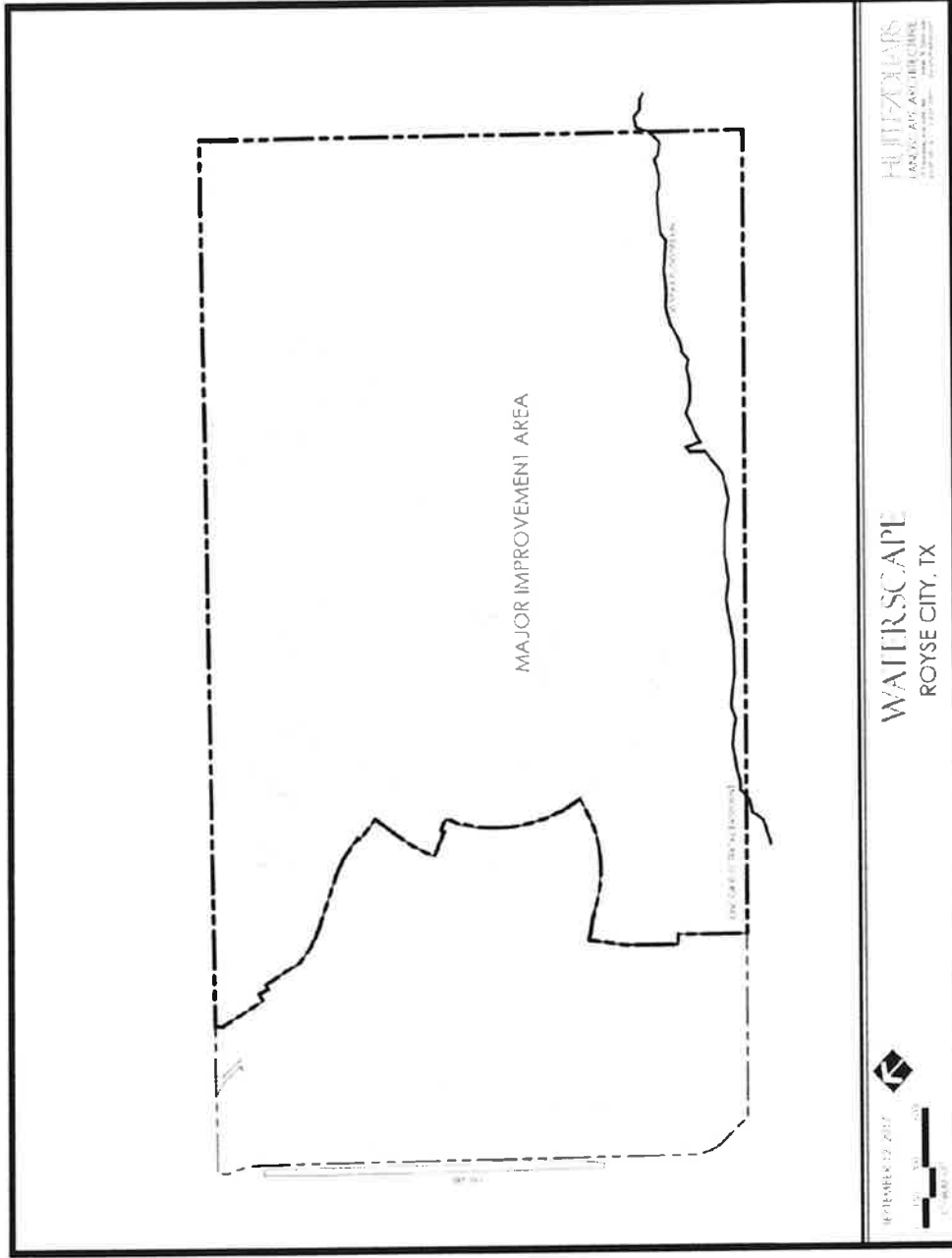
**HUIT-ZOLIARS**  
 HUIT-ZOLIARS, INC.  
 6430 LBJ Freeway, Suite 1000 Dallas, Texas 75240-2875  
 Phone (214) 871-3281 Fax (214) 871-0767

**Waterscape**  
 IMPROVEMENT AREA 4  
 148 FUTURE LOTS

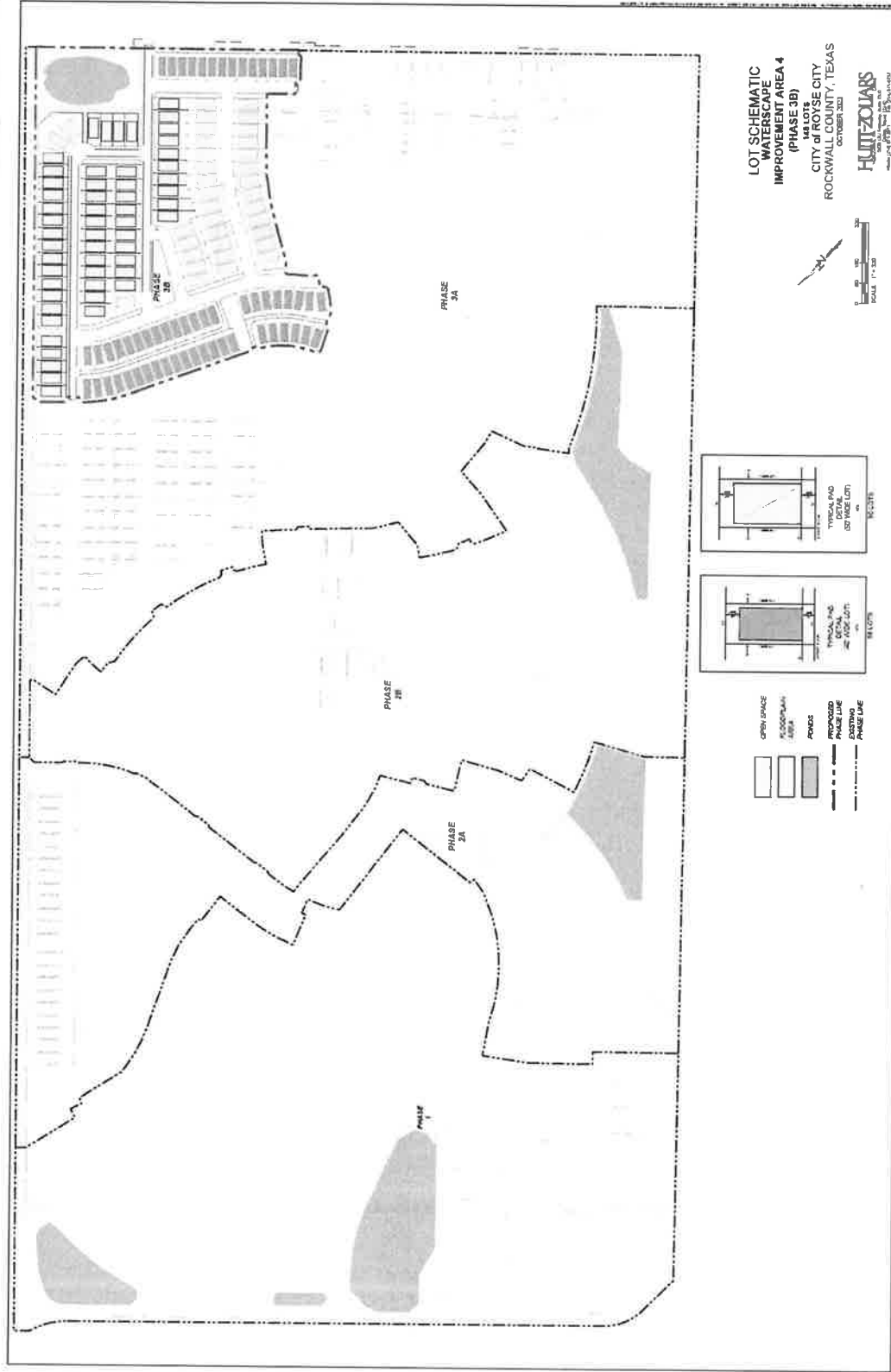
April 28, 2022  
 OVERALL MAP

WATERSCAPE PUBLIC IMPROVEMENT DISTRICT  
 2024 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN

**EXHIBIT A-6 – MAP OF MAJOR IMPROVEMENT AREA**



**EXHIBIT A-7 – IMPROVEMENT AREA #4 LOT TYPE CLASSIFICATION MAP**





## EXHIBIT B – PROJECT COSTS

	Total <sup>1</sup>	Major Improvement Area		Improvement Area #1		Improvement Area #2		Improvement Area #3		Improvement Area #4	
		%	Cost	%	Cost	%	Cost	%	Cost	%	Cost
<b>Major Improvements<sup>1</sup></b>											
Streets & Storm Drainage <sup>2</sup>	\$ 2,033,742	72.83%	\$ 1,481,095	27.17%	\$ 552,647	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -
Water & Sanitary Sewer	1,953,609	72.83%	1,422,737	27.17%	530,872	0.00%	-	0.00%	-	0.00%	-
Landscaping	2,080,000	72.83%	1,514,783	27.17%	565,217	0.00%	-	0.00%	-	0.00%	-
Soft Costs	530,201	72.83%	386,125	27.17%	144,076	0.00%	-	0.00%	-	0.00%	-
	<u>\$ 6,597,553</u>		<u>\$ 4,804,739</u>		<u>\$ 1,792,813</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ -</u>
<b>Improvement Area #1 Improvements</b>											
Streets	\$ 3,680,544	0.00%	\$ -	100.00%	\$ 3,680,544	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -
Water & Sanitary Sewer	1,465,476	0.00%	-	100.00%	1,465,476	0.00%	-	0.00%	-	0.00%	-
Storm Drainage	710,730	0.00%	-	100.00%	710,730	0.00%	-	0.00%	-	0.00%	-
Soft Costs	1,370,186	0.00%	-	100.00%	1,370,186	0.00%	-	0.00%	-	0.00%	-
	<u>\$ 7,226,937</u>		<u>\$ -</u>		<u>\$ 7,226,937</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ -</u>
<b>Improvement Area #2 Improvements</b>											
Streets	\$ 5,143,879	0.00%	\$ -	0.00%	\$ -	100.00%	\$ 5,143,879	0.00%	\$ -	0.00%	\$ -
Water & Sanitary Sewer	2,843,825	0.00%	-	0.00%	-	100.00%	2,843,825	0.00%	-	0.00%	-
Storm Drainage	1,581,191	0.00%	-	0.00%	-	100.00%	1,581,191	0.00%	-	0.00%	-
Right of Way	730,008	0.00%	-	0.00%	-	100.00%	730,008	0.00%	-	0.00%	-
Soft Costs	2,648,970	0.00%	-	0.00%	-	100.00%	2,648,970	0.00%	-	0.00%	-
	<u>\$ 12,947,872</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ 12,947,872</u>		<u>\$ -</u>		<u>\$ -</u>
<b>Improvement Area #3 Improvements</b>											
Streets <sup>4</sup>	\$ 2,728,258	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	100.00%	\$ 2,728,258	0.00%	\$ -
Water & Sanitary Sewer	2,233,443	0.00%	-	0.00%	-	0.00%	-	100.00%	2,233,443	0.00%	-
Storm Drainage	998,929	0.00%	-	0.00%	-	0.00%	-	100.00%	998,929	0.00%	-
Soft Costs	1,470,387	0.00%	-	0.00%	-	0.00%	-	100.00%	1,470,387	0.00%	-
	<u>\$ 7,431,017</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ 7,431,017</u>		<u>\$ -</u>
<b>Improvement Area #4 Improvements</b>											
Streets <sup>4</sup>	\$ 1,504,099	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	100.00%	\$ 1,504,099
Water & Sanitary Sewer	1,211,556	0.00%	-	0.00%	-	0.00%	-	0.00%	-	100.00%	1,211,556
Storm Drainage	170,609	0.00%	-	0.00%	-	0.00%	-	0.00%	-	100.00%	170,609
Soft Costs	644,741	0.00%	-	0.00%	-	0.00%	-	0.00%	-	100.00%	644,741
	<u>\$ 3,531,005</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ 3,531,005</u>
<b>Bond Issuance Costs - IA#1 Bonds &amp; MIA Bonds</b>											
Debt Service Reserve Fund	\$ 574,000		\$ 350,000		\$ 224,000		\$ -		\$ -		\$ -
Capitalized Interest	441,409		322,743		118,666		-		-		-
Underwriter Discount	257,250		154,500		102,750		-		-		-
Cost of Issuance	480,500		273,500		207,000		-		-		-
	<u>\$ 1,753,159</u>		<u>\$ 1,100,743</u>		<u>\$ 652,416</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ -</u>
<b>Bond Issuance Costs - IA#1 Additional Bonds, IA#2 Bonds, IA#3 Bonds, IA#4 Bonds</b>											
Debt Service Reserve Fund	\$ 1,867,427		\$ -		\$ 183,200		\$ 682,094		\$ 714,870		\$ 287,264
Capitalized Interest	359,704		-		-		297,091		-		62,613
Underwriter Discount	680,850		-		83,550		257,100		242,100		98,100
Cost of Issuance	1,288,000		-		154,500		417,500		480,000		236,000
	<u>\$ 4,195,981</u>		<u>\$ -</u>		<u>\$ 421,250</u>		<u>\$ 1,653,785</u>		<u>\$ 1,436,970</u>		<u>\$ 683,976</u>
<b>Other Costs</b>											
First Year Deposit to Administrative Fund	\$ 105,000		\$ -		\$ -		\$ 30,000		\$ 45,000		\$ 30,000
	<u>\$ 105,000</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ 30,000</u>		<u>\$ 45,000</u>		<u>\$ 30,000</u>
<b>Total</b>	<b>\$ 43,788,524</b>		<b>\$ 5,905,482</b>		<b>\$ 10,093,416</b>		<b>\$ 14,631,657</b>		<b>\$ 8,912,987</b>		<b>\$ 4,244,981</b>

**Notes:**

<sup>1</sup> The Major Improvements are allocated between Improvement Area #1 and the Major Improvement Area based on the projected Lot counts of each area at the time the Major Improvement Area Bonds and Improvement Area #1 Initial Bonds were issued.

<sup>2</sup> Includes Crenshaw Road intersection improvements and Crenshaw Road ROW improvements.

<sup>3</sup> Represents budgets of improvement costs for each Improvement Area at the time Assessments for each Improvement Area were levied, respectively. See Section IX for revised budgets and funds spent to date.

<sup>4</sup> Includes grading, erosion control, street lights and paving.

## EXHIBIT C – SERVICE PLAN

Major Improvement Area						
Annual Installment Due		1/31/2025	1/31/2026	1/31/2027	1/31/2028	1/31/2029
<b>Major Improvement Area Bonds</b>						
Principal		\$ 100,000.00	\$ 105,000.00	\$ 110,000.00	\$ 115,000.00	\$ 120,000.00
Interest		\$ 237,512.50	\$ 232,762.50	\$ 227,775.00	\$ 222,550.00	\$ 217,087.50
	(1)	\$ 337,512.50	\$ 337,762.50	\$ 337,775.00	\$ 337,550.00	\$ 337,087.50
Additional Interest	(2)	\$ 22,825.00	\$ 22,325.00	\$ 21,800.00	\$ 21,250.00	\$ 20,675.00
Annual Collection Costs	(3)	\$ 18,415.76	\$ 18,784.08	\$ 19,159.76	\$ 19,542.95	\$ 19,933.81
<b>Total Annual Installment</b>	<b>(4) = (1) + (2) + (3)</b>	<b>\$ 378,753.26</b>	<b>\$ 378,871.58</b>	<b>\$ 378,734.76</b>	<b>\$ 378,342.95</b>	<b>\$ 377,696.31</b>
Improvement Area #1						
Annual Installment Due		1/31/2025	1/31/2026	1/31/2027	1/31/2028	1/31/2029
<b>Improvement Area #1 Initial Bonds</b>						
Principal		\$ 70,000.00	\$ 75,000.00	\$ 75,000.00	\$ 80,000.00	\$ 85,000.00
Interest		\$ 150,500.00	\$ 147,525.00	\$ 144,337.50	\$ 141,150.00	\$ 137,750.00
Additional Interest		\$ 15,275.00	\$ 14,925.00	\$ 14,550.00	\$ 14,175.00	\$ 13,775.00
	(1)	\$ 235,775.00	\$ 237,450.00	\$ 233,887.50	\$ 235,325.00	\$ 236,525.00
<b>Improvement Area #1 Additional Bonds</b>						
Principal		\$ 60,000.00	\$ 60,000.00	\$ 65,000.00	\$ 65,000.00	\$ 65,000.00
Interest		\$ 110,906.26	\$ 108,581.26	\$ 106,256.26	\$ 103,737.50	\$ 101,218.76
Additional Interest		\$ 12,675.00	\$ 12,375.00	\$ 12,075.00	\$ 11,750.00	\$ 11,425.00
	(2)	\$ 183,581.26	\$ 180,956.26	\$ 183,331.26	\$ 180,487.50	\$ 177,643.76
Annual Collection Costs	(3)	\$ 21,905.80	\$ 22,343.92	\$ 22,790.79	\$ 23,246.61	\$ 23,711.54
<b>Total Annual Installment</b>	<b>(4) = (1) + (2) + (3)</b>	<b>\$ 441,262.06</b>	<b>\$ 440,750.18</b>	<b>\$ 440,009.55</b>	<b>\$ 439,059.11</b>	<b>\$ 437,880.30</b>
Improvement Area #2						
Annual Installment Due		1/31/2025	1/31/2026	1/31/2027	1/31/2028	1/31/2029
<b>Improvement Area #2 Bonds</b>						
Principal		\$ 170,000.00	\$ 175,000.00	\$ 185,000.00	\$ 195,000.00	\$ 200,000.00
Interest		\$ 368,331.26	\$ 361,318.76	\$ 354,100.00	\$ 346,468.76	\$ 338,425.00
	(1)	\$ 538,331.26	\$ 536,318.76	\$ 539,100.00	\$ 541,468.76	\$ 538,425.00
TIRZ Annual Credit Amount <sup>(a)</sup>	(2)	\$ (270,462.83)				
Additional Interest	(3)	\$ 39,725.00	\$ 38,875.00	\$ 38,000.00	\$ 37,075.00	\$ 36,100.00
Annual Collection Costs	(4)	\$ 29,828.72	\$ 30,425.29	\$ 31,033.80	\$ 31,654.48	\$ 32,287.57
<b>Total Annual Installment</b>	<b>(5) = (1) + (2) + (3) + (4)</b>	<b>\$ 337,422.15</b>	<b>\$ 605,619.05</b>	<b>\$ 608,133.80</b>	<b>\$ 610,198.24</b>	<b>\$ 606,812.57</b>
Improvement Area #3						
Annual Installment Due		1/31/2025	1/31/2026	1/31/2027	1/31/2028	1/31/2029
<b>Improvement Area #3 Bonds</b>						
Principal		\$ 116,000.00	\$ 122,000.00	\$ 127,000.00	\$ 133,000.00	\$ 140,000.00
Interest		\$ 441,562.50	\$ 436,052.50	\$ 430,257.50	\$ 424,225.00	\$ 417,408.75
	(1)	\$ 557,562.50	\$ 558,052.50	\$ 557,257.50	\$ 557,225.00	\$ 557,408.75
TIRZ Annual Credit Amount <sup>(a)</sup>	(2)	\$ (25,973.28)				
Additional Interest	(3)	\$ 39,355.00	\$ 38,775.00	\$ 38,165.00	\$ 37,530.00	\$ 36,865.00
Annual Collection Costs	(4)	\$ 29,405.27	\$ 29,993.38	\$ 30,593.24	\$ 31,205.11	\$ 31,829.21
<b>Total Annual Installment</b>	<b>(5) = (1) + (2) + (3) + (4)</b>	<b>\$ 600,349.49</b>	<b>\$ 626,820.88</b>	<b>\$ 626,015.74</b>	<b>\$ 625,960.11</b>	<b>\$ 626,102.96</b>
Improvement Area #4						
Annual Installment Due		1/31/2025	1/31/2026	1/31/2027	1/31/2028	1/31/2029
<b>Improvement Area #4 Bonds</b>						
Principal		\$ 43,000.00	\$ 45,000.00	\$ 47,000.00	\$ 49,000.00	\$ 51,000.00
Interest		\$ 187,837.50	\$ 185,848.75	\$ 183,767.50	\$ 181,593.75	\$ 179,327.50
	(1)	\$ 230,837.50	\$ 230,848.75	\$ 230,767.50	\$ 230,593.75	\$ 230,327.50
TIRZ Annual Credit Amount <sup>(a)</sup>	(2)	\$ -				
Additional Interest	(3)	\$ 16,350.00	\$ 16,135.00	\$ 15,910.00	\$ 15,675.00	\$ 15,430.00
Annual Collection Costs	(4)	\$ 30,600.00	\$ 31,212.00	\$ 31,836.24	\$ 32,472.96	\$ 33,122.42
<b>Total Annual Installment</b>	<b>(5) = (1) + (2) + (3) + (4)</b>	<b>\$ 277,787.50</b>	<b>\$ 278,195.75</b>	<b>\$ 278,513.74</b>	<b>\$ 278,741.71</b>	<b>\$ 278,879.92</b>

**Footnotes:**

[a] The TIRZ Annual Credit Amount will be determined each year once TIRZ Revenue is determined.

## EXHIBIT D – SOURCES AND USES OF FUNDS

	Sources of Funds				Total
	Major Improvement Area #1	Improvement Area #2	Improvement Area #3	Improvement Area #4	
Major Improvement Area Bond Par <sup>1</sup>	\$ 5,150,000				\$ 5,150,000
Improvement Area #1 Initial Bond Par <sup>2</sup>		3,425,000			3,425,000
Improvement Area #1 Additional Bond Par <sup>3</sup>		2,785,000			2,785,000
Improvement Area #1 Reimbursement Obligation <sup>4</sup>		40,000			40,000
Improvement Area #2 Bond Par <sup>5</sup>		8,570,000			8,570,000
Improvement Area #3 Bond Par <sup>6</sup>			8,070,000		8,070,000
Improvement Area #4 Bond Par				3,270,000	3,270,000
Original Issue Discount				(12,588)	(12,588)
Owner Contribution	755,482		842,987		1,598,469
<b>Total Sources</b>	<b>\$ 5,905,482</b>	<b>\$ 10,093,416</b>	<b>\$ 8,912,987</b>	<b>\$ 4,244,981</b>	<b>\$ 43,788,524</b>
<b>Uses of Funds</b>					
Vacated Sources of Funds					
Future Improvement Area Assessment <sup>4</sup>	\$ 13,340,000				\$ 13,340,000
Improvement Area #3 State Assessment			11,340,000		11,340,000
<b>Total Vacated Sources</b>	<b>\$ 13,340,000</b>		<b>\$ 11,340,000</b>		<b>\$ 24,680,000</b>
Major Improvements	\$ 4,804,739	\$ 1,792,813			\$ 6,597,553
Improvement Area #1 Improvements		7,226,937			7,226,937
Improvement Area #2 Improvements			12,947,872		12,947,872
Improvement Area #3 Improvements				7,431,017	7,431,017
Improvement Area #4 Improvements				3,531,005	3,531,005
<b>Total</b>	<b>\$ 4,804,739</b>	<b>\$ 9,019,750</b>	<b>\$ 7,431,017</b>	<b>\$ 3,531,005</b>	<b>\$ 37,734,383</b>
<b>Bond Issuance Costs - IA#1 Bonds &amp; MIA Bonds</b>					
Debt Service Reserve Fund	\$ 350,000				\$ 350,000
Capitalized Interest	322,743	118,666			441,409.00
Underwriter Discount	154,500	102,750			257,250.00
Cost of Issuance	273,500	207,000			480,500
<b>Total</b>	<b>\$ 1,100,743</b>	<b>\$ 652,416</b>			<b>\$ 1,753,159</b>
<b>Bond Issuance Costs - IA#1 Additional Bonds, IA#2 Bonds, IA#3 Bonds, &amp; IA#4 Bonds</b>					
Debt Service Reserve Fund	\$ 183,200				\$ 183,200
Capitalized Interest		297,091	714,870		1,195,161
Underwriter Discount		83,550	242,100		325,650
Cost of Issuance		154,500	480,000		634,500
<b>Total</b>	<b>\$ 421,250</b>	<b>\$ 1,153,785</b>	<b>\$ 1,436,970</b>		<b>\$ 2,011,905</b>
<b>Other Costs</b>					
First Year Deposit to Administrative Fund		\$ 30,000	\$ 45,000	\$ 30,000	\$ 105,000
<b>Total Uses</b>	<b>\$ 5,905,482</b>	<b>\$ 10,093,416</b>	<b>\$ 8,912,987</b>	<b>\$ 4,244,981</b>	<b>\$ 43,788,524</b>

Notes:

<sup>1</sup> Current outstanding Major Improvement Area Bonds is \$4,565,000 due to debt service payments reducing balance by \$445,000 and Mandatory Prepayment reducing balance by \$140,000.

<sup>2</sup> Current outstanding Improvement Area #1 Initial Bonds is \$3,055,000 due to debt service payments reducing balance by \$370,000.

<sup>3</sup> Current outstanding Improvement Area #1 Additional Bonds is \$2,535,000 due to debt service payments reducing balance by \$250,000.

<sup>4</sup> Improvement Area #1 Reimbursement Obligation outstanding balance is currently \$0 due to one or more of the following: the issuance of Improvement Area #1 Bonds, the payment of Improvement Area #1 Annual Installment payments, or being forgiven.

<sup>5</sup> Current outstanding Improvement Area #2 Bonds is \$7,945,000 due to debt service payments reducing balance by \$625,000.

<sup>6</sup> Current outstanding Improvement Area #3 Bonds is \$7,871,000 due to debt service payments reducing balance by \$199,000.

**EXHIBIT E-1 – IMPROVEMENT AREA #1 ASSESSMENT ROLL**

Property ID	Lot Type	Outstanding Assessment		Annual Installment Due 1/31/2025 <sup>[a]</sup>
		Improvement Area #1 Initial Bonds	Improvement Area #1 Additional Bonds	
96144	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96145	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96146	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96147	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96148	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96149	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96150	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96151	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96152	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96153	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96154	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96155	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96156	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96157	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96158	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96159	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96160	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96161	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96162	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96163	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96164	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96165	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96166	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96167	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96168	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96169	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96170	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96171	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96172	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96173	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96174	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96175	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96639	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96640	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96641	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96642	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96643	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96644	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96645	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96646	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83

Property ID	Lot Type	Outstanding Assessment		Annual Installment Due 1/31/2025 <sup>[a]</sup>
		Improvement Area #1 Initial Bonds	Improvement Area #1 Additional Bonds	
96647	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96648	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96649	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96650	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96651	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96652	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96653	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96654	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96655	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96656	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96657	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96658	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96659	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96660	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96661	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96662	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96663	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96664	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96665	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96666	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96667	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96668	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96669	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96670	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96671	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96672	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96673	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96674	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96675	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96676	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96677	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96678	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96679	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96680	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96681	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96682	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96683	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96684	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96685	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96686	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41

Property ID	Lot Type	Outstanding Assessment		Annual Installment Due 1/31/2025 <sup>[a]</sup>
		Improvement Area #1 Initial Bonds	Improvement Area #1 Additional Bonds	
96687	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96688	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96689	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96690	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96691	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96692	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96693	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96694	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96695	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96696	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96697	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96698	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96699	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96700	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96701	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96702	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96703	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96704	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96705	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96706	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96707	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96708	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96709	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96710	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96711	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96712	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96713	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96714	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96715	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96716	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96717	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96718	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96719	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96720	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96721	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96722	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96723	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96724	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96725	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96726	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83

Property ID	Lot Type	Outstanding Assessment		Annual Installment Due 1/31/2025 <sup>[a]</sup>
		Improvement Area #1 Initial Bonds	Improvement Area #1 Additional Bonds	
96727	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96728	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96729	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96730	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96731	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96732	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96733	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96734	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96735	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96736	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96737	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96738	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96739	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96740	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96741	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96742	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96743	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96744	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96745	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96746	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96747	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96748	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96749	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96750	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96751	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96752	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96753	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96754	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96755	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96756	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96757	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96758	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96759	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96760	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96761	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96762	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96763	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96764	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96765	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96766	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83

Property ID	Lot Type	Outstanding Assessment		Annual Installment Due 1/31/2025 <sup>[a]</sup>
		Improvement Area #1 Initial Bonds	Improvement Area #1 Additional Bonds	
96767	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96768	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96769	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96770	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96771	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96772	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96773	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96774	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
96775	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96776	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96777	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96778	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96779	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96780	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96781	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96782	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96783	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96784	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96785	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96786	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96787	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96788	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96789	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96790	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96791	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96920	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96921	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96922	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96923	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96924	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96925	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96926	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96927	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96928	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96929	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96930	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96931	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96932	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96933	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96934	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83



Property ID	Lot Type	Outstanding Assessment		Annual Installment Due 1/31/2025 <sup>[a]</sup>
		Improvement Area #1 Initial Bonds	Improvement Area #1 Additional Bonds	
96935	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96936	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96937	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96938	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96939	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96940	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96941	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96942	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96943	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96944	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96945	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96946	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96947	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96948	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96949	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96950	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96951	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96952	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96953	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96954	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96955	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96956	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96957	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96958	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96959	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96960	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96961	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96962	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96963	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96964	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96965	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96966	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96967	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96968	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96969	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96970	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96971	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96972	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96973	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96974	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83

Property ID	Lot Type	Outstanding Assessment		Annual Installment Due 1/31/2025 <sup>[a]</sup>
		Improvement Area #1 Initial Bonds	Improvement Area #1 Additional Bonds	
96975	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96976	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96977	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96978	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96979	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96980	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96981	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96982	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96983	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96984	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96985	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96986	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96987	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96988	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96989	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96990	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96991	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96992	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96993	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96994	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96995	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96996	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96997	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96998	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
96999	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
97000	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
97001	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
97002	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
97003	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
97004	2	\$ 12,444.01	\$ 10,325.88	\$ 1,797.41
97005	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
97006	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
97007	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
97008	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
97009	1	\$ 10,369.98	\$ 8,604.88	\$ 1,497.83
97010	Non-Benefited Property	\$ -	\$ -	\$ -
97011	Non-Benefited Property	\$ -	\$ -	\$ -
97012	Non-Benefited Property	\$ -	\$ -	\$ -
97013	Non-Benefited Property	\$ -	\$ -	\$ -
<b>Total<sup>[b]</sup></b>		<b>\$ 3,054,999.44</b>	<b>\$ 2,535,000.00</b>	<b>\$ 441,262.09</b>

**Footnotes:**

[a] The Annual Installment covers the period September 15, 2024 to September 14, 2025 and is due by January 31, 2025.

[b] Totals may not match Service Plan or Installment Schedules due to rounding.

**EXHIBIT E-2 – IMPROVEMENT AREA #1 ANNUAL INSTALLMENTS**

Installments Due 1/31	Outstanding Improvement Area #1 Initial Bonds			Outstanding Improvement Area #1 Additional Bonds			Annual Collection Costs	Total Installment
	Principal	Interest <sup>1</sup>	Additional Interest	Principal	Interest	Additional Interest		
2025	\$ 70,000	\$ 150,500	\$ 15,275	\$ 60,000	\$ 110,906	\$ 12,675	\$ 21,906	\$ 441,262
2026	\$ 75,000	\$ 147,525	\$ 14,925	\$ 60,000	\$ 108,581	\$ 12,375	\$ 22,344	\$ 440,750
2027	\$ 75,000	\$ 144,338	\$ 14,550	\$ 65,000	\$ 106,256	\$ 12,075	\$ 22,791	\$ 440,010
2028	\$ 80,000	\$ 141,150	\$ 14,175	\$ 65,000	\$ 103,738	\$ 11,750	\$ 23,247	\$ 439,059
2029	\$ 85,000	\$ 137,750	\$ 13,775	\$ 65,000	\$ 101,219	\$ 11,425	\$ 23,712	\$ 437,880
2030	\$ 90,000	\$ 133,500	\$ 13,350	\$ 65,000	\$ 98,700	\$ 11,100	\$ 24,186	\$ 435,836
2031	\$ 90,000	\$ 129,000	\$ 3,975	\$ 85,000	\$ 95,856	\$ 10,775	\$ 24,669	\$ 439,276
2032	\$ 95,000	\$ 124,500	\$ -	\$ 90,000	\$ 92,138	\$ 10,350	\$ 25,163	\$ 437,150
2033	\$ 100,000	\$ 119,750	\$ -	\$ 95,000	\$ 88,200	\$ 9,900	\$ 25,666	\$ 438,516
2034	\$ 105,000	\$ 114,750	\$ -	\$ 95,000	\$ 84,044	\$ 9,425	\$ 26,179	\$ 434,398
2035	\$ 110,000	\$ 109,500	\$ -	\$ 100,000	\$ 79,888	\$ 8,950	\$ 26,703	\$ 435,041
2036	\$ 120,000	\$ 104,000	\$ -	\$ 100,000	\$ 75,513	\$ 8,450	\$ 27,237	\$ 435,200
2037	\$ 125,000	\$ 98,000	\$ -	\$ 105,000	\$ 71,138	\$ 7,950	\$ 27,782	\$ 434,869
2038	\$ 130,000	\$ 91,750	\$ -	\$ 110,000	\$ 66,544	\$ 7,425	\$ 28,337	\$ 434,056
2039	\$ 135,000	\$ 85,250	\$ -	\$ 115,000	\$ 61,731	\$ 6,875	\$ 28,904	\$ 432,760
2040	\$ 145,000	\$ 78,500	\$ -	\$ 115,000	\$ 56,700	\$ 6,300	\$ 29,482	\$ 430,982
2041	\$ 150,000	\$ 71,250	\$ -	\$ 125,000	\$ 51,525	\$ 5,725	\$ 30,072	\$ 433,572
2042	\$ 155,000	\$ 63,750	\$ -	\$ 130,000	\$ 45,900	\$ 5,100	\$ 30,673	\$ 430,423
2043	\$ 165,000	\$ 56,000	\$ -	\$ 135,000	\$ 40,050	\$ 4,450	\$ 31,287	\$ 431,787
2044	\$ 175,000	\$ 47,750	\$ -	\$ 135,000	\$ 33,975	\$ 3,775	\$ 31,913	\$ 427,413
2045	\$ 180,000	\$ 39,000	\$ -	\$ 145,000	\$ 27,900	\$ 3,100	\$ 32,551	\$ 427,551
2046	\$ 190,000	\$ 30,000	\$ -	\$ 150,000	\$ 21,375	\$ 2,375	\$ 33,202	\$ 426,952
2047	\$ 200,000	\$ 20,500	\$ -	\$ 160,000	\$ 14,625	\$ 1,625	\$ 33,866	\$ 430,616
2048	\$ 210,000	\$ 10,500	\$ -	\$ 165,000	\$ 7,425	\$ 825	\$ 34,543	\$ 428,293
<b>Total</b>	<b>\$ 3,055,000</b>	<b>\$ 2,248,513</b>	<b>\$ 90,025</b>	<b>\$ 2,535,000</b>	<b>\$ 1,643,925</b>	<b>\$ 184,775</b>	<b>\$ 666,415</b>	<b>\$ 10,423,653</b>

<sup>1</sup> Actual interest rate on Improvement Area #1 Initial Bonds is 4.250% for term bonds due September 15, 2028, and 5.000% for term bonds due September 15, 2048.  
<sup>2</sup> Actual interest rate on Improvement Area #1 Additional Bonds is 3.500% for term bonds due September 15, 2024, 3.875% for term bonds due September 15, 2029, 4.375% for term bonds due September 15, 2039, and 4.500% for term bonds due September 15, 2048.

*Note: The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.*

**EXHIBIT F-1 – IMPROVEMENT AREA #2 ASSESSMENT ROLL**

Property ID	Lot Type	Notes	Improvement Area #2 Bonds <sup>(a)</sup>		TIRZ Credit	Total Annual Installment due 1/31/2025 <sup>(b)</sup>
			Outstanding Assessment	Installment before TIRZ Credit		
102347	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
102348	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
102349	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
102350	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
102351	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
102352	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
102353	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
102354	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
102355	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
102356	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
102357	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
102358	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
102359	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
102360	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
102361	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
102362	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
102363	4		\$ 23,391.68	\$ 1,790.25	\$ 831.42	\$ 958.83
102364	Non-Benefited Property		\$ -	\$ -	\$ -	\$ -
102365	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
102366	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
102367	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
102368	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
102369	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
102370	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
102371	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
102372	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
102373	4		\$ 23,391.68	\$ 1,790.25	\$ 471.25	\$ 1,319.00
102374	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
102375	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
102376	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
102377	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
102378	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
102379	4		\$ 23,391.68	\$ 1,790.25	\$ 848.62	\$ 941.63
102380	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
102381	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
102382	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
102383	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
102384	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
102385	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
102386	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
102387	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
102388	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
102389	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
102390	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
102391	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
102392	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
102393	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
102394	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
102395	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
102396	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25

Property ID	Lot Type	Notes	Improvement Area #2 Bonds <sup>[a]</sup>			Total Annual Installment due 1/31/2025 <sup>[b]</sup>
			Outstanding Assessment	Installment before TIRZ Credit	TIRZ Credit	
102397	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
102398	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
102399	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
102400	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
102401	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
102402	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
102403	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
102404	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
102405	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
102406	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
102407	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
102408	Non-Benefited Property		\$ -	\$ -	\$ -	\$ -
102409	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
102410	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
102411	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
102412	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
102413	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
102414	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
102415	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
102416	4		\$ 23,391.68	\$ 1,790.25	\$ 201.54	\$ 1,588.71
102417	4	[c]	\$ -	\$ -	\$ -	\$ -
102418	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
102419	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
102420	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
102421	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
102422	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
102423	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
102424	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
102425	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
102426	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
102427	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
102428	Non-Benefited Property		\$ -	\$ -	\$ -	\$ -
102429	4		\$ 23,391.68	\$ 1,790.25	\$ -	\$ 1,790.25
102430	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
102431	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
102432	4		\$ 23,391.68	\$ 1,790.25	\$ 796.04	\$ 994.21
102433	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
102434	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
102435	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
102436	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
102437	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
102438	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
102439	4		\$ 23,391.68	\$ 1,790.25	\$ 806.14	\$ 984.11
102440	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
102441	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
102442	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
102443	4		\$ 23,391.68	\$ 1,790.25	\$ -	\$ 1,790.25
102444	4		\$ 23,391.68	\$ 1,790.25	\$ -	\$ 1,790.25
102445	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
102446	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92

Property ID	Lot Type	Notes	Improvement Area #2 Bonds <sup>(a)</sup>		TIRZ Credit	Total Annual Installment due 1/31/2025 <sup>(b)</sup>
			Outstanding Assessment	Installment before TIRZ Credit		
102447	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
102448	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
102449	4		\$ 23,391.68	\$ 1,790.25	\$ -	\$ 1,790.25
102450	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
102451	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
102452	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
102453	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
102454	Non-Benefited Property		\$ -	\$ -	\$ -	\$ -
102455	Non-Benefited Property		\$ -	\$ -	\$ -	\$ -
102456	Non-Benefited Property		\$ -	\$ -	\$ -	\$ -
102457	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
102458	3		\$ 21,851.98	\$ 1,672.42	\$ 649.19	\$ 1,023.23
102459	Non-Benefited Property		\$ -	\$ -	\$ -	\$ -
102460	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
102461	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
102462	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
102463	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
102464	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
102465	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
102466	4		\$ 23,391.68	\$ 1,790.25	\$ 740.42	\$ 1,049.83
102467	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
102468	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
102469	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
102470	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
102471	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
102472	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
102473	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
102474	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
102475	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
102476	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
102477	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
102478	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
102479	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
102480	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
102481	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
102482	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
102483	Non-Benefited Property		\$ -	\$ -	\$ -	\$ -
105504	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
105505	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
105506	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
105507	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
105508	4	[c]	\$ -	\$ -	\$ -	\$ -
105509	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
105510	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
105511	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
105512	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
105513	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
105514	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
105515	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
105516	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92

			Improvement Area #2 Bonds <sup>(a)</sup>			
Property ID	Lot Type	Notes	Outstanding Assessment	Installment before TIRZ Credit	TIRZ Credit	Total Annual Installment due 1/31/2025 <sup>(b)</sup>
105517	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
105518	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
105519	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
105520	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
105521	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
105522	Non-Benefited Property		\$ -	\$ -	\$ -	\$ -
105523	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105524	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105525	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105526	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105527	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105528	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105529	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105530	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105531	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105532	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
105533	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105534	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105535	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105536	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105537	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105538	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105539	3		\$ 21,851.98	\$ 1,672.42	\$ -	\$ 1,672.42
105540	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105541	3		\$ 21,851.98	\$ 1,672.42	\$ 291.80	\$ 1,380.62
105542	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105543	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105544	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105545	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105546	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105547	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105548	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105549	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105550	3		\$ 21,851.98	\$ 1,672.42	\$ 730.12	\$ 942.30
105551	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105552	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105553	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105554	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105555	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105556	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105557	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105558	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105559	3		\$ 21,851.98	\$ 1,672.42	\$ -	\$ 1,672.42
105560	3		\$ 21,851.98	\$ 1,672.42	\$ 197.09	\$ 1,475.33
105561	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105562	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
105563	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
105564	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
105565	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
105566	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92

Property ID	Lot Type	Notes	Improvement Area #2 Bonds <sup>(a)</sup>		TIRZ Credit	Total Annual Installment due 1/31/2025 <sup>(b)</sup>
			Outstanding Assessment	Installment before TIRZ Credit		
105567	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
105568	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
105569	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
105570	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
105571	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
105572	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
105573	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
105574	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
105575	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
105576	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
105577	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
105578	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
105579	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
105580	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
105581	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
105582	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
105583	4		\$ 23,391.68	\$ 1,790.25	\$ 672.33	\$ 1,117.92
105584	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
105585	Non-Benefited Property		\$ -	\$ -	\$ -	\$ -
105586	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105587	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105588	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105589	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105590	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105591	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105592	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105593	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105594	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105595	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105596	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105597	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105598	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105599	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105600	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105601	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105602	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105603	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105604	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105605	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105606	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105607	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
105608	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
105609	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
105610	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
105611	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
105612	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
105613	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
105614	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
105615	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
105616	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92



			Improvement Area #2 Bonds <sup>(a)</sup>			
Property ID	Lot Type	Notes	Outstanding Assessment	Installment before TIRZ Credit	TIRZ Credit	Total Annual Installment due 1/31/2025 <sup>(b)</sup>
105617	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
105618	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
105619	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
105620	4		\$ 23,391.68	\$ 1,790.25	\$ -	\$ 1,790.25
105621	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
105622	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
105623	4		\$ 23,391.68	\$ 1,790.25	\$ -	\$ 1,790.25
105624	4		\$ 23,391.68	\$ 1,790.25	\$ -	\$ 1,790.25
105625	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
105626	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
105627	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
105628	Non-Benefited Property		\$ -	\$ -	\$ -	\$ -
105629	Non-Benefited Property		\$ -	\$ -	\$ -	\$ -
105630	Non-Benefited Property		\$ -	\$ -	\$ -	\$ -
105631	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105632	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105633	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105634	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105635	3		\$ 21,851.98	\$ 1,672.42	\$ -	\$ 1,672.42
105636	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105637	3		\$ 21,851.98	\$ 1,672.42	\$ 657.65	\$ 1,014.77
105638	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105639	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105640	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105641	3		\$ 21,851.98	\$ 1,672.42	\$ 350.26	\$ 1,322.16
105642	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105643	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105644	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105645	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105646	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105647	Non-Benefited Property		\$ -	\$ -	\$ -	\$ -
105648	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105649	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105650	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105651	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105652	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105653	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105654	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105655	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105656	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105657	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105658	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105659	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105660	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105661	3		\$ 21,851.98	\$ 1,672.42	\$ 174.59	\$ 1,497.83
105662	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105663	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105664	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105665	3		\$ 21,851.98	\$ 1,672.42	\$ 181.78	\$ 1,490.64
105666	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25

			Improvement Area #2 Bonds <sup>(a)</sup>			
Property ID	Lot Type	Notes	Outstanding Assessment	Installment before TIRZ Credit	TIRZ Credit	Total Annual Installment due 1/31/2025 <sup>(b)</sup>
105667	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105668	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105669	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105670	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105671	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105672	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105673	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105674	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105675	3		\$ 21,851.98	\$ 1,672.42	\$ 250.69	\$ 1,421.73
105676	3		\$ 21,851.98	\$ 1,672.42	\$ -	\$ 1,672.42
105677	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105678	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105679	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105680	3		\$ 21,851.98	\$ 1,672.42	\$ -	\$ 1,672.42
105681	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105682	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105683	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105684	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105685	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105686	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105687	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105688	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105689	3		\$ 21,851.98	\$ 1,672.42	\$ 78.82	\$ 1,593.60
105690	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105691	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105692	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105693	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105694	4		\$ 23,391.68	\$ 1,790.25	\$ 853.33	\$ 936.92
105695	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105696	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105697	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105698	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105699	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105700	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105701	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105702	3		\$ 21,851.98	\$ 1,672.42	\$ -	\$ 1,672.42
105703	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105704	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105705	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105706	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105707	3	[e]	\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105708	Non-Benefited Property		\$ -	\$ -	\$ -	\$ -
105709	Non-Benefited Property		\$ -	\$ -	\$ -	\$ -
105710	Non-Benefited Property		\$ -	\$ -	\$ -	\$ -
105711	Non-Benefited Property		\$ -	\$ -	\$ -	\$ -
105712	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105713	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105714	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105715	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105716	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25

Property ID	Lot Type	Notes	Improvement Area #2 Bonds <sup>[a]</sup>			Total Annual Installment due 1/31/2025 <sup>[b]</sup>
			Outstanding Assessment	Installment before TIRZ Credit	TIRZ Credit	
105717	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105718	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105719	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105720	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105721	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105722	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105723	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105724	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105725	3		\$ 21,851.98	\$ 1,672.42	\$ 552.81	\$ 1,119.61
105726	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105727	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105728	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105729	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105730	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105731	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105732	Non-Benefited Property		\$ -	\$ -	\$ -	\$ -
105733	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105734	3		\$ 21,851.98	\$ 1,672.42	\$ -	\$ 1,672.42
105735	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105736	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105737	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105738	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
105740	3		\$ 21,851.98	\$ 1,672.42	\$ 797.17	\$ 875.25
<b>Total <sup>[d]</sup></b>			<b>\$7,898,216.76</b>	<b>\$ 604,480.68</b>	<b>\$ 270,462.83</b>	<b>\$ 334,017.85</b>

**Footnotes:**

[a] Represents Improvement Area #2 Bonds attributable to Improvement Area #2. Lots within Improvement Area #2 have also been allocated a portion of the Major Improvement Area Assessment. See Exhibit I-1 for the Major Improvement Area Assessment Roll.

[b] The Annual Installment covers the period September 15, 2024 to September 14, 2025 and is due by January 31, 2025.

[c] Property has prepaid their Assessment in full.

[d] Totals may not match Service Plan or Installment schedules due to rounding and/or Prepayments.

[e] Includes the Property Tax Payment of baby parcel 114334.

**EXHIBIT F-2 – IMPROVEMENT AREA #2 ANNUAL INSTALLMENTS**

Installments Due 1/31	Outstanding Improvement Area #2 Bonds <sup>1</sup>				Total Installment
	Principal	Interest <sup>2</sup>	Additional Interest	Annual Collection Costs	
2025	\$ 170,000	\$ 368,331	\$ 39,725	\$ 29,829	\$ 607,885
2026	\$ 175,000	\$ 361,319	\$ 38,875	\$ 30,425	\$ 605,619
2027	\$ 185,000	\$ 354,100	\$ 38,000	\$ 31,034	\$ 608,134
2028	\$ 195,000	\$ 346,469	\$ 37,075	\$ 31,654	\$ 610,198
2029	\$ 200,000	\$ 338,425	\$ 36,100	\$ 32,288	\$ 606,813
2030	\$ 210,000	\$ 330,175	\$ 35,100	\$ 32,933	\$ 608,208
2031	\$ 220,000	\$ 320,463	\$ 34,050	\$ 33,592	\$ 608,104
2032	\$ 230,000	\$ 310,288	\$ 32,950	\$ 34,264	\$ 607,501
2033	\$ 240,000	\$ 299,650	\$ 31,800	\$ 34,949	\$ 606,399
2034	\$ 255,000	\$ 288,550	\$ 30,600	\$ 35,648	\$ 609,798
2035	\$ 265,000	\$ 276,756	\$ 29,325	\$ 36,361	\$ 607,442
2036	\$ 280,000	\$ 264,500	\$ 28,000	\$ 37,088	\$ 609,588
2037	\$ 290,000	\$ 251,550	\$ 26,600	\$ 37,830	\$ 605,980
2038	\$ 310,000	\$ 238,138	\$ 25,150	\$ 38,587	\$ 611,874
2039	\$ 320,000	\$ 223,800	\$ 23,600	\$ 39,358	\$ 606,758
2040	\$ 335,000	\$ 209,000	\$ 22,000	\$ 40,146	\$ 606,146
2041	\$ 355,000	\$ 193,088	\$ 20,325	\$ 40,948	\$ 609,361
2042	\$ 370,000	\$ 176,225	\$ 18,550	\$ 41,767	\$ 606,542
2043	\$ 390,000	\$ 158,650	\$ 16,700	\$ 42,603	\$ 607,953
2044	\$ 410,000	\$ 140,125	\$ 14,750	\$ 43,455	\$ 608,330
2045	\$ 430,000	\$ 120,650	\$ 12,700	\$ 44,324	\$ 607,674
2046	\$ 450,000	\$ 100,225	\$ 10,550	\$ 45,210	\$ 605,985
2047	\$ 475,000	\$ 78,850	\$ 8,300	\$ 46,115	\$ 608,265
2048	\$ 500,000	\$ 56,288	\$ 5,925	\$ 47,037	\$ 609,249
2049	\$ 685,000	\$ 32,538	\$ 3,425	\$ 47,978	\$ 768,940
<b>Total</b>	<b>\$ 7,945,000</b>	<b>\$ 5,838,150</b>	<b>\$ 620,175</b>	<b>\$ 955,423</b>	<b>\$ 15,358,748</b>

<sup>1</sup> Represents only Improvement Area #2 Bonds. Lots within Improvement Area #2 have also been allocated a portion of the Major Improvement Area Assessment. See Exhibit I-1 for the Major Improvement Area Assessment Roll.

<sup>2</sup> Actual interest rates for Improvement Area #2 Bonds with a 2024, 2029, 2039 and 2049 maturity are 3.750%, 4.125%, 4.625% and 4.750% respectively.

<sup>4</sup> Not inclusive of TIRZ No. 1 Annual Credit Amount.

*Note: The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.*

**EXHIBIT G-1 – IMPROVEMENT AREA #3 ASSESSMENT ROLL**

Property ID	Lot Type	Improvement Area #3 Bonds <sup>(a)</sup>		TIRZ Credit	Total Annual Installment Due 1/31/2025 <sup>(b)</sup>
		Outstanding Assessment	Installment Before TIRZ Credit		
330356	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38
330357	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38
330358	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38
330359	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38
330360	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38
330361	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38
330362	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38
330363	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38
330364	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38
330365	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38
330366	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38
330367	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38
330368	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38
330369	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38
330370	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38
330371	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38
330372	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38
330373	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38
330374	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38
330375	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38
330376	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38
330377	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38
330378	7	\$ 26,873.67	\$ 2,138.43	\$ 36.79	\$ 2,101.64
330379	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38
330380	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38
330381	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38
330382	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38
330383	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38
330387	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78
330388	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78
330389	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78
330390	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78
330391	6	\$ 23,887.71	\$ 1,900.83	\$ 57.77	\$ 1,843.06
330392	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78
330393	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78
330394	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78
330395	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78
330396	6	\$ 23,887.71	\$ 1,900.83	\$ -	\$ 1,900.83
330397	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78
330398	6	\$ 23,887.71	\$ 1,900.83	\$ -	\$ 1,900.83
330399	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78
330400	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78
330401	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78
330402	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78
330403	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78
330404	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78
330405	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78
330406	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78
330407	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78
330408	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78

		Improvement Area #3 Bonds <sup>(b)</sup>			
Property ID	Lot Type	Outstanding Assessment	Installment Before TIRZ Credit	TIRZ Credit	Total Annual Installment Due 1/31/2025 <sup>(b)</sup>
330409	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78
330410	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78
330411	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78
330412	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78
330413	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78
330414	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78
330415	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78
330417	5	\$ 20,901.75	\$ 1,663.22	\$ 82.05	\$ 1,581.17
330418	5	\$ 20,901.75	\$ 1,663.22	\$ 82.05	\$ 1,581.17
330419	5	\$ 20,901.75	\$ 1,663.22	\$ 82.05	\$ 1,581.17
330420	5	\$ 20,901.75	\$ 1,663.22	\$ 82.05	\$ 1,581.17
330421	5	\$ 20,901.75	\$ 1,663.22	\$ 82.05	\$ 1,581.17
330422	5	\$ 20,901.75	\$ 1,663.22	\$ 82.05	\$ 1,581.17
330423	5	\$ 20,901.75	\$ 1,663.22	\$ 82.05	\$ 1,581.17
330424	5	\$ 20,901.75	\$ 1,663.22	\$ 82.05	\$ 1,581.17
330425	5	\$ 20,901.75	\$ 1,663.22	\$ 82.05	\$ 1,581.17
330426	5	\$ 20,901.75	\$ 1,663.22	\$ 82.05	\$ 1,581.17
330427	5	\$ 20,901.75	\$ 1,663.22	\$ 82.05	\$ 1,581.17
330428	5	\$ 20,901.75	\$ 1,663.22	\$ 82.05	\$ 1,581.17
330429	5	\$ 20,901.75	\$ 1,663.22	\$ 82.05	\$ 1,581.17
330430	5	\$ 20,901.75	\$ 1,663.22	\$ 82.05	\$ 1,581.17
330431	5	\$ 20,901.75	\$ 1,663.22	\$ 82.05	\$ 1,581.17
330432	5	\$ 20,901.75	\$ 1,663.22	\$ 82.05	\$ 1,581.17
330433	5	\$ 20,901.75	\$ 1,663.22	\$ 82.05	\$ 1,581.17
330434	5	\$ 20,901.75	\$ 1,663.22	\$ 82.05	\$ 1,581.17
330435	5	\$ 20,901.75	\$ 1,663.22	\$ 82.05	\$ 1,581.17
330436	5	\$ 20,901.75	\$ 1,663.22	\$ 82.05	\$ 1,581.17
330437	5	\$ 20,901.75	\$ 1,663.22	\$ 82.05	\$ 1,581.17
330438	5	\$ 20,901.75	\$ 1,663.22	\$ 82.05	\$ 1,581.17
330439	5	\$ 20,901.75	\$ 1,663.22	\$ 82.05	\$ 1,581.17
330440	5	\$ 20,901.75	\$ 1,663.22	\$ 82.05	\$ 1,581.17
330441	5	\$ 20,901.75	\$ 1,663.22	\$ 82.05	\$ 1,581.17
330442	5	\$ 20,901.75	\$ 1,663.22	\$ 82.05	\$ 1,581.17
330443	5	\$ 20,901.75	\$ 1,663.22	\$ 82.05	\$ 1,581.17
330444	5	\$ 20,901.75	\$ 1,663.22	\$ 82.05	\$ 1,581.17
330445	5	\$ 20,901.75	\$ 1,663.22	\$ 82.05	\$ 1,581.17
330446	5	\$ 20,901.75	\$ 1,663.22	\$ 82.05	\$ 1,581.17
330447	5	\$ 20,901.75	\$ 1,663.22	\$ 82.05	\$ 1,581.17
330448	5	\$ 20,901.75	\$ 1,663.22	\$ 82.05	\$ 1,581.17
330449	5	\$ 20,901.75	\$ 1,663.22	\$ 82.05	\$ 1,581.17
330450	5	\$ 20,901.75	\$ 1,663.22	\$ 82.05	\$ 1,581.17
330451	5	\$ 20,901.75	\$ 1,663.22	\$ 82.05	\$ 1,581.17
330452	5	\$ 20,901.75	\$ 1,663.22	\$ 82.05	\$ 1,581.17
330453	5	\$ 20,901.75	\$ 1,663.22	\$ -	\$ 1,663.22
330454	5	\$ 20,901.75	\$ 1,663.22	\$ 82.05	\$ 1,581.17
330455	5	\$ 20,901.75	\$ 1,663.22	\$ 82.05	\$ 1,581.17
330456	5	\$ 20,901.75	\$ 1,663.22	\$ 82.05	\$ 1,581.17
330457	5	\$ 20,901.75	\$ 1,663.22	\$ -	\$ 1,663.22
330458	5	\$ 20,901.75	\$ 1,663.22	\$ 82.05	\$ 1,581.17
330459	5	\$ 20,901.75	\$ 1,663.22	\$ 82.05	\$ 1,581.17

		Improvement Area #3 Bonds <sup>(a)</sup>			
Property ID	Lot Type	Outstanding Assessment	Installment Before TIRZ Credit	TIRZ Credit	Total Annual Installment Due 1/31/2025 <sup>(b)</sup>
330460	5	\$ 20,901.75	\$ 1,663.22	\$ 82.05	\$ 1,581.17
330461	5	\$ 20,901.75	\$ 1,663.22	\$ 82.05	\$ 1,581.17
330462	5	\$ 20,901.75	\$ 1,663.22	\$ 82.05	\$ 1,581.17
330463	5	\$ 20,901.75	\$ 1,663.22	\$ 82.05	\$ 1,581.17
330464	5	\$ 20,901.75	\$ 1,663.22	\$ 82.05	\$ 1,581.17
330465	5	\$ 20,901.75	\$ 1,663.22	\$ 82.05	\$ 1,581.17
330466	5	\$ 20,901.75	\$ 1,663.22	\$ 82.05	\$ 1,581.17
330467	5	\$ 20,901.75	\$ 1,663.22	\$ 82.05	\$ 1,581.17
330473	5	\$ 20,901.75	\$ 1,663.22	\$ 82.05	\$ 1,581.17
330474	5	\$ 20,901.75	\$ 1,663.22	\$ -	\$ 1,663.22
330475	5	\$ 20,901.75	\$ 1,663.22	\$ 82.05	\$ 1,581.17
330476	5	\$ 20,901.75	\$ 1,663.22	\$ 82.05	\$ 1,581.17
330477	5	\$ 20,901.75	\$ 1,663.22	\$ 80.96	\$ 1,582.26
330478	5	\$ 20,901.75	\$ 1,663.22	\$ 82.05	\$ 1,581.17
330479	5	\$ 20,901.75	\$ 1,663.22	\$ 82.05	\$ 1,581.17
330480	5	\$ 20,901.75	\$ 1,663.22	\$ 82.05	\$ 1,581.17
330481	5	\$ 20,901.75	\$ 1,663.22	\$ 82.05	\$ 1,581.17
330482	5	\$ 20,901.75	\$ 1,663.22	\$ 82.05	\$ 1,581.17
330483	5	\$ 20,901.75	\$ 1,663.22	\$ 82.05	\$ 1,581.17
330484	5	\$ 20,901.75	\$ 1,663.22	\$ 82.05	\$ 1,581.17
330485	5	\$ 20,901.75	\$ 1,663.22	\$ 82.05	\$ 1,581.17
330486	5	\$ 20,901.75	\$ 1,663.22	\$ 82.05	\$ 1,581.17
330487	5	\$ 20,901.75	\$ 1,663.22	\$ 82.05	\$ 1,581.17
330488	5	\$ 20,901.75	\$ 1,663.22	\$ 82.05	\$ 1,581.17
330489	5	\$ 20,901.75	\$ 1,663.22	\$ 82.05	\$ 1,581.17
330490	5	\$ 20,901.75	\$ 1,663.22	\$ 82.05	\$ 1,581.17
330491	5	\$ 20,901.75	\$ 1,663.22	\$ 82.05	\$ 1,581.17
330492	5	\$ 20,901.75	\$ 1,663.22	\$ 82.05	\$ 1,581.17
330493	5	\$ 20,901.75	\$ 1,663.22	\$ 82.05	\$ 1,581.17
330494	5	\$ 20,901.75	\$ 1,663.22	\$ 82.05	\$ 1,581.17
330495	5	\$ 20,901.75	\$ 1,663.22	\$ 82.05	\$ 1,581.17
330496	5	\$ 20,901.75	\$ 1,663.22	\$ 82.05	\$ 1,581.17
330497	5	\$ 20,901.75	\$ 1,663.22	\$ 82.05	\$ 1,581.17
330498	5	\$ 20,901.75	\$ 1,663.22	\$ 82.05	\$ 1,581.17
330499	5	\$ 20,901.75	\$ 1,663.22	\$ 82.05	\$ 1,581.17
330500	5	\$ 20,901.75	\$ 1,663.22	\$ 82.05	\$ 1,581.17
330501	5	\$ 20,901.75	\$ 1,663.22	\$ 82.05	\$ 1,581.17
330502	5	\$ 20,901.75	\$ 1,663.22	\$ 82.05	\$ 1,581.17
330505	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38
330506	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38
330507	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38
330508	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38
330509	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38
330510	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38
330511	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38
330512	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38
330513	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38
330514	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38
330515	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38
330516	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78

		Improvement Area #3 Bonds <sup>(a)</sup>			
Property ID	Lot Type	Outstanding Assessment	Installment Before TIRZ Credit	TIRZ Credit	Total Annual Installment Due 1/31/2025 <sup>(b)</sup>
330517	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78
330518	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78
330519	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78
330520	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78
330521	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78
330522	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78
330523	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78
330524	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78
330525	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78
330529	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78
330530	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78
330531	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78
330532	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78
330533	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78
330534	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78
330535	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78
330536	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78
330537	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78
330538	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78
330539	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78
330540	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78
330541	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78
330544	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38
330545	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38
330546	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38
330547	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38
330548	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38
330549	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38
330550	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38
330551	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38
330552	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38
330553	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38
330554	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38
330555	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38
330556	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38
330557	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38
330558	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38
330559	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38
330560	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38
330561	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38
330562	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38
330563	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38
330564	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38
330565	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38
330566	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38
330567	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38
330568	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38
330569	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38
330570	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38
330571	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38



		Improvement Area #3 Bonds <sup>(a)</sup>					
Property ID	Lot Type	Outstanding Assessment	Installment Before TIRZ Credit	TIRZ Credit	Total Annual Installment Due 1/31/2025 <sup>(b)</sup>		
330572	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38		
330573	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38		
330574	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38		
330575	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38		
330576	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38		
330577	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38		
330578	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38		
330579	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38		
330580	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38		
330581	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38		
330582	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38		
330583	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38		
330584	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38		
330585	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38		
330586	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38		
330587	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38		
330588	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38		
330589	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38		
330590	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38		
330591	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38		
330592	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38		
330593	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38		
330594	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38		
330595	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$ 2,056.38		
330596	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78		
330597	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78		
330598	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78		
330599	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78		
330600	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78		
330601	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78		
330602	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78		
330603	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78		
330604	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78		
330605	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78		
330606	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78		
330607	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78		
330608	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78		
330609	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78		
330610	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78		
330611	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78		
330612	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78		
330613	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78		
330614	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78		
330615	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78		
330616	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78		
330617	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78		
330618	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78		
330619	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78		
330620	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78		
330621	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78		

Improvement Area #3 Bonds <sup>(b)</sup>						
Property ID	Lot Type	Outstanding Assessment	Installment Before TIRZ Credit	TIRZ Credit	Total Annual Installment Due 1/31/2025 <sup>(b)</sup>	
330622	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$	1,818.78
330623	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$	1,818.78
330624	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$	1,818.78
330625	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$	1,818.78
330626	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$	1,818.78
330627	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$	2,056.38
330628	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$	2,056.38
330629	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$	2,056.38
330630	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$	2,056.38
330631	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$	2,056.38
330632	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$	2,056.38
330633	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$	2,056.38
330634	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$	2,056.38
330635	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$	2,056.38
330636	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$	2,056.38
330637	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$	2,056.38
330638	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$	2,056.38
330639	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$	2,056.38
330640	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$	2,056.38
330641	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$	2,056.38
330642	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$	2,056.38
330643	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$	2,056.38
330644	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$	2,056.38
330645	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$	2,056.38
330646	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$	2,056.38
330647	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$	2,056.38
330648	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$	2,056.38
330649	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$	2,056.38
330650	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$	2,056.38
330651	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$	2,056.38
330652	7	\$ 26,873.67	\$ 2,138.43	\$ 82.05	\$	2,056.38
330654	6	\$ 23,887.71	\$ 1,900.83	\$ 34.06	\$	1,866.77
330655	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$	1,818.78
330656	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$	1,818.78
330657	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$	1,818.78
330658	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$	1,818.78
330659	6	\$ 23,887.71	\$ 1,900.83	\$ -	\$	1,900.83
330660	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$	1,818.78
330661	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$	1,818.78
330662	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$	1,818.78
330663	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$	1,818.78
330664	6	\$ 23,887.71	\$ 1,900.83	\$ -	\$	1,900.83
330665	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$	1,818.78
330666	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$	1,818.78
330667	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$	1,818.78
330668	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$	1,818.78
330669	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$	1,818.78
330670	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$	1,818.78
330671	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$	1,818.78
330672	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$	1,818.78

Property ID	Lot Type	Improvement Area #3 Bonds <sup>[a]</sup>		TIRZ Credit	Total Annual Installment Due 1/31/2025 <sup>[b]</sup>
		Outstanding Assessment	Installment Before TIRZ Credit		
330673	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78
330674	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78
330675	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78
330676	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78
330677	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78
330678	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78
330679	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78
330680	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78
330681	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78
330682	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78
330683	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78
330684	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78
330685	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78
330686	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78
330687	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78
330688	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78
330689	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78
330690	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78
330691	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78
330692	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78
330693	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78
330694	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78
330695	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78
330696	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78
330697	6	\$ 23,887.71	\$ 1,900.83	\$ 82.05	\$ 1,818.78
330542	Non-Benefitted	\$ -	\$ -	\$ -	\$ -
330543	Non-Benefitted	\$ -	\$ -	\$ -	\$ -
330470	Non-Benefitted	\$ -	\$ -	\$ -	\$ -
330471	Non-Benefitted	\$ -	\$ -	\$ -	\$ -
330472	Non-Benefitted	\$ -	\$ -	\$ -	\$ -
330385	Non-Benefitted	\$ -	\$ -	\$ -	\$ -
330698	Non-Benefitted	\$ -	\$ -	\$ -	\$ -
330468	Non-Benefitted	\$ -	\$ -	\$ -	\$ -
330469	Non-Benefitted	\$ -	\$ -	\$ -	\$ -
330503	Non-Benefitted	\$ -	\$ -	\$ -	\$ -
330504	Non-Benefitted	\$ -	\$ -	\$ -	\$ -
330653	Non-Benefitted	\$ -	\$ -	\$ -	\$ -
330526	Non-Benefitted	\$ -	\$ -	\$ -	\$ -
330527	Non-Benefitted	\$ -	\$ -	\$ -	\$ -
330416	Non-Benefitted	\$ -	\$ -	\$ -	\$ -
330384	Non-Benefitted	\$ -	\$ -	\$ -	\$ -
330386	Non-Benefitted	\$ -	\$ -	\$ -	\$ -
97014	Non-Benefitted	\$ -	\$ -	\$ -	\$ -
<b>Total<sup>[c]</sup></b>		<b>\$ 7,871,000.31</b>	<b>\$ 626,322.54</b>	<b>\$ 25,973.28</b>	<b>\$ 600,349.26</b>

**Footnotes:**

[a] Represents Improvement Area #3 Bonds attributable to Improvement Area #3. Lots within Improvement Area #3 have also been allocated a portion of the Major Improvement Area Assessment. See Exhibit I-1 for the Major Improvement Area Assessment Roll.

[b] The Annual Installment covers the period September 15, 2024 to September 14, 2025 and is due by January 31, 2025.

[c] Totals may not match Service Plan or Installment schedules due to rounding and/or Prepayments.

**EXHIBIT G-2 – IMPROVEMENT AREA #3 ANNUAL INSTALLMENTS**

Installments Due 1/31	Outstanding Improvement Area #3 Bonds <sup>1</sup>				Annual Installment
	Principal	Interest <sup>2</sup>	Additional Interest	Annual Collection Costs	
2025	\$ 116,000	\$ 441,563	\$ 39,355	\$ 29,405	\$ 626,323
2026	\$ 122,000	\$ 436,053	\$ 38,775	\$ 29,993	\$ 626,821
2027	\$ 127,000	\$ 430,258	\$ 38,165	\$ 30,593	\$ 626,016
2028	\$ 133,000	\$ 424,225	\$ 37,530	\$ 31,205	\$ 625,960
2029	\$ 140,000	\$ 417,409	\$ 36,865	\$ 31,829	\$ 626,103
2030	\$ 147,000	\$ 410,234	\$ 36,165	\$ 32,466	\$ 625,865
2031	\$ 154,000	\$ 402,700	\$ 35,430	\$ 33,115	\$ 625,245
2032	\$ 162,000	\$ 394,808	\$ 34,660	\$ 33,777	\$ 625,245
2033	\$ 171,000	\$ 386,505	\$ 33,850	\$ 34,453	\$ 625,808
2034	\$ 180,000	\$ 376,886	\$ 32,995	\$ 35,142	\$ 625,023
2035	\$ 190,000	\$ 366,761	\$ 32,095	\$ 35,845	\$ 624,701
2036	\$ 201,000	\$ 356,074	\$ 31,145	\$ 36,562	\$ 624,781
2037	\$ 213,000	\$ 344,768	\$ 30,140	\$ 37,293	\$ 625,200
2038	\$ 225,000	\$ 332,786	\$ 29,075	\$ 38,039	\$ 624,900
2039	\$ 238,000	\$ 320,130	\$ 27,950	\$ 38,800	\$ 624,880
2040	\$ 251,000	\$ 306,743	\$ 26,760	\$ 39,576	\$ 624,078
2041	\$ 266,000	\$ 292,624	\$ 25,505	\$ 40,367	\$ 624,496
2042	\$ 281,000	\$ 277,661	\$ 24,175	\$ 41,174	\$ 624,011
2043	\$ 297,000	\$ 261,855	\$ 22,770	\$ 41,998	\$ 623,623
2044	\$ 315,000	\$ 244,778	\$ 21,285	\$ 42,838	\$ 623,900
2045	\$ 334,000	\$ 226,665	\$ 19,710	\$ 43,695	\$ 624,070
2046	\$ 354,000	\$ 207,460	\$ 18,040	\$ 44,569	\$ 624,069
2047	\$ 375,000	\$ 187,105	\$ 16,270	\$ 45,460	\$ 623,835
2048	\$ 398,000	\$ 165,543	\$ 14,395	\$ 46,369	\$ 624,307
2049	\$ 567,000	\$ 142,658	\$ 12,405	\$ 47,297	\$ 769,359
2050	\$ 601,000	\$ 110,055	\$ 9,570	\$ 48,242	\$ 768,867
2051	\$ 637,000	\$ 75,498	\$ 6,565	\$ 49,207	\$ 768,270
2052	\$ 676,000	\$ 38,870	\$ 3,380	\$ 50,191	\$ 768,441
<b>Total</b>	<b>\$ 7,871,000</b>	<b>\$ 8,378,670</b>	<b>\$ 735,025</b>	<b>\$ 1,089,501</b>	<b>\$ 18,699,796</b>

<sup>1</sup> Represents only Improvement Area #3 Bonds. Lots within Improvement Area #3 have also been allocated a portion of the Major Improvement Area Assessment. See Exhibit I-1 for the Major Improvement Area Assessment Roll.

<sup>2</sup> Interest rate for Improvement Area #3 Bonds is calculated at 4.750%, 5.125%, 5.625%, and 5.750% for term bonds maturing September 15, 2027, 2032, 2042 and 2052 respectively.

*Note: The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.*

**EXHIBIT H-1 – IMPROVEMENT AREA #4 ASSESSMENT ROLL**

Property ID	Lot Type	Improvement Area #4 Bonds <sup>1</sup>			
		Outstanding Assessment	Annual Installment Due 1/31/2025 <sup>2</sup>	TIRZ Credit	Total Annual Installment Due 1/31/2025 <sup>2</sup>
12863	Improvement Area #4 Initial Parcel	\$ 3,270,000.00	\$ 277,787.50	\$ -	\$ 277,787.50
	<b>Total</b>	<b>\$ 3,270,000.00</b>	<b>\$ 277,787.50</b>	<b>\$ -</b>	<b>\$ 277,787.50</b>

<sup>1</sup> Represents Improvement Area #4 Bonds attributable to Improvement Area #4. Lots within Improvement Area #4 have also been allocated a portion of the Major Improvement Area Assessment. See **Exhibit I-1** for the Major Improvement Area Assessment Roll.

<sup>2</sup>The Annual Installment covers the period September 15, 2024 to September 14, 2025 and is due by January 31, 2025.

## EXHIBIT H-2 – IMPROVEMENT AREA #4 ANNUAL INSTALLMENTS

Installments Due 1/31	Outstanding Improvement Area #4 Bonds [a]				Annual Installation
	Principal	Interest [b]	Additional Interest	Annual Collection Costs	
2025	\$ 43,000	\$ 187,838	\$ 16,350	\$ 30,600	\$ 277,788
2026	\$ 45,000	\$ 185,849	\$ 16,135	\$ 31,212	\$ 278,196
2027	\$ 47,000	\$ 183,768	\$ 15,910	\$ 31,836	\$ 278,514
2028	\$ 49,000	\$ 181,594	\$ 15,675	\$ 32,473	\$ 278,742
2029	\$ 51,000	\$ 179,328	\$ 15,430	\$ 33,122	\$ 278,880
2030	\$ 53,000	\$ 176,969	\$ 15,175	\$ 33,785	\$ 278,929
2031	\$ 54,000	\$ 174,518	\$ 14,910	\$ 34,461	\$ 277,888
2032	\$ 57,000	\$ 172,020	\$ 14,640	\$ 35,150	\$ 278,810
2033	\$ 59,000	\$ 168,671	\$ 14,355	\$ 35,853	\$ 277,879
2034	\$ 63,000	\$ 165,205	\$ 14,060	\$ 36,570	\$ 278,835
2035	\$ 66,000	\$ 161,504	\$ 13,745	\$ 37,301	\$ 278,550
2036	\$ 69,000	\$ 157,626	\$ 13,415	\$ 38,047	\$ 278,089
2037	\$ 73,000	\$ 153,573	\$ 13,070	\$ 38,808	\$ 278,451
2038	\$ 77,000	\$ 149,284	\$ 12,705	\$ 39,584	\$ 278,573
2039	\$ 81,000	\$ 144,760	\$ 12,320	\$ 40,376	\$ 278,456
2040	\$ 85,000	\$ 140,001	\$ 11,915	\$ 41,184	\$ 278,100
2041	\$ 90,000	\$ 135,008	\$ 11,490	\$ 42,007	\$ 278,505
2042	\$ 95,000	\$ 129,720	\$ 11,040	\$ 42,847	\$ 278,607
2043	\$ 100,000	\$ 124,139	\$ 10,565	\$ 43,704	\$ 278,408
2044	\$ 106,000	\$ 118,264	\$ 10,065	\$ 44,578	\$ 278,907
2045	\$ 112,000	\$ 112,036	\$ 9,535	\$ 45,470	\$ 279,041
2046	\$ 119,000	\$ 105,456	\$ 8,975	\$ 46,379	\$ 279,811
2047	\$ 126,000	\$ 98,465	\$ 8,380	\$ 47,307	\$ 280,152
2048	\$ 133,000	\$ 91,063	\$ 7,750	\$ 48,253	\$ 280,066
2049	\$ 204,000	\$ 83,249	\$ 7,085	\$ 49,218	\$ 343,552
2050	\$ 216,000	\$ 71,264	\$ 6,065	\$ 50,203	\$ 343,531
2051	\$ 228,000	\$ 58,574	\$ 4,985	\$ 51,207	\$ 342,765
2052	\$ 242,000	\$ 45,179	\$ 3,845	\$ 52,231	\$ 343,254
2053	\$ 256,000	\$ 30,961	\$ 2,635	\$ 53,275	\$ 342,872
2054	\$ 271,000	\$ 15,921	\$ 1,355	\$ 54,341	\$ 342,617
<b>Total</b>	<b>\$ 3,270,000</b>	<b>\$ 3,901,803</b>	<b>\$ 333,580</b>	<b>\$ 1,241,383</b>	<b>\$ 8,746,766</b>

[a] Represents only Improvement Area #4 Bonds. Lots within Improvement Area #4 have also been allocated a portion of the Major Improvement Area Assessment. See **Exhibit I-1** for the Major Improvement Area Assessment Roll.

[b] Actual interest rate on the Improvement Area #4 Bonds is 4.625% for term bonds due September 15, 2031, and 5.875% for term bonds due September 15, 2054.

*Note: The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.*

**EXHIBIT I-1 – MAJOR IMPROVEMENT AREA ASSESSMENT ROLL**

Property ID	Improvement Area	Lot Type	Note	Major Improvement Area Bonds <sup>[a]</sup>	
				Outstanding Assesment	Annual Installment due 1/31/2025 <sup>[b]</sup>
102347	IA#2	3		\$ 5,486.52	\$ 455.27
102348	IA#2	3		\$ 5,486.52	\$ 455.27
102349	IA#2	3		\$ 5,486.52	\$ 455.27
102350	IA#2	3		\$ 5,486.52	\$ 455.27
102351	IA#2	3		\$ 5,486.52	\$ 455.27
102352	IA#2	3		\$ 5,486.52	\$ 455.27
102353	IA#2	3		\$ 5,486.52	\$ 455.27
102354	IA#2	3		\$ 5,486.52	\$ 455.27
102355	IA#2	3		\$ 5,486.52	\$ 455.27
102356	IA#2	3		\$ 5,486.52	\$ 455.27
102357	IA#2	3		\$ 5,486.52	\$ 455.27
102358	IA#2	3		\$ 5,486.52	\$ 455.27
102359	IA#2	3		\$ 5,486.52	\$ 455.27
102360	IA#2	3		\$ 5,486.52	\$ 455.27
102361	IA#2	4		\$ 5,873.10	\$ 487.34
102362	IA#2	4		\$ 5,873.10	\$ 487.34
102363	IA#2	4		\$ 5,873.10	\$ 487.34
102364	IA#2	Non-Benefited		\$ -	\$ -
102365	IA#2	4		\$ 5,873.10	\$ 487.34
102366	IA#2	4		\$ 5,873.10	\$ 487.34
102367	IA#2	4		\$ 5,873.10	\$ 487.34
102368	IA#2	4		\$ 5,873.10	\$ 487.34
102369	IA#2	4		\$ 5,873.10	\$ 487.34
102370	IA#2	4		\$ 5,873.10	\$ 487.34
102371	IA#2	4		\$ 5,873.10	\$ 487.34
102372	IA#2	4		\$ 5,873.10	\$ 487.34
102373	IA#2	4		\$ 5,873.10	\$ 487.34
102374	IA#2	4		\$ 5,873.10	\$ 487.34
102375	IA#2	4		\$ 5,873.10	\$ 487.34
102376	IA#2	4		\$ 5,873.10	\$ 487.34
102377	IA#2	4		\$ 5,873.10	\$ 487.34
102378	IA#2	4		\$ 5,873.10	\$ 487.34
102379	IA#2	4		\$ 5,873.10	\$ 487.34
102380	IA#2	4		\$ 5,873.10	\$ 487.34
102381	IA#2	4		\$ 5,873.10	\$ 487.34
102382	IA#2	3		\$ 5,486.52	\$ 455.27
102383	IA#2	3		\$ 5,486.52	\$ 455.27
102384	IA#2	3		\$ 5,486.52	\$ 455.27
102385	IA#2	3		\$ 5,486.52	\$ 455.27
102386	IA#2	3		\$ 5,486.52	\$ 455.27

Property ID	Improvement Area	Lot Type	Note	Major Improvement Area Bonds <sup>[a]</sup>	
				Outstanding Assesment	Annual Installment due 1/31/2025 <sup>[b]</sup>
102387	IA#2	3		\$ 5,486.52	\$ 455.27
102388	IA#2	3		\$ 5,486.52	\$ 455.27
102389	IA#2	3		\$ 5,486.52	\$ 455.27
102390	IA#2	3		\$ 5,486.52	\$ 455.27
102391	IA#2	3		\$ 5,486.52	\$ 455.27
102392	IA#2	3		\$ 5,486.52	\$ 455.27
102393	IA#2	3		\$ 5,486.52	\$ 455.27
102394	IA#2	3		\$ 5,486.52	\$ 455.27
102395	IA#2	3		\$ 5,486.52	\$ 455.27
102396	IA#2	3		\$ 5,486.52	\$ 455.27
102397	IA#2	3		\$ 5,486.52	\$ 455.27
102398	IA#2	3		\$ 5,486.52	\$ 455.27
102399	IA#2	3		\$ 5,486.52	\$ 455.27
102400	IA#2	3		\$ 5,486.52	\$ 455.27
102401	IA#2	3		\$ 5,486.52	\$ 455.27
102402	IA#2	3		\$ 5,486.52	\$ 455.27
102403	IA#2	3		\$ 5,486.52	\$ 455.27
102404	IA#2	3		\$ 5,486.52	\$ 455.27
102405	IA#2	3		\$ 5,486.52	\$ 455.27
102406	IA#2	3		\$ 5,486.52	\$ 455.27
102407	IA#2	3		\$ 5,486.52	\$ 455.27
102408	IA#2	Non-Benefited		\$ -	\$ -
102409	IA#2	4		\$ 5,873.10	\$ 487.34
102410	IA#2	4		\$ 5,873.10	\$ 487.34
102411	IA#2	4		\$ 5,873.10	\$ 487.34
102412	IA#2	4		\$ 5,873.10	\$ 487.34
102413	IA#2	4		\$ 5,873.10	\$ 487.34
102414	IA#2	4		\$ 5,873.10	\$ 487.34
102415	IA#2	4		\$ 5,873.10	\$ 487.34
102416	IA#2	4		\$ 5,873.10	\$ 487.34
102417	IA#2	4	[c]	\$ -	\$ -
102418	IA#2	4		\$ 5,873.10	\$ 487.34
102419	IA#2	4		\$ 5,873.10	\$ 487.34
102420	IA#2	4		\$ 5,873.10	\$ 487.34
102421	IA#2	4		\$ 5,873.10	\$ 487.34
102422	IA#2	4		\$ 5,873.10	\$ 487.34
102423	IA#2	4		\$ 5,873.10	\$ 487.34
102424	IA#2	4		\$ 5,873.10	\$ 487.34
102425	IA#2	4		\$ 5,873.10	\$ 487.34
102426	IA#2	4		\$ 5,873.10	\$ 487.34



Property ID	Improvement Area	Lot Type	Note	Major Improvement Area Bonds <sup>[a]</sup>	
				Outstanding Assesment	Annual Installment due 1/31/2025 <sup>[b]</sup>
102427	IA#2	4		\$ 5,873.10	\$ 487.34
102428	IA#2	Non-Benefited		\$ -	\$ -
102429	IA#2	4		\$ 5,873.10	\$ 487.34
102430	IA#2	4		\$ 5,873.10	\$ 487.34
102431	IA#2	4		\$ 5,873.10	\$ 487.34
102432	IA#2	4		\$ 5,873.10	\$ 487.34
102433	IA#2	4		\$ 5,873.10	\$ 487.34
102434	IA#2	4		\$ 5,873.10	\$ 487.34
102435	IA#2	4		\$ 5,873.10	\$ 487.34
102436	IA#2	4		\$ 5,873.10	\$ 487.34
102437	IA#2	4		\$ 5,873.10	\$ 487.34
102438	IA#2	4		\$ 5,873.10	\$ 487.34
102439	IA#2	4		\$ 5,873.10	\$ 487.34
102440	IA#2	4		\$ 5,873.10	\$ 487.34
102441	IA#2	4		\$ 5,873.10	\$ 487.34
102442	IA#2	4		\$ 5,873.10	\$ 487.34
102443	IA#2	4		\$ 5,873.10	\$ 487.34
102444	IA#2	4		\$ 5,873.10	\$ 487.34
102445	IA#2	4		\$ 5,873.10	\$ 487.34
102446	IA#2	4		\$ 5,873.10	\$ 487.34
102447	IA#2	4		\$ 5,873.10	\$ 487.34
102448	IA#2	4		\$ 5,873.10	\$ 487.34
102449	IA#2	4		\$ 5,873.10	\$ 487.34
102450	IA#2	4		\$ 5,873.10	\$ 487.34
102451	IA#2	4		\$ 5,873.10	\$ 487.34
102452	IA#2	4		\$ 5,873.10	\$ 487.34
102453	IA#2	4		\$ 5,873.10	\$ 487.34
102454	IA#2	Non-Benefited		\$ -	\$ -
102455	IA#2	Non-Benefited		\$ -	\$ -
102456	IA#2	Non-Benefited		\$ -	\$ -
102457	IA#2	3		\$ 5,486.52	\$ 455.27
102458	IA#2	3		\$ 5,486.52	\$ 455.27
102459	IA#2	Non-Benefited		\$ -	\$ -
102460	IA#2	4		\$ 5,873.10	\$ 487.34
102461	IA#2	4		\$ 5,873.10	\$ 487.34
102462	IA#2	4		\$ 5,873.10	\$ 487.34
102463	IA#2	4		\$ 5,873.10	\$ 487.34
102464	IA#2	4		\$ 5,873.10	\$ 487.34
102465	IA#2	4		\$ 5,873.10	\$ 487.34
102466	IA#2	4		\$ 5,873.10	\$ 487.34

Property ID	Improvement Area	Lot Type	Note	Major Improvement Area Bonds <sup>[a]</sup>	
				Outstanding Assesment	Annual Installment due 1/31/2025 <sup>[b]</sup>
102467	IA#2	4		\$ 5,873.10	\$ 487.34
102468	IA#2	3		\$ 5,486.52	\$ 455.27
102469	IA#2	3		\$ 5,486.52	\$ 455.27
102470	IA#2	3		\$ 5,486.52	\$ 455.27
102471	IA#2	3		\$ 5,486.52	\$ 455.27
102472	IA#2	3		\$ 5,486.52	\$ 455.27
102473	IA#2	3		\$ 5,486.52	\$ 455.27
102474	IA#2	3		\$ 5,486.52	\$ 455.27
102475	IA#2	3		\$ 5,486.52	\$ 455.27
102476	IA#2	3		\$ 5,486.52	\$ 455.27
102477	IA#2	3		\$ 5,486.52	\$ 455.27
102478	IA#2	3		\$ 5,486.52	\$ 455.27
102479	IA#2	3		\$ 5,486.52	\$ 455.27
102480	IA#2	3		\$ 5,486.52	\$ 455.27
102481	IA#2	3		\$ 5,486.52	\$ 455.27
102482	IA#2	3		\$ 5,486.52	\$ 455.27
102483	IA#2	Non-Benefited		\$ -	\$ -
105504	IA#2	4		\$ 5,873.10	\$ 487.34
105505	IA#2	4		\$ 5,873.10	\$ 487.34
105506	IA#2	4		\$ 5,873.10	\$ 487.34
105507	IA#2	4		\$ 5,873.10	\$ 487.34
105508	IA#2	4	[c]	\$ -	\$ -
105509	IA#2	4		\$ 5,873.10	\$ 487.34
105510	IA#2	4		\$ 5,873.10	\$ 487.34
105511	IA#2	4		\$ 5,873.10	\$ 487.34
105512	IA#2	4		\$ 5,873.10	\$ 487.34
105513	IA#2	4		\$ 5,873.10	\$ 487.34
105514	IA#2	4		\$ 5,873.10	\$ 487.34
105515	IA#2	4		\$ 5,873.10	\$ 487.34
105516	IA#2	4		\$ 5,873.10	\$ 487.34
105517	IA#2	4		\$ 5,873.10	\$ 487.34
105518	IA#2	4		\$ 5,873.10	\$ 487.34
105519	IA#2	4		\$ 5,873.10	\$ 487.34
105520	IA#2	4		\$ 5,873.10	\$ 487.34
105521	IA#2	4		\$ 5,873.10	\$ 487.34
105522	IA#2	Non-Benefited		\$ -	\$ -
105523	IA#2	3		\$ 5,486.52	\$ 455.27
105524	IA#2	3		\$ 5,486.52	\$ 455.27
105525	IA#2	3		\$ 5,486.52	\$ 455.27
105526	IA#2	3		\$ 5,486.52	\$ 455.27

Property ID	Improvement Area	Lot Type	Note	Major Improvement Area Bonds <sup>[a]</sup>	
				Outstanding Assesment	Annual Installment due 1/31/2025 <sup>[b]</sup>
105527	IA#2	3		\$ 5,486.52	\$ 455.27
105528	IA#2	3		\$ 5,486.52	\$ 455.27
105529	IA#2	3		\$ 5,486.52	\$ 455.27
105530	IA#2	3		\$ 5,486.52	\$ 455.27
105531	IA#2	3		\$ 5,486.52	\$ 455.27
105532	IA#2	4		\$ 5,873.10	\$ 487.34
105533	IA#2	3		\$ 5,486.52	\$ 455.27
105534	IA#2	3		\$ 5,486.52	\$ 455.27
105535	IA#2	3		\$ 5,486.52	\$ 455.27
105536	IA#2	3		\$ 5,486.52	\$ 455.27
105537	IA#2	3		\$ 5,486.52	\$ 455.27
105538	IA#2	3		\$ 5,486.52	\$ 455.27
105539	IA#2	3		\$ 5,486.52	\$ 455.27
105540	IA#2	3		\$ 5,486.52	\$ 455.27
105541	IA#2	3		\$ 5,486.52	\$ 455.27
105542	IA#2	3		\$ 5,486.52	\$ 455.27
105543	IA#2	3		\$ 5,486.52	\$ 455.27
105544	IA#2	3		\$ 5,486.52	\$ 455.27
105545	IA#2	3		\$ 5,486.52	\$ 455.27
105546	IA#2	3		\$ 5,486.52	\$ 455.27
105547	IA#2	3		\$ 5,486.52	\$ 455.27
105548	IA#2	3		\$ 5,486.52	\$ 455.27
105549	IA#2	3		\$ 5,486.52	\$ 455.27
105550	IA#2	3		\$ 5,486.52	\$ 455.27
105551	IA#2	3		\$ 5,486.52	\$ 455.27
105552	IA#2	3		\$ 5,486.52	\$ 455.27
105553	IA#2	3		\$ 5,486.52	\$ 455.27
105554	IA#2	3		\$ 5,486.52	\$ 455.27
105555	IA#2	3		\$ 5,486.52	\$ 455.27
105556	IA#2	3		\$ 5,486.52	\$ 455.27
105557	IA#2	3		\$ 5,486.52	\$ 455.27
105558	IA#2	3		\$ 5,486.52	\$ 455.27
105559	IA#2	3		\$ 5,486.52	\$ 455.27
105560	IA#2	3		\$ 5,486.52	\$ 455.27
105561	IA#2	3		\$ 5,486.52	\$ 455.27
105562	IA#2	4		\$ 5,873.10	\$ 487.34
105563	IA#2	4		\$ 5,873.10	\$ 487.34
105564	IA#2	4		\$ 5,873.10	\$ 487.34
105565	IA#2	4		\$ 5,873.10	\$ 487.34
105566	IA#2	4		\$ 5,873.10	\$ 487.34

Property ID	Improvement Area	Lot Type	Note	Major Improvement Area Bonds <sup>[a]</sup>	
				Outstanding Assesment	Annual Installment due 1/31/2025 <sup>[b]</sup>
105567	IA#2	4		\$ 5,873.10	\$ 487.34
105568	IA#2	4		\$ 5,873.10	\$ 487.34
105569	IA#2	4		\$ 5,873.10	\$ 487.34
105570	IA#2	4		\$ 5,873.10	\$ 487.34
105571	IA#2	4		\$ 5,873.10	\$ 487.34
105572	IA#2	4		\$ 5,873.10	\$ 487.34
105573	IA#2	4		\$ 5,873.10	\$ 487.34
105574	IA#2	4		\$ 5,873.10	\$ 487.34
105575	IA#2	4		\$ 5,873.10	\$ 487.34
105576	IA#2	4		\$ 5,873.10	\$ 487.34
105577	IA#2	4		\$ 5,873.10	\$ 487.34
105578	IA#2	4		\$ 5,873.10	\$ 487.34
105579	IA#2	4		\$ 5,873.10	\$ 487.34
105580	IA#2	4		\$ 5,873.10	\$ 487.34
105581	IA#2	4		\$ 5,873.10	\$ 487.34
105582	IA#2	4		\$ 5,873.10	\$ 487.34
105583	IA#2	4		\$ 5,873.10	\$ 487.34
105584	IA#2	4		\$ 5,873.10	\$ 487.34
105585	IA#2	Non-Benefited		\$ -	\$ -
105586	IA#2	3		\$ 5,486.52	\$ 455.27
105587	IA#2	3		\$ 5,486.52	\$ 455.27
105588	IA#2	3		\$ 5,486.52	\$ 455.27
105589	IA#2	3		\$ 5,486.52	\$ 455.27
105590	IA#2	3		\$ 5,486.52	\$ 455.27
105591	IA#2	3		\$ 5,486.52	\$ 455.27
105592	IA#2	3		\$ 5,486.52	\$ 455.27
105593	IA#2	3		\$ 5,486.52	\$ 455.27
105594	IA#2	3		\$ 5,486.52	\$ 455.27
105595	IA#2	3		\$ 5,486.52	\$ 455.27
105596	IA#2	3		\$ 5,486.52	\$ 455.27
105597	IA#2	3		\$ 5,486.52	\$ 455.27
105598	IA#2	3		\$ 5,486.52	\$ 455.27
105599	IA#2	3		\$ 5,486.52	\$ 455.27
105600	IA#2	3		\$ 5,486.52	\$ 455.27
105601	IA#2	3		\$ 5,486.52	\$ 455.27
105602	IA#2	3		\$ 5,486.52	\$ 455.27
105603	IA#2	3		\$ 5,486.52	\$ 455.27
105604	IA#2	3		\$ 5,486.52	\$ 455.27
105605	IA#2	3		\$ 5,486.52	\$ 455.27
105606	IA#2	3		\$ 5,486.52	\$ 455.27

Property ID	Improvement Area	Lot Type	Note	Major Improvement Area Bonds <sup>[a]</sup>	
				Outstanding Assesment	Annual Installment due 1/31/2025 <sup>[b]</sup>
105607	IA#2	4		\$ 5,873.10	\$ 487.34
105608	IA#2	4		\$ 5,873.10	\$ 487.34
105609	IA#2	4		\$ 5,873.10	\$ 487.34
105610	IA#2	4		\$ 5,873.10	\$ 487.34
105611	IA#2	4		\$ 5,873.10	\$ 487.34
105612	IA#2	4		\$ 5,873.10	\$ 487.34
105613	IA#2	4		\$ 5,873.10	\$ 487.34
105614	IA#2	4		\$ 5,873.10	\$ 487.34
105615	IA#2	4		\$ 5,873.10	\$ 487.34
105616	IA#2	4		\$ 5,873.10	\$ 487.34
105617	IA#2	4		\$ 5,873.10	\$ 487.34
105618	IA#2	4		\$ 5,873.10	\$ 487.34
105619	IA#2	4		\$ 5,873.10	\$ 487.34
105620	IA#2	4		\$ 5,873.10	\$ 487.34
105621	IA#2	4		\$ 5,873.10	\$ 487.34
105622	IA#2	4		\$ 5,873.10	\$ 487.34
105623	IA#2	4		\$ 5,873.10	\$ 487.34
105624	IA#2	4		\$ 5,873.10	\$ 487.34
105625	IA#2	4		\$ 5,873.10	\$ 487.34
105626	IA#2	4		\$ 5,873.10	\$ 487.34
105627	IA#2	4		\$ 5,873.10	\$ 487.34
105628	IA#2	Non-Benefited		\$ -	\$ -
105629	IA#2	Non-Benefited		\$ -	\$ -
105630	IA#2	Non-Benefited		\$ -	\$ -
105631	IA#2	3		\$ 5,486.52	\$ 455.27
105632	IA#2	3		\$ 5,486.52	\$ 455.27
105633	IA#2	3		\$ 5,486.52	\$ 455.27
105634	IA#2	3		\$ 5,486.52	\$ 455.27
105635	IA#2	3		\$ 5,486.52	\$ 455.27
105636	IA#2	3		\$ 5,486.52	\$ 455.27
105637	IA#2	3		\$ 5,486.52	\$ 455.27
105638	IA#2	3		\$ 5,486.52	\$ 455.27
105639	IA#2	3		\$ 5,486.52	\$ 455.27
105640	IA#2	3		\$ 5,486.52	\$ 455.27
105641	IA#2	3		\$ 5,486.52	\$ 455.27
105642	IA#2	3		\$ 5,486.52	\$ 455.27
105643	IA#2	3		\$ 5,486.52	\$ 455.27
105644	IA#2	3		\$ 5,486.52	\$ 455.27
105645	IA#2	3		\$ 5,486.52	\$ 455.27
105646	IA#2	3		\$ 5,486.52	\$ 455.27

Property ID	Improvement Area	Lot Type	Note	Major Improvement Area Bonds <sup>[a]</sup>	
				Outstanding Assesment	Annual Installment due 1/31/2025 <sup>[b]</sup>
105647	IA#2	Non-Benefited		\$ -	\$ -
105648	IA#2	3		\$ 5,486.52	\$ 455.27
105649	IA#2	3		\$ 5,486.52	\$ 455.27
105650	IA#2	3		\$ 5,486.52	\$ 455.27
105651	IA#2	3		\$ 5,486.52	\$ 455.27
105652	IA#2	3		\$ 5,486.52	\$ 455.27
105653	IA#2	3		\$ 5,486.52	\$ 455.27
105654	IA#2	3		\$ 5,486.52	\$ 455.27
105655	IA#2	3		\$ 5,486.52	\$ 455.27
105656	IA#2	3		\$ 5,486.52	\$ 455.27
105657	IA#2	3		\$ 5,486.52	\$ 455.27
105658	IA#2	3		\$ 5,486.52	\$ 455.27
105659	IA#2	3		\$ 5,486.52	\$ 455.27
105660	IA#2	3		\$ 5,486.52	\$ 455.27
105661	IA#2	3		\$ 5,486.52	\$ 455.27
105662	IA#2	3		\$ 5,486.52	\$ 455.27
105663	IA#2	3		\$ 5,486.52	\$ 455.27
105664	IA#2	3		\$ 5,486.52	\$ 455.27
105665	IA#2	3		\$ 5,486.52	\$ 455.27
105666	IA#2	3		\$ 5,486.52	\$ 455.27
105667	IA#2	3		\$ 5,486.52	\$ 455.27
105668	IA#2	3		\$ 5,486.52	\$ 455.27
105669	IA#2	3		\$ 5,486.52	\$ 455.27
105670	IA#2	3		\$ 5,486.52	\$ 455.27
105671	IA#2	3		\$ 5,486.52	\$ 455.27
105672	IA#2	3		\$ 5,486.52	\$ 455.27
105673	IA#2	3		\$ 5,486.52	\$ 455.27
105674	IA#2	3		\$ 5,486.52	\$ 455.27
105675	IA#2	3		\$ 5,486.52	\$ 455.27
105676	IA#2	3		\$ 5,486.52	\$ 455.27
105677	IA#2	3		\$ 5,486.52	\$ 455.27
105678	IA#2	3		\$ 5,486.52	\$ 455.27
105679	IA#2	3		\$ 5,486.52	\$ 455.27
105680	IA#2	3		\$ 5,486.52	\$ 455.27
105681	IA#2	3		\$ 5,486.52	\$ 455.27
105682	IA#2	3		\$ 5,486.52	\$ 455.27
105683	IA#2	3		\$ 5,486.52	\$ 455.27
105684	IA#2	3		\$ 5,486.52	\$ 455.27
105685	IA#2	3		\$ 5,486.52	\$ 455.27
105686	IA#2	3		\$ 5,486.52	\$ 455.27

Property ID	Improvement Area	Lot Type	Note	Major Improvement Area Bonds <sup>[a]</sup>	
				Outstanding Assesment	Annual Installment due 1/31/2025 <sup>[b]</sup>
105687	IA#2	3		\$ 5,486.52	\$ 455.27
105688	IA#2	3		\$ 5,486.52	\$ 455.27
105689	IA#2	3		\$ 5,486.52	\$ 455.27
105690	IA#2	3		\$ 5,486.52	\$ 455.27
105691	IA#2	3		\$ 5,486.52	\$ 455.27
105692	IA#2	3		\$ 5,486.52	\$ 455.27
105693	IA#2	3		\$ 5,486.52	\$ 455.27
105694	IA#2	4		\$ 5,873.10	\$ 487.34
105695	IA#2	3		\$ 5,486.52	\$ 455.27
105696	IA#2	3		\$ 5,486.52	\$ 455.27
105697	IA#2	3		\$ 5,486.52	\$ 455.27
105698	IA#2	3		\$ 5,486.52	\$ 455.27
105699	IA#2	3		\$ 5,486.52	\$ 455.27
105700	IA#2	3		\$ 5,486.52	\$ 455.27
105701	IA#2	3		\$ 5,486.52	\$ 455.27
105702	IA#2	3		\$ 5,486.52	\$ 455.27
105703	IA#2	3		\$ 5,486.52	\$ 455.27
105704	IA#2	3		\$ 5,486.52	\$ 455.27
105705	IA#2	3		\$ 5,486.52	\$ 455.27
105706	IA#2	3		\$ 5,486.52	\$ 455.27
105707	IA#2	3		\$ 5,486.52	\$ 455.27
105708	IA#2	Non-Benefited		\$ -	\$ -
105709	IA#2	Non-Benefited		\$ -	\$ -
105710	IA#2	Non-Benefited		\$ -	\$ -
105711	IA#2	Non-Benefited		\$ -	\$ -
105712	IA#2	3		\$ 5,486.52	\$ 455.27
105713	IA#2	3		\$ 5,486.52	\$ 455.27
105714	IA#2	3		\$ 5,486.52	\$ 455.27
105715	IA#2	3		\$ 5,486.52	\$ 455.27
105716	IA#2	3		\$ 5,486.52	\$ 455.27
105717	IA#2	3		\$ 5,486.52	\$ 455.27
105718	IA#2	3		\$ 5,486.52	\$ 455.27
105719	IA#2	3		\$ 5,486.52	\$ 455.27
105720	IA#2	3		\$ 5,486.52	\$ 455.27
105721	IA#2	3		\$ 5,486.52	\$ 455.27
105722	IA#2	3		\$ 5,486.52	\$ 455.27
105723	IA#2	3		\$ 5,486.52	\$ 455.27
105724	IA#2	3		\$ 5,486.52	\$ 455.27
105725	IA#2	3		\$ 5,486.52	\$ 455.27
105726	IA#2	3		\$ 5,486.52	\$ 455.27

Property ID	Improvement Area	Lot Type	Note	Major Improvement Area Bonds <sup>[a]</sup>	
				Outstanding Assesment	Annual Installment due 1/31/2025 <sup>[b]</sup>
105727	IA#2	3		\$ 5,486.52	\$ 455.27
105728	IA#2	3		\$ 5,486.52	\$ 455.27
105729	IA#2	3		\$ 5,486.52	\$ 455.27
105730	IA#2	3		\$ 5,486.52	\$ 455.27
105731	IA#2	3		\$ 5,486.52	\$ 455.27
105732	IA#2	Non-Benefited		\$ -	\$ -
105733	IA#2	3		\$ 5,486.52	\$ 455.27
105734	IA#2	3		\$ 5,486.52	\$ 455.27
105735	IA#2	3		\$ 5,486.52	\$ 455.27
105736	IA#2	3		\$ 5,486.52	\$ 455.27
105737	IA#2	3		\$ 5,486.52	\$ 455.27
105738	IA#2	3		\$ 5,486.52	\$ 455.27
105740	IA#2	3		\$ 5,486.52	\$ 455.27
97014	IA#3	Non-Benefited		\$ -	\$ -
330356	IA#3	7		\$ 6,102.88	\$ 506.41
330357	IA#3	7		\$ 6,102.88	\$ 506.41
330358	IA#3	7		\$ 6,102.88	\$ 506.41
330359	IA#3	7		\$ 6,102.88	\$ 506.41
330360	IA#3	7		\$ 6,102.88	\$ 506.41
330361	IA#3	7		\$ 6,102.88	\$ 506.41
330362	IA#3	7		\$ 6,102.88	\$ 506.41
330363	IA#3	7		\$ 6,102.88	\$ 506.41
330364	IA#3	7		\$ 6,102.88	\$ 506.41
330365	IA#3	7		\$ 6,102.88	\$ 506.41
330366	IA#3	7		\$ 6,102.88	\$ 506.41
330367	IA#3	7		\$ 6,102.88	\$ 506.41
330368	IA#3	7		\$ 6,102.88	\$ 506.41
330369	IA#3	7		\$ 6,102.88	\$ 506.41
330370	IA#3	7		\$ 6,102.88	\$ 506.41
330371	IA#3	7		\$ 6,102.88	\$ 506.41
330372	IA#3	7		\$ 6,102.88	\$ 506.41
330373	IA#3	7		\$ 6,102.88	\$ 506.41
330374	IA#3	7		\$ 6,102.88	\$ 506.41
330375	IA#3	7		\$ 6,102.88	\$ 506.41
330376	IA#3	7		\$ 6,102.88	\$ 506.41
330377	IA#3	7		\$ 6,102.88	\$ 506.41
330378	IA#3	7		\$ 6,102.88	\$ 506.41
330379	IA#3	7		\$ 6,102.88	\$ 506.41
330380	IA#3	7		\$ 6,102.88	\$ 506.41
330381	IA#3	7		\$ 6,102.88	\$ 506.41



Property ID	Improvement Area	Lot Type	Note	Major Improvement Area Bonds <sup>[a]</sup>	
				Outstanding Assesment	Annual Installment due 1/31/2025 <sup>[b]</sup>
330382	IA#3	7		\$ 6,102.88	\$ 506.41
330383	IA#3	7		\$ 6,102.88	\$ 506.41
330387	IA#3	6		\$ 5,424.79	\$ 450.15
330388	IA#3	6		\$ 5,424.79	\$ 450.15
330389	IA#3	6		\$ 5,424.79	\$ 450.15
330390	IA#3	6		\$ 5,424.79	\$ 450.15
330391	IA#3	6		\$ 5,424.79	\$ 450.15
330392	IA#3	6		\$ 5,424.79	\$ 450.15
330393	IA#3	6		\$ 5,424.79	\$ 450.15
330394	IA#3	6		\$ 5,424.79	\$ 450.15
330395	IA#3	6		\$ 5,424.79	\$ 450.15
330396	IA#3	6		\$ 5,424.79	\$ 450.15
330397	IA#3	6		\$ 5,424.79	\$ 450.15
330398	IA#3	6		\$ 5,424.79	\$ 450.15
330399	IA#3	6		\$ 5,424.79	\$ 450.15
330400	IA#3	6		\$ 5,424.79	\$ 450.15
330401	IA#3	6		\$ 5,424.79	\$ 450.15
330402	IA#3	6		\$ 5,424.79	\$ 450.15
330403	IA#3	6		\$ 5,424.79	\$ 450.15
330404	IA#3	6		\$ 5,424.79	\$ 450.15
330405	IA#3	6		\$ 5,424.79	\$ 450.15
330406	IA#3	6		\$ 5,424.79	\$ 450.15
330407	IA#3	6		\$ 5,424.79	\$ 450.15
330408	IA#3	6		\$ 5,424.79	\$ 450.15
330409	IA#3	6		\$ 5,424.79	\$ 450.15
330410	IA#3	6		\$ 5,424.79	\$ 450.15
330411	IA#3	6		\$ 5,424.79	\$ 450.15
330412	IA#3	6		\$ 5,424.79	\$ 450.15
330413	IA#3	6		\$ 5,424.79	\$ 450.15
330414	IA#3	6		\$ 5,424.79	\$ 450.15
330415	IA#3	6		\$ 5,424.79	\$ 450.15
330417	IA#3	5		\$ 4,746.69	\$ 393.88
330418	IA#3	5		\$ 4,746.69	\$ 393.88
330419	IA#3	5		\$ 4,746.69	\$ 393.88
330420	IA#3	5		\$ 4,746.69	\$ 393.88
330421	IA#3	5		\$ 4,746.69	\$ 393.88
330422	IA#3	5		\$ 4,746.69	\$ 393.88
330423	IA#3	5		\$ 4,746.69	\$ 393.88
330424	IA#3	5		\$ 4,746.69	\$ 393.88
330425	IA#3	5		\$ 4,746.69	\$ 393.88

Property ID	Improvement Area	Lot Type	Note	Major Improvement Area Bonds <sup>[a]</sup>	
				Outstanding Assesment	Annual Installment due 1/31/2025 <sup>[b]</sup>
330426	IA#3	5		\$ 4,746.69	\$ 393.88
330427	IA#3	5		\$ 4,746.69	\$ 393.88
330428	IA#3	5		\$ 4,746.69	\$ 393.88
330429	IA#3	5		\$ 4,746.69	\$ 393.88
330430	IA#3	5		\$ 4,746.69	\$ 393.88
330431	IA#3	5		\$ 4,746.69	\$ 393.88
330432	IA#3	5		\$ 4,746.69	\$ 393.88
330433	IA#3	5		\$ 4,746.69	\$ 393.88
330434	IA#3	5		\$ 4,746.69	\$ 393.88
330435	IA#3	5		\$ 4,746.69	\$ 393.88
330436	IA#3	5		\$ 4,746.69	\$ 393.88
330437	IA#3	5		\$ 4,746.69	\$ 393.88
330438	IA#3	5		\$ 4,746.69	\$ 393.88
330439	IA#3	5		\$ 4,746.69	\$ 393.88
330440	IA#3	5		\$ 4,746.69	\$ 393.88
330441	IA#3	5		\$ 4,746.69	\$ 393.88
330442	IA#3	5		\$ 4,746.69	\$ 393.88
330443	IA#3	5		\$ 4,746.69	\$ 393.88
330444	IA#3	5		\$ 4,746.69	\$ 393.88
330445	IA#3	5		\$ 4,746.69	\$ 393.88
330446	IA#3	5		\$ 4,746.69	\$ 393.88
330447	IA#3	5		\$ 4,746.69	\$ 393.88
330448	IA#3	5		\$ 4,746.69	\$ 393.88
330449	IA#3	5		\$ 4,746.69	\$ 393.88
330450	IA#3	5		\$ 4,746.69	\$ 393.88
330451	IA#3	5		\$ 4,746.69	\$ 393.88
330452	IA#3	5		\$ 4,746.69	\$ 393.88
330453	IA#3	5		\$ 4,746.69	\$ 393.88
330454	IA#3	5		\$ 4,746.69	\$ 393.88
330455	IA#3	5		\$ 4,746.69	\$ 393.88
330456	IA#3	5		\$ 4,746.69	\$ 393.88
330457	IA#3	5		\$ 4,746.69	\$ 393.88
330458	IA#3	5		\$ 4,746.69	\$ 393.88
330459	IA#3	5		\$ 4,746.69	\$ 393.88
330460	IA#3	5		\$ 4,746.69	\$ 393.88
330461	IA#3	5		\$ 4,746.69	\$ 393.88
330462	IA#3	5		\$ 4,746.69	\$ 393.88
330463	IA#3	5		\$ 4,746.69	\$ 393.88
330464	IA#3	5		\$ 4,746.69	\$ 393.88
330465	IA#3	5		\$ 4,746.69	\$ 393.88

Property ID	Improvement Area	Lot Type	Note	Major Improvement Area Bonds <sup>[a]</sup>	
				Outstanding Assesment	Annual Installment due 1/31/2025 <sup>[b]</sup>
330466	IA#3	5		\$ 4,746.69	\$ 393.88
330467	IA#3	5		\$ 4,746.69	\$ 393.88
330473	IA#3	5		\$ 4,746.69	\$ 393.88
330474	IA#3	5		\$ 4,746.69	\$ 393.88
330475	IA#3	5		\$ 4,746.69	\$ 393.88
330476	IA#3	5		\$ 4,746.69	\$ 393.88
330477	IA#3	5		\$ 4,746.69	\$ 393.88
330478	IA#3	5		\$ 4,746.69	\$ 393.88
330479	IA#3	5		\$ 4,746.69	\$ 393.88
330480	IA#3	5		\$ 4,746.69	\$ 393.88
330481	IA#3	5		\$ 4,746.69	\$ 393.88
330482	IA#3	5		\$ 4,746.69	\$ 393.88
330483	IA#3	5		\$ 4,746.69	\$ 393.88
330484	IA#3	5		\$ 4,746.69	\$ 393.88
330485	IA#3	5		\$ 4,746.69	\$ 393.88
330486	IA#3	5		\$ 4,746.69	\$ 393.88
330487	IA#3	5		\$ 4,746.69	\$ 393.88
330488	IA#3	5		\$ 4,746.69	\$ 393.88
330489	IA#3	5		\$ 4,746.69	\$ 393.88
330490	IA#3	5		\$ 4,746.69	\$ 393.88
330491	IA#3	5		\$ 4,746.69	\$ 393.88
330492	IA#3	5		\$ 4,746.69	\$ 393.88
330493	IA#3	5		\$ 4,746.69	\$ 393.88
330494	IA#3	5		\$ 4,746.69	\$ 393.88
330495	IA#3	5		\$ 4,746.69	\$ 393.88
330496	IA#3	5		\$ 4,746.69	\$ 393.88
330497	IA#3	5		\$ 4,746.69	\$ 393.88
330498	IA#3	5		\$ 4,746.69	\$ 393.88
330499	IA#3	5		\$ 4,746.69	\$ 393.88
330500	IA#3	5		\$ 4,746.69	\$ 393.88
330501	IA#3	5		\$ 4,746.69	\$ 393.88
330502	IA#3	5		\$ 4,746.69	\$ 393.88
330505	IA#3	7		\$ 6,102.88	\$ 506.41
330506	IA#3	7		\$ 6,102.88	\$ 506.41
330507	IA#3	7		\$ 6,102.88	\$ 506.41
330508	IA#3	7		\$ 6,102.88	\$ 506.41
330509	IA#3	7		\$ 6,102.88	\$ 506.41
330510	IA#3	7		\$ 6,102.88	\$ 506.41
330511	IA#3	7		\$ 6,102.88	\$ 506.41
330512	IA#3	7		\$ 6,102.88	\$ 506.41

Property ID	Improvement Area	Lot Type	Note	Major Improvement Area Bonds <sup>[a]</sup>	
				Outstanding Assesment	Annual Installment due 1/31/2025 <sup>[b]</sup>
330513	IA#3	7		\$ 6,102.88	\$ 506.41
330514	IA#3	7		\$ 6,102.88	\$ 506.41
330515	IA#3	7		\$ 6,102.88	\$ 506.41
330516	IA#3	6		\$ 5,424.79	\$ 450.15
330517	IA#3	6		\$ 5,424.79	\$ 450.15
330518	IA#3	6		\$ 5,424.79	\$ 450.15
330519	IA#3	6		\$ 5,424.79	\$ 450.15
330520	IA#3	6		\$ 5,424.79	\$ 450.15
330521	IA#3	6		\$ 5,424.79	\$ 450.15
330522	IA#3	6		\$ 5,424.79	\$ 450.15
330523	IA#3	6		\$ 5,424.79	\$ 450.15
330524	IA#3	6		\$ 5,424.79	\$ 450.15
330525	IA#3	6		\$ 5,424.79	\$ 450.15
330529	IA#3	6		\$ 5,424.79	\$ 450.15
330530	IA#3	6		\$ 5,424.79	\$ 450.15
330531	IA#3	6		\$ 5,424.79	\$ 450.15
330532	IA#3	6		\$ 5,424.79	\$ 450.15
330533	IA#3	6		\$ 5,424.79	\$ 450.15
330534	IA#3	6		\$ 5,424.79	\$ 450.15
330535	IA#3	6		\$ 5,424.79	\$ 450.15
330536	IA#3	6		\$ 5,424.79	\$ 450.15
330537	IA#3	6		\$ 5,424.79	\$ 450.15
330538	IA#3	6		\$ 5,424.79	\$ 450.15
330539	IA#3	6		\$ 5,424.79	\$ 450.15
330540	IA#3	6		\$ 5,424.79	\$ 450.15
330541	IA#3	6		\$ 5,424.79	\$ 450.15
330544	IA#3	7		\$ 6,102.88	\$ 506.41
330545	IA#3	7		\$ 6,102.88	\$ 506.41
330546	IA#3	7		\$ 6,102.88	\$ 506.41
330547	IA#3	7		\$ 6,102.88	\$ 506.41
330548	IA#3	7		\$ 6,102.88	\$ 506.41
330549	IA#3	7		\$ 6,102.88	\$ 506.41
330550	IA#3	7		\$ 6,102.88	\$ 506.41
330551	IA#3	7		\$ 6,102.88	\$ 506.41
330552	IA#3	7		\$ 6,102.88	\$ 506.41
330553	IA#3	7		\$ 6,102.88	\$ 506.41
330554	IA#3	7		\$ 6,102.88	\$ 506.41
330555	IA#3	7		\$ 6,102.88	\$ 506.41
330556	IA#3	7		\$ 6,102.88	\$ 506.41
330557	IA#3	7		\$ 6,102.88	\$ 506.41

Property ID	Improvement Area	Lot Type	Note	Major Improvement Area Bonds <sup>[a]</sup>	
				Outstanding Assesment	Annual Installment due 1/31/2025 <sup>[b]</sup>
330558	IA#3	7		\$ 6,102.88	\$ 506.41
330559	IA#3	7		\$ 6,102.88	\$ 506.41
330560	IA#3	7		\$ 6,102.88	\$ 506.41
330561	IA#3	7		\$ 6,102.88	\$ 506.41
330562	IA#3	7		\$ 6,102.88	\$ 506.41
330563	IA#3	7		\$ 6,102.88	\$ 506.41
330564	IA#3	7		\$ 6,102.88	\$ 506.41
330565	IA#3	7		\$ 6,102.88	\$ 506.41
330566	IA#3	7		\$ 6,102.88	\$ 506.41
330567	IA#3	7		\$ 6,102.88	\$ 506.41
330568	IA#3	7		\$ 6,102.88	\$ 506.41
330569	IA#3	7		\$ 6,102.88	\$ 506.41
330570	IA#3	7		\$ 6,102.88	\$ 506.41
330571	IA#3	7		\$ 6,102.88	\$ 506.41
330572	IA#3	7		\$ 6,102.88	\$ 506.41
330573	IA#3	7		\$ 6,102.88	\$ 506.41
330574	IA#3	7		\$ 6,102.88	\$ 506.41
330575	IA#3	7		\$ 6,102.88	\$ 506.41
330576	IA#3	7		\$ 6,102.88	\$ 506.41
330577	IA#3	7		\$ 6,102.88	\$ 506.41
330578	IA#3	7		\$ 6,102.88	\$ 506.41
330579	IA#3	7		\$ 6,102.88	\$ 506.41
330580	IA#3	7		\$ 6,102.88	\$ 506.41
330581	IA#3	7		\$ 6,102.88	\$ 506.41
330582	IA#3	7		\$ 6,102.88	\$ 506.41
330583	IA#3	7		\$ 6,102.88	\$ 506.41
330584	IA#3	7		\$ 6,102.88	\$ 506.41
330585	IA#3	7		\$ 6,102.88	\$ 506.41
330586	IA#3	7		\$ 6,102.88	\$ 506.41
330587	IA#3	7		\$ 6,102.88	\$ 506.41
330588	IA#3	7		\$ 6,102.88	\$ 506.41
330589	IA#3	7		\$ 6,102.88	\$ 506.41
330590	IA#3	7		\$ 6,102.88	\$ 506.41
330591	IA#3	7		\$ 6,102.88	\$ 506.41
330592	IA#3	7		\$ 6,102.88	\$ 506.41
330593	IA#3	7		\$ 6,102.88	\$ 506.41
330594	IA#3	7		\$ 6,102.88	\$ 506.41
330595	IA#3	7		\$ 6,102.88	\$ 506.41
330596	IA#3	6		\$ 5,424.79	\$ 450.15
330597	IA#3	6		\$ 5,424.79	\$ 450.15

Property ID	Improvement Area	Lot Type	Note	Major Improvement Area Bonds <sup>[a]</sup>	
				Outstanding Assesment	Annual Installment due 1/31/2025 <sup>[b]</sup>
330598	IA#3	6		\$ 5,424.79	\$ 450.15
330599	IA#3	6		\$ 5,424.79	\$ 450.15
330600	IA#3	6		\$ 5,424.79	\$ 450.15
330601	IA#3	6		\$ 5,424.79	\$ 450.15
330602	IA#3	6		\$ 5,424.79	\$ 450.15
330603	IA#3	6		\$ 5,424.79	\$ 450.15
330604	IA#3	6		\$ 5,424.79	\$ 450.15
330605	IA#3	6		\$ 5,424.79	\$ 450.15
330606	IA#3	6		\$ 5,424.79	\$ 450.15
330607	IA#3	6		\$ 5,424.79	\$ 450.15
330608	IA#3	6		\$ 5,424.79	\$ 450.15
330609	IA#3	6		\$ 5,424.79	\$ 450.15
330610	IA#3	6		\$ 5,424.79	\$ 450.15
330611	IA#3	6		\$ 5,424.79	\$ 450.15
330612	IA#3	6		\$ 5,424.79	\$ 450.15
330613	IA#3	6		\$ 5,424.79	\$ 450.15
330614	IA#3	6		\$ 5,424.79	\$ 450.15
330615	IA#3	6		\$ 5,424.79	\$ 450.15
330616	IA#3	6		\$ 5,424.79	\$ 450.15
330617	IA#3	6		\$ 5,424.79	\$ 450.15
330618	IA#3	6		\$ 5,424.79	\$ 450.15
330619	IA#3	6		\$ 5,424.79	\$ 450.15
330620	IA#3	6		\$ 5,424.79	\$ 450.15
330621	IA#3	6		\$ 5,424.79	\$ 450.15
330622	IA#3	6		\$ 5,424.79	\$ 450.15
330623	IA#3	6		\$ 5,424.79	\$ 450.15
330624	IA#3	6		\$ 5,424.79	\$ 450.15
330625	IA#3	6		\$ 5,424.79	\$ 450.15
330626	IA#3	6		\$ 5,424.79	\$ 450.15
330627	IA#3	7		\$ 6,102.88	\$ 506.41
330628	IA#3	7		\$ 6,102.88	\$ 506.41
330629	IA#3	7		\$ 6,102.88	\$ 506.41
330630	IA#3	7		\$ 6,102.88	\$ 506.41
330631	IA#3	7		\$ 6,102.88	\$ 506.41
330632	IA#3	7		\$ 6,102.88	\$ 506.41
330633	IA#3	7		\$ 6,102.88	\$ 506.41
330634	IA#3	7		\$ 6,102.88	\$ 506.41
330635	IA#3	7		\$ 6,102.88	\$ 506.41
330636	IA#3	7		\$ 6,102.88	\$ 506.41
330637	IA#3	7		\$ 6,102.88	\$ 506.41

Property ID	Improvement Area	Lot Type	Note	Major Improvement Area Bonds <sup>[a]</sup>	
				Outstanding Assesment	Annual Installment due 1/31/2025 <sup>[b]</sup>
330638	IA#3	7		\$ 6,102.88	\$ 506.41
330639	IA#3	7		\$ 6,102.88	\$ 506.41
330640	IA#3	7		\$ 6,102.88	\$ 506.41
330641	IA#3	7		\$ 6,102.88	\$ 506.41
330642	IA#3	7		\$ 6,102.88	\$ 506.41
330643	IA#3	7		\$ 6,102.88	\$ 506.41
330644	IA#3	7		\$ 6,102.88	\$ 506.41
330645	IA#3	7		\$ 6,102.88	\$ 506.41
330646	IA#3	7		\$ 6,102.88	\$ 506.41
330647	IA#3	7		\$ 6,102.88	\$ 506.41
330648	IA#3	7		\$ 6,102.88	\$ 506.41
330649	IA#3	7		\$ 6,102.88	\$ 506.41
330650	IA#3	7		\$ 6,102.88	\$ 506.41
330651	IA#3	7		\$ 6,102.88	\$ 506.41
330652	IA#3	7		\$ 6,102.88	\$ 506.41
330654	IA#3	6		\$ 5,424.79	\$ 450.15
330655	IA#3	6		\$ 5,424.79	\$ 450.15
330656	IA#3	6		\$ 5,424.79	\$ 450.15
330657	IA#3	6		\$ 5,424.79	\$ 450.15
330658	IA#3	6		\$ 5,424.79	\$ 450.15
330659	IA#3	6		\$ 5,424.79	\$ 450.15
330660	IA#3	6		\$ 5,424.79	\$ 450.15
330661	IA#3	6		\$ 5,424.79	\$ 450.15
330662	IA#3	6		\$ 5,424.79	\$ 450.15
330663	IA#3	6		\$ 5,424.79	\$ 450.15
330664	IA#3	6		\$ 5,424.79	\$ 450.15
330665	IA#3	6		\$ 5,424.79	\$ 450.15
330666	IA#3	6		\$ 5,424.79	\$ 450.15
330667	IA#3	6		\$ 5,424.79	\$ 450.15
330668	IA#3	6		\$ 5,424.79	\$ 450.15
330669	IA#3	6		\$ 5,424.79	\$ 450.15
330670	IA#3	6		\$ 5,424.79	\$ 450.15
330671	IA#3	6		\$ 5,424.79	\$ 450.15
330672	IA#3	6		\$ 5,424.79	\$ 450.15
330673	IA#3	6		\$ 5,424.79	\$ 450.15
330674	IA#3	6		\$ 5,424.79	\$ 450.15
330675	IA#3	6		\$ 5,424.79	\$ 450.15
330676	IA#3	6		\$ 5,424.79	\$ 450.15
330677	IA#3	6		\$ 5,424.79	\$ 450.15
330678	IA#3	6		\$ 5,424.79	\$ 450.15

Property ID	Improvement Area	Lot Type	Note	Major Improvement Area Bonds <sup>[a]</sup>	
				Outstanding Assessment	Annual Installment due 1/31/2025 <sup>[b]</sup>
330679	IA#3	6		\$ 5,424.79	\$ 450.15
330680	IA#3	6		\$ 5,424.79	\$ 450.15
330681	IA#3	6		\$ 5,424.79	\$ 450.15
330682	IA#3	6		\$ 5,424.79	\$ 450.15
330683	IA#3	6		\$ 5,424.79	\$ 450.15
330684	IA#3	6		\$ 5,424.79	\$ 450.15
330685	IA#3	6		\$ 5,424.79	\$ 450.15
330686	IA#3	6		\$ 5,424.79	\$ 450.15
330687	IA#3	6		\$ 5,424.79	\$ 450.15
330688	IA#3	6		\$ 5,424.79	\$ 450.15
330689	IA#3	6		\$ 5,424.79	\$ 450.15
330690	IA#3	6		\$ 5,424.79	\$ 450.15
330691	IA#3	6		\$ 5,424.79	\$ 450.15
330692	IA#3	6		\$ 5,424.79	\$ 450.15
330693	IA#3	6		\$ 5,424.79	\$ 450.15
330694	IA#3	6		\$ 5,424.79	\$ 450.15
330695	IA#3	6		\$ 5,424.79	\$ 450.15
330696	IA#3	6		\$ 5,424.79	\$ 450.15
330697	IA#3	6		\$ 5,424.79	\$ 450.15
330542	IA#3	Non-Benefited		\$ -	\$ -
330543	IA#3	Non-Benefited		\$ -	\$ -
330470	IA#3	Non-Benefited		\$ -	\$ -
330471	IA#3	Non-Benefited		\$ -	\$ -
330472	IA#3	Non-Benefited		\$ -	\$ -
330385	IA#3	Non-Benefited		\$ -	\$ -
330698	IA#3	Non-Benefited		\$ -	\$ -
330468	IA#3	Non-Benefited		\$ -	\$ -
330469	IA#3	Non-Benefited		\$ -	\$ -
330503	IA#3	Non-Benefited		\$ -	\$ -
330504	IA#3	Non-Benefited		\$ -	\$ -
330653	IA#3	Non-Benefited		\$ -	\$ -
330526	IA#3	Non-Benefited		\$ -	\$ -
330527	IA#3	Non-Benefited		\$ -	\$ -
330384	IA#3	Non-Benefited		\$ -	\$ -
330416	IA#3	Non-Benefited		\$ -	\$ -
330386	IA#3	Non-Benefited		\$ -	\$ -
12863	IA#4	IA #4 Initial Parcel		\$ 782,731.35	\$ 64,950.54
<b>Total<sup>[d]</sup></b>				<b>\$ 4,553,255.29</b>	<b>\$ 377,826.26</b>

**Footnotes:**

[a] Represents Major Improvement Area Bonds attributable to Improvement Area #2, Improvement Area #3, and Improvement Area #4. Lots within the Major Improvement Area have also been allocated a portion of the Improvement Area #2, Improvement Area #3, or Improvement Area #4 Assessment. See Exhibit F-1 for the Improvement Area #2 Assessment Roll, Exhibit G-1 for the Improvement Area #3 Assessment Roll, and Exhibit H-1 for the Improvement Area #4 Assessment Roll.

[b] The Annual Installment covers the period September 15, 2024 to September 14, 2025 and is due by January 31, 2025.

[c] Property has prepaid their Assessment in full.

[d] Totals may not match Service Plan or Installment schedules due to rounding and/or Prepayments.



## EXHIBIT I-2 – MAJOR IMPROVEMENT AREA ANNUAL INSTALLMENTS

Major Improvement Area Bonds <sup>1</sup>					
Installments Due 1/31	Principal	Interest <sup>2</sup>	Additional Interest	Annual Collection Costs	Total Installment
2025	\$ 100,000.00	\$ 237,512.50	\$ 22,825.00	\$ 18,415.76	\$ 378,753.26
2026	\$ 105,000.00	\$ 232,762.50	\$ 22,325.00	\$ 18,784.08	\$ 378,871.58
2027	\$ 110,000.00	\$ 227,775.00	\$ 21,800.00	\$ 19,159.76	\$ 378,734.76
2028	\$ 115,000.00	\$ 222,550.00	\$ 21,250.00	\$ 19,542.95	\$ 378,342.95
2029	\$ 120,000.00	\$ 217,087.50	\$ 20,675.00	\$ 19,933.81	\$ 377,696.31
2030	\$ 125,000.00	\$ 210,787.50	\$ 20,075.00	\$ 20,332.49	\$ 376,194.99
2031	\$ 135,000.00	\$ 204,225.00	\$ 19,450.00	\$ 20,739.14	\$ 379,414.14
2032	\$ 140,000.00	\$ 197,137.50	\$ 18,775.00	\$ 21,153.92	\$ 377,066.42
2033	\$ 150,000.00	\$ 189,787.50	\$ 18,075.00	\$ 21,577.00	\$ 379,439.50
2034	\$ 155,000.00	\$ 181,912.50	\$ 17,325.00	\$ 22,008.54	\$ 376,246.04
2035	\$ 165,000.00	\$ 173,775.00	\$ 16,550.00	\$ 22,448.71	\$ 377,773.71
2036	\$ 175,000.00	\$ 165,112.50	\$ 15,725.00	\$ 22,897.68	\$ 378,735.18
2037	\$ 185,000.00	\$ 155,925.00	\$ 14,850.00	\$ 23,355.64	\$ 379,130.64
2038	\$ 190,000.00	\$ 146,212.50	\$ 13,925.00	\$ 23,822.75	\$ 373,960.25
2039	\$ 205,000.00	\$ 136,237.50	\$ 12,975.00	\$ 24,299.20	\$ 378,511.70
2040	\$ 215,000.00	\$ 125,475.00	\$ 11,950.00	\$ 24,785.19	\$ 377,210.19
2041	\$ 225,000.00	\$ 114,187.50	\$ 10,875.00	\$ 25,280.89	\$ 375,343.39
2042	\$ 240,000.00	\$ 102,375.00	\$ 9,750.00	\$ 25,786.51	\$ 377,911.51
2043	\$ 250,000.00	\$ 89,775.00	\$ 8,550.00	\$ 26,302.24	\$ 374,627.24
2044	\$ 265,000.00	\$ 76,650.00	\$ 7,300.00	\$ 26,828.28	\$ 375,778.28
2045	\$ 280,000.00	\$ 62,737.50	\$ 5,975.00	\$ 27,364.85	\$ 376,077.35
2046	\$ 290,000.00	\$ 48,037.50	\$ 4,575.00	\$ 27,912.15	\$ 370,524.65
2047	\$ 305,000.00	\$ 32,812.50	\$ 3,125.00	\$ 28,470.39	\$ 369,407.89
2048	\$ 320,000.00	\$ 16,800.00	\$ 1,600.00	\$ 29,039.80	\$ 367,439.80
<b>Total</b>	<b>\$ 4,565,000.00</b>	<b>\$ 3,567,650.00</b>	<b>\$ 340,300.00</b>	<b>\$ 560,241.72</b>	<b>\$ 9,033,191.72</b>

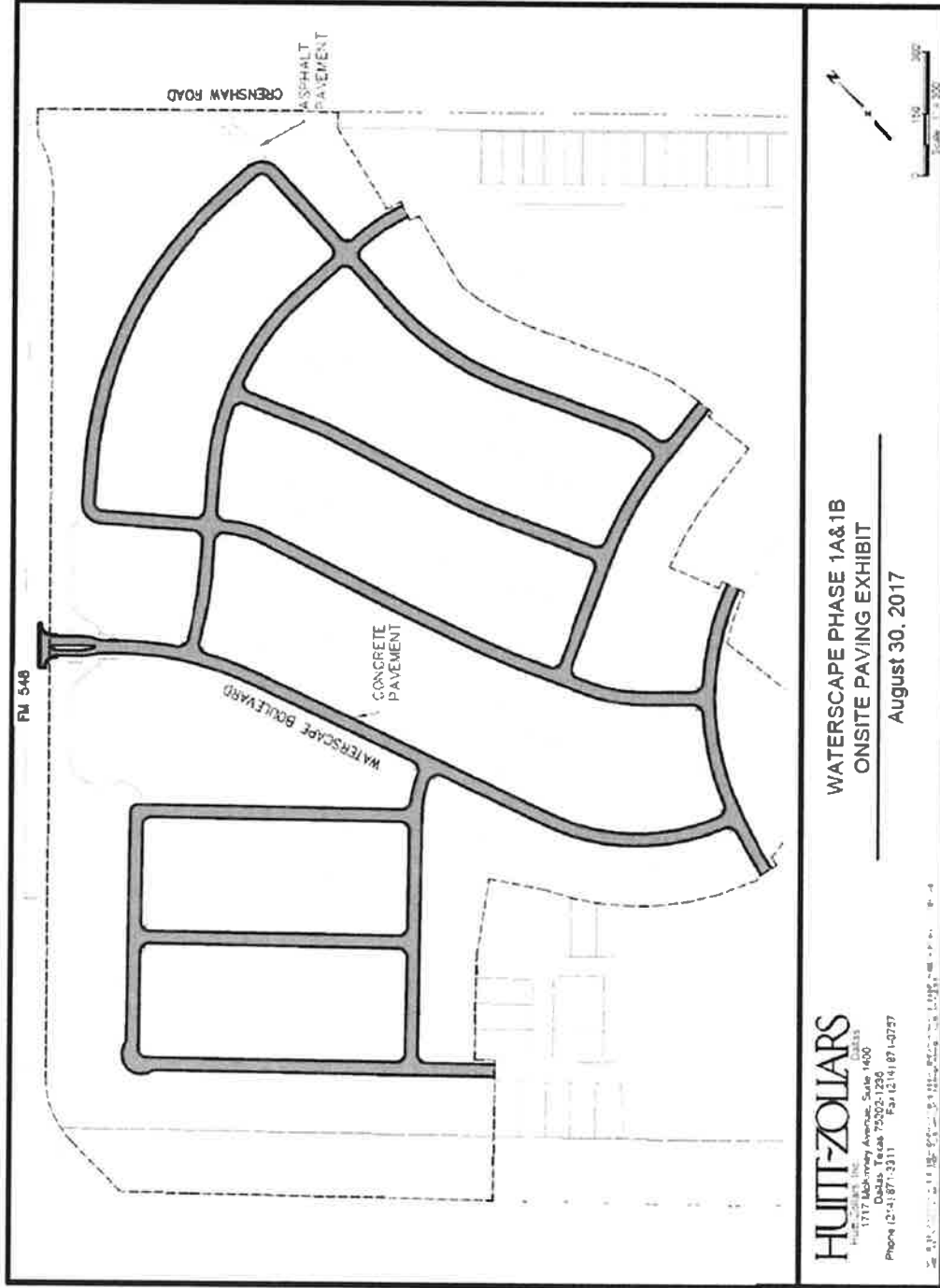
<sup>1</sup> Due to mandatory prepayment of \$112,280 of Major Improvement Area Assessment, Major Improvement Area Bonds in the amount of \$140,000 were redeemed 9/15/2022.

<sup>2</sup> Actual interest rate on Major Improvement Area Bonds is 4.75% for term bonds due September 15, 2028, and 5.25% for term bonds due September 15, 2048.

*Note: The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.*

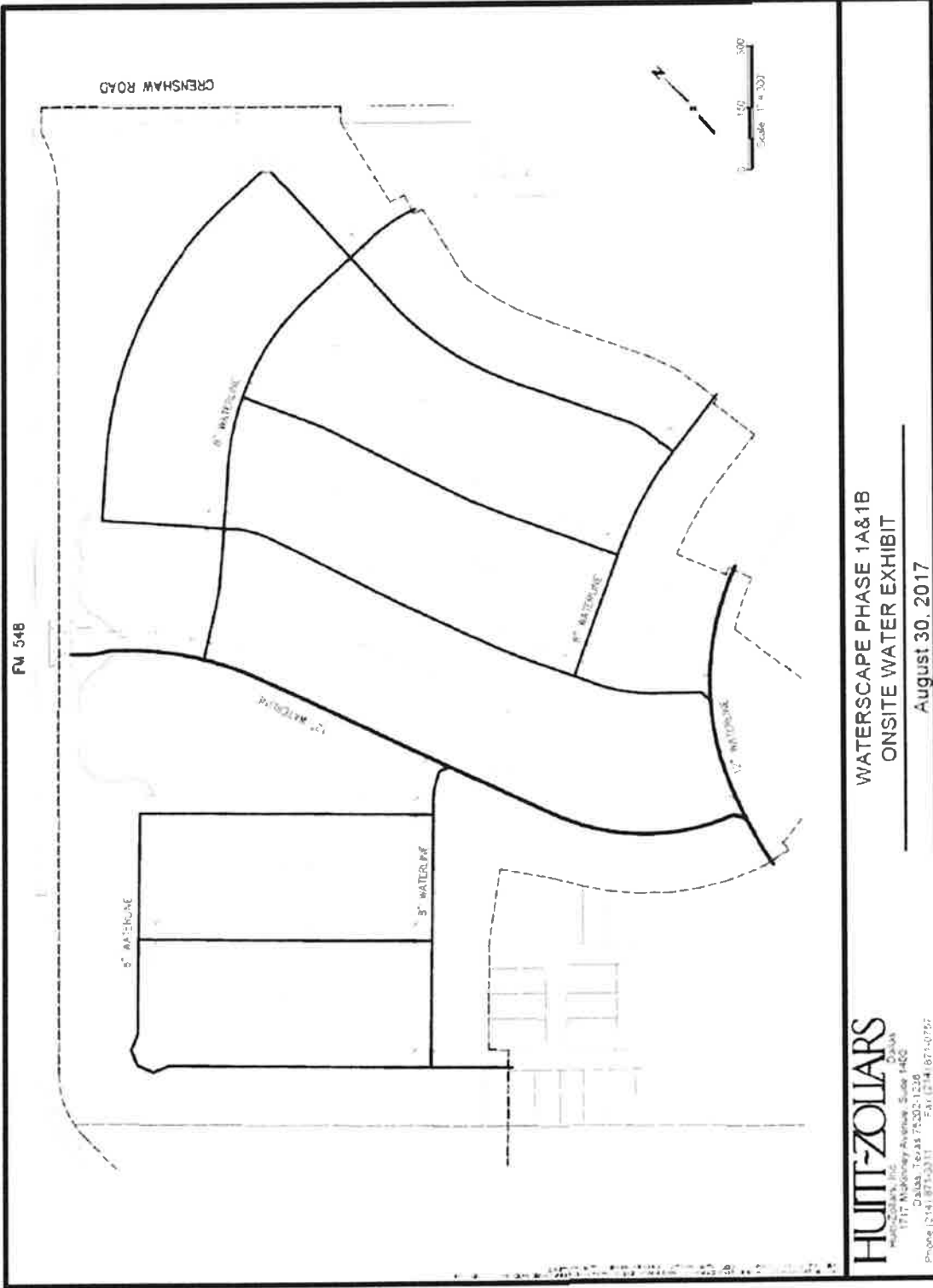


**EXHIBIT J-1 – MAPS OF IMPROVEMENT AREA #1 IMPROVEMENTS**



**HUIT-ZOLLARS**  
INCORPORATED  
1717 Midway Avenue, Suite 1600  
Dallas, Texas 75202-1250  
Phone (214) 871-2311 Fax (214) 871-0757

WATERSCAPE PHASE 1A&1B  
ONSITE PAVING EXHIBIT  
August 30, 2017



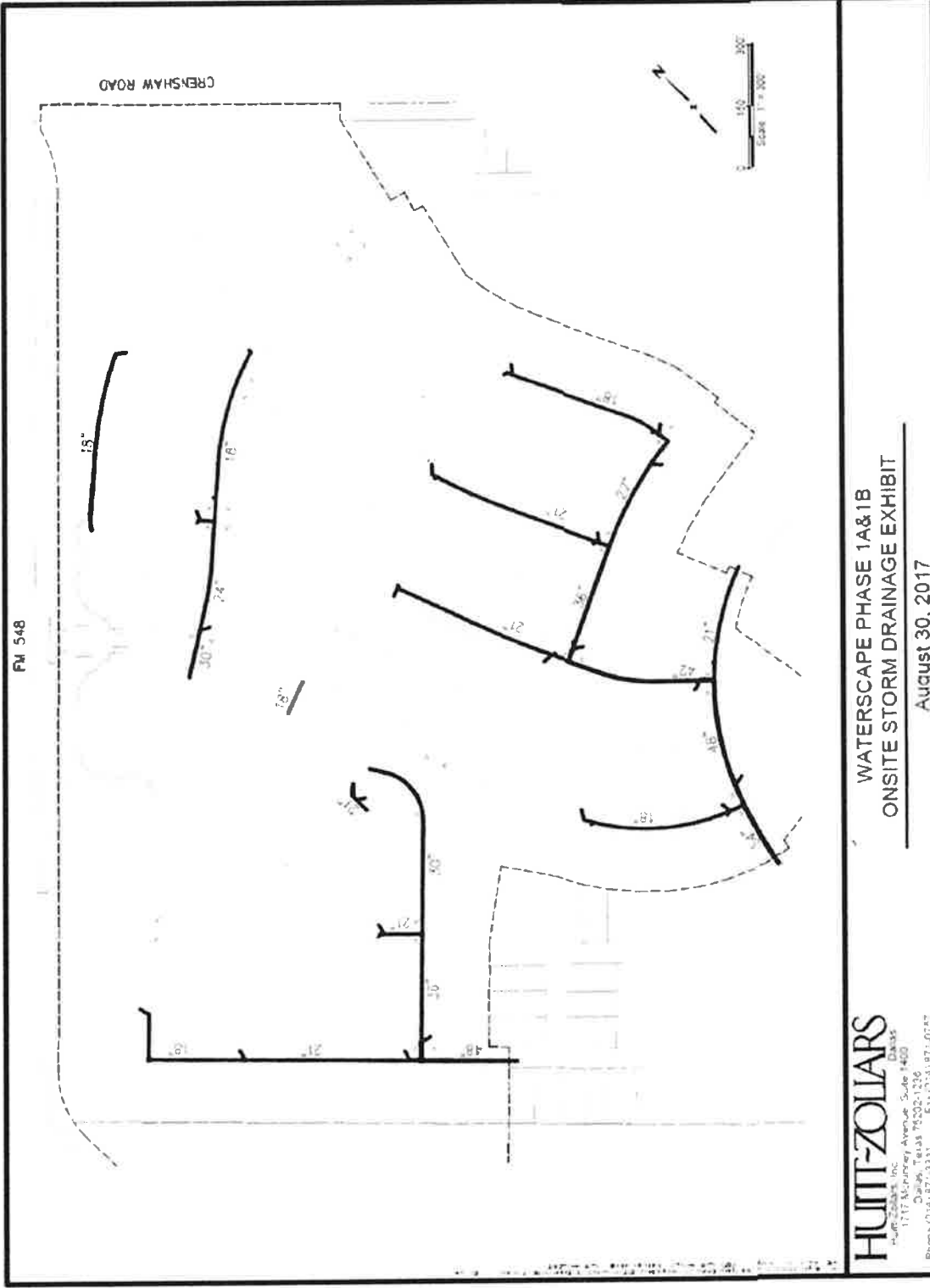
**HUIT-ZOLLARS**  
 1117 14th St. S. Suite 1400  
 Ocala, FL 32067  
 Phone: (352) 875-2331 Fax: (352) 875-0757

**WATERSCAPE PHASE 1A&1B  
 ONSITE WATER EXHIBIT**  
 August 30, 2017



**HUNT-ZOLLARS**  
 Hunt-Zollars, Inc.  
 1117 Midway Avenue, Suite 1403  
 Dallas, Texas 75202-1236  
 Phone: (214) 871-0121 Fax: (214) 871-0121

**WATERSCAPE PHASE 1A&1B**  
**ONSITE SANITARY SEWER EXHIBIT**  
 August 30, 2017

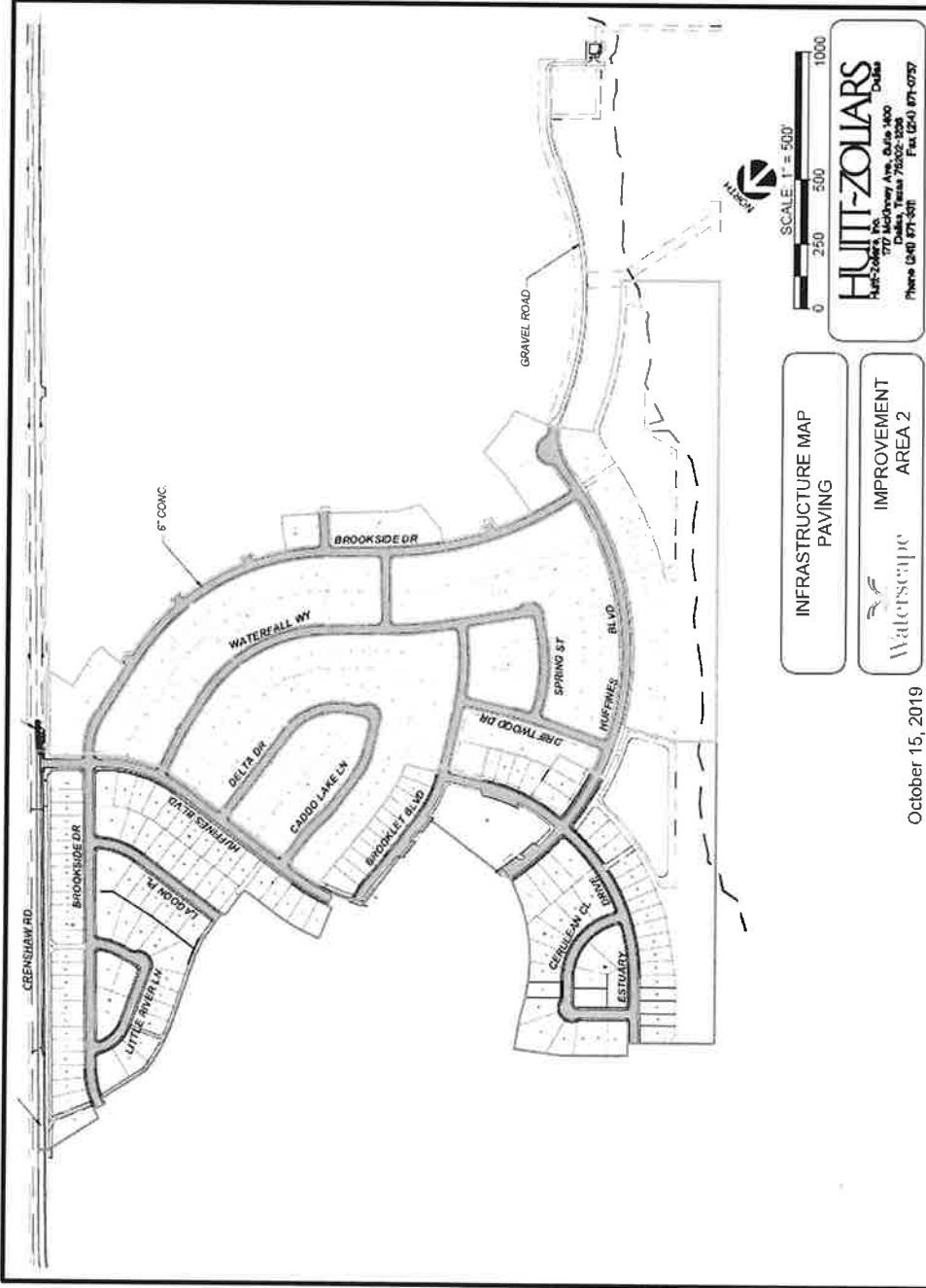


**HUNT-ZOLLARS**  
 Hunt-Zollars, Inc. Dallas  
 1717 McKinney Avenue, Suite 1400  
 Dallas, Texas 75202-1236  
 Phone: (214) 871-1311 Fax: (214) 871-0727

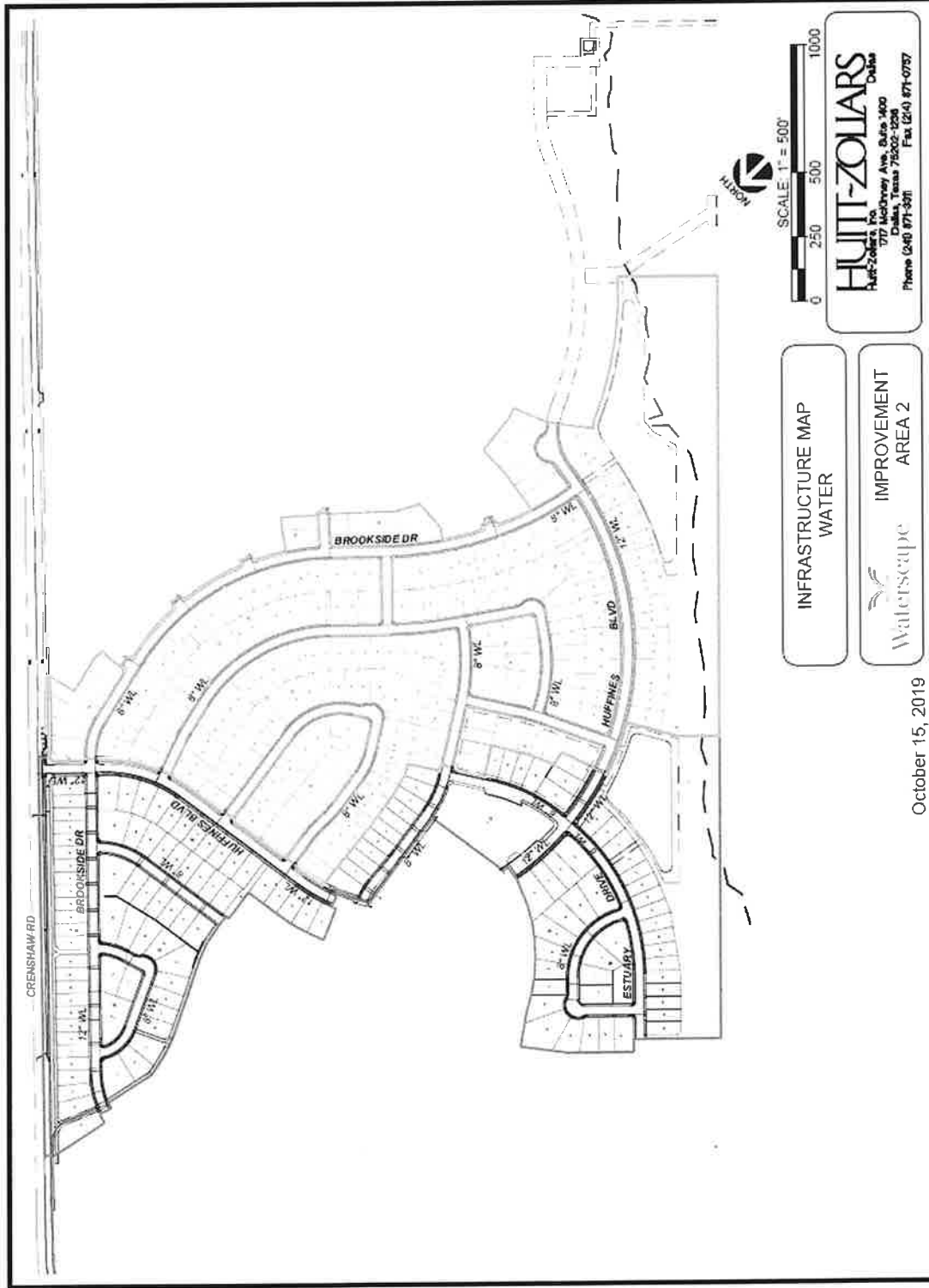
**WATERSCAPE PHASE 1A&1B**  
**ONSITE STORM DRAINAGE EXHIBIT**  
 August 30, 2017

# EXHIBIT J-2 – MAPS OF IMPROVEMENT AREA #2 IMPROVEMENTS

BCOLE 10/15/2019 4:07PM H:\PROJ\304322\02 - WATERSCAPE PHASE 2\ROYCE CITY 270 LOTS\10 CAD\8 B\MICRENS\HAWKES\SUBMIT\INFRASTRUCTURE MAPS\PAVING DWG

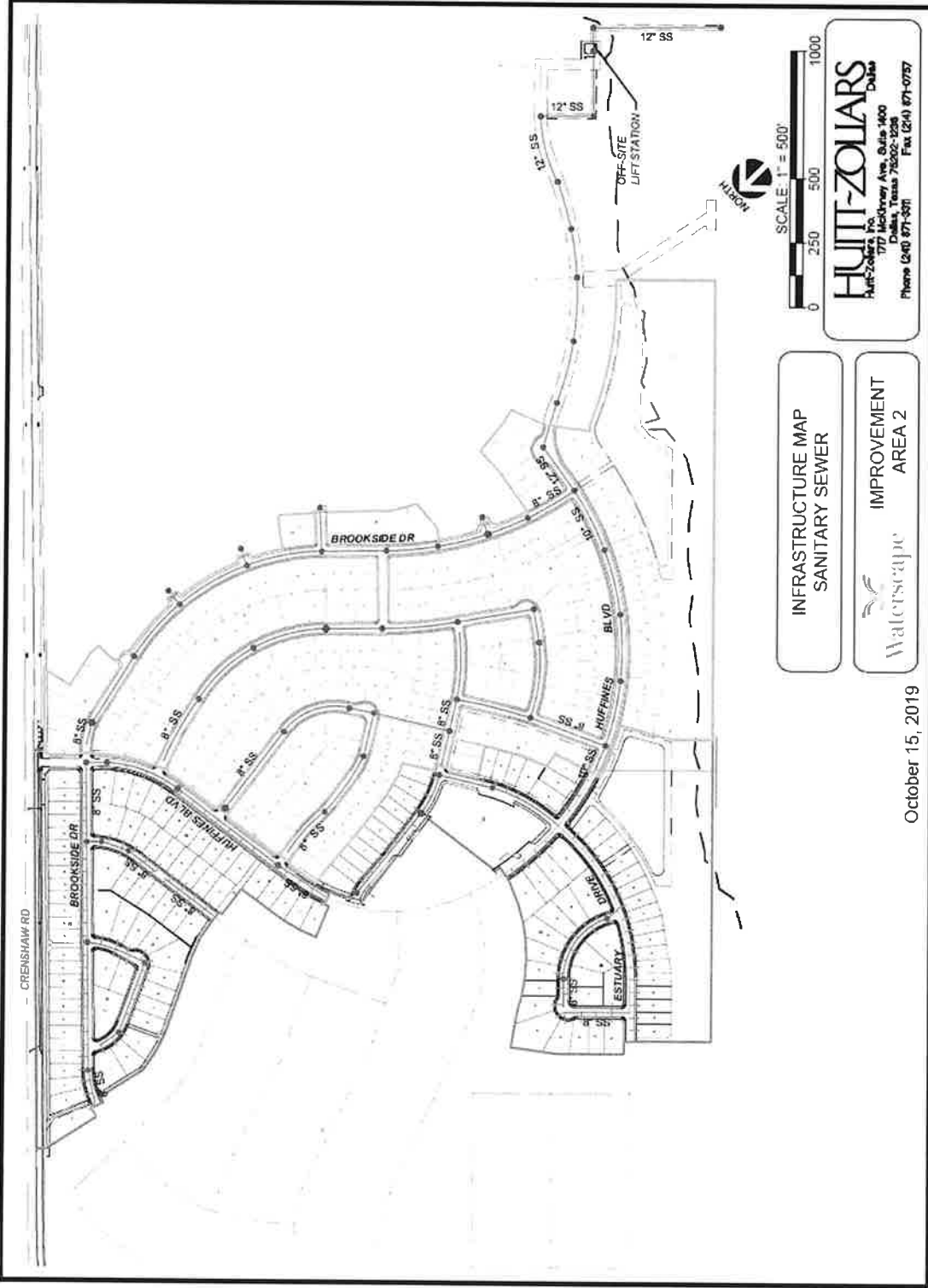


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October 15, 2019

SCALE: 10/15/2019 4:06PM H:\PROJECTS\204\322.D2 - WATERSCAPE PHASE 2 ROYCE CITY 270 LOTS\10 CADD & BIM\CRENSHAW\EXHIBIT\INFRASTRUCTURE MAPS\SEWER.DWG



INFRASTRUCTURE MAP  
SANITARY SEWER

Waterstage  
IMPROVEMENT  
AREA 2

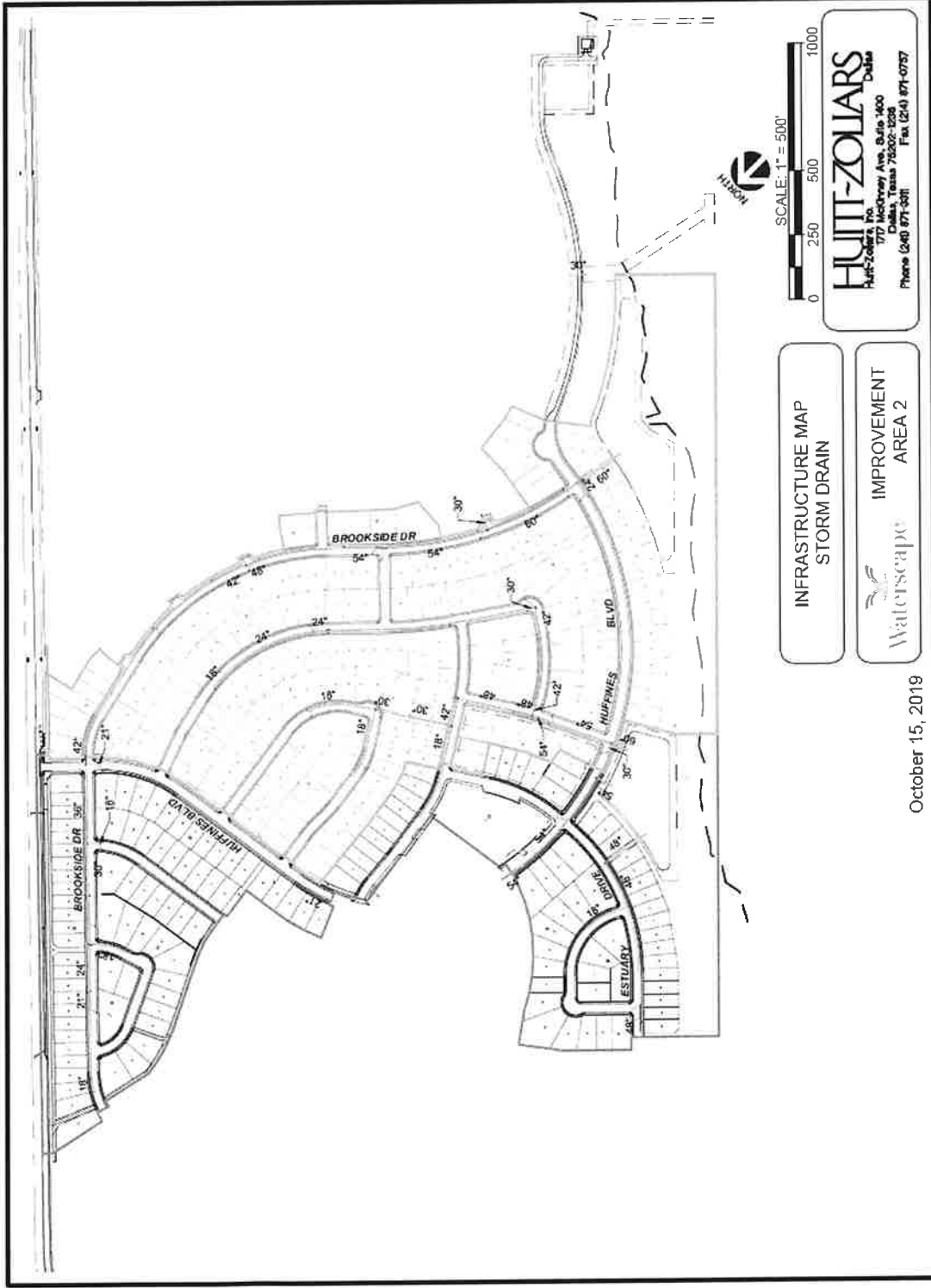
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**HUIT-ZOLIARS**  
Huit-Zoliars, Inc.  
177 McKinney Ave., Suite 400  
Dallas, Texas 75202-3258  
Phone (214) 871-5911 Fax (214) 871-0737

October 15, 2019

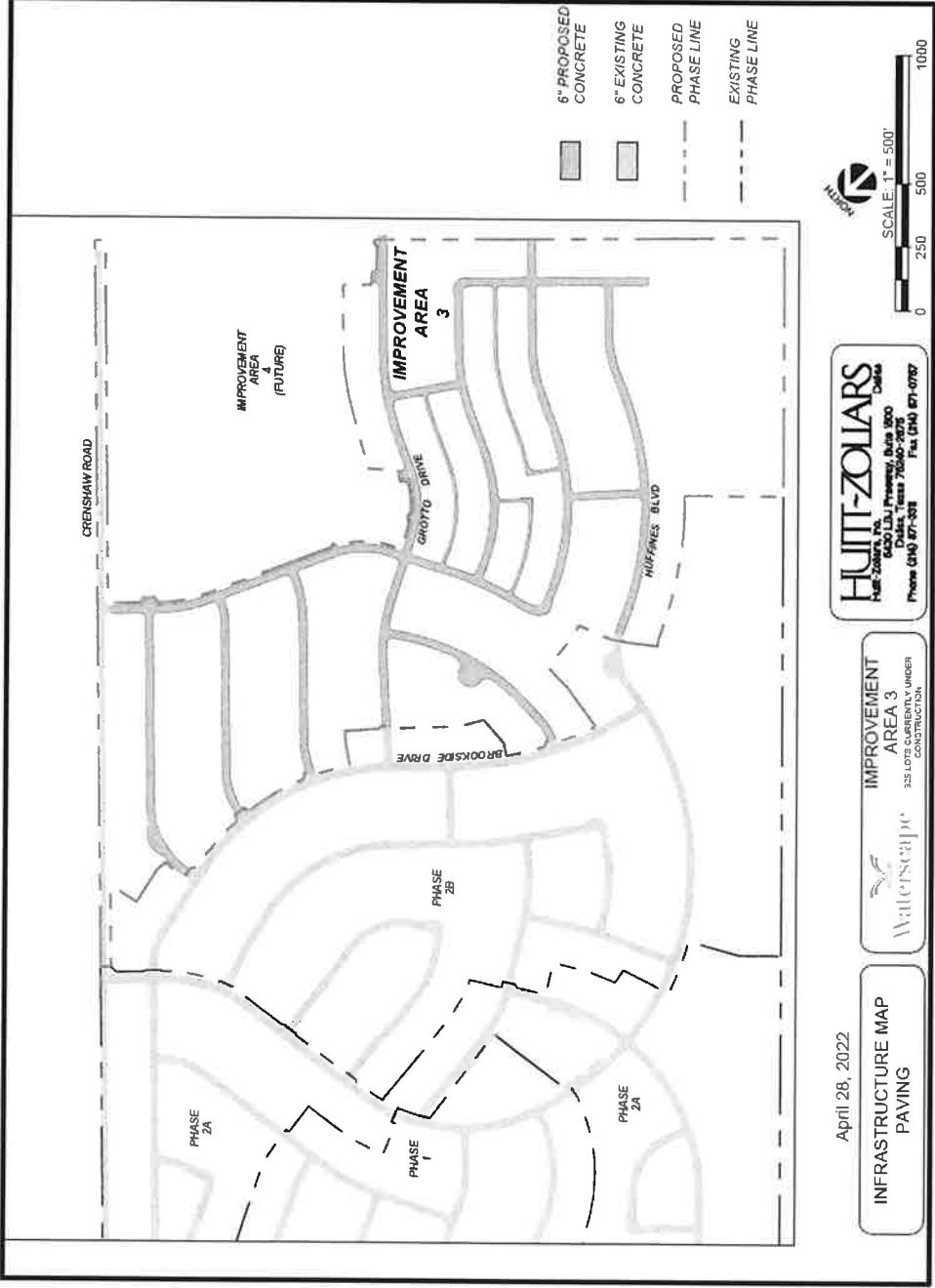


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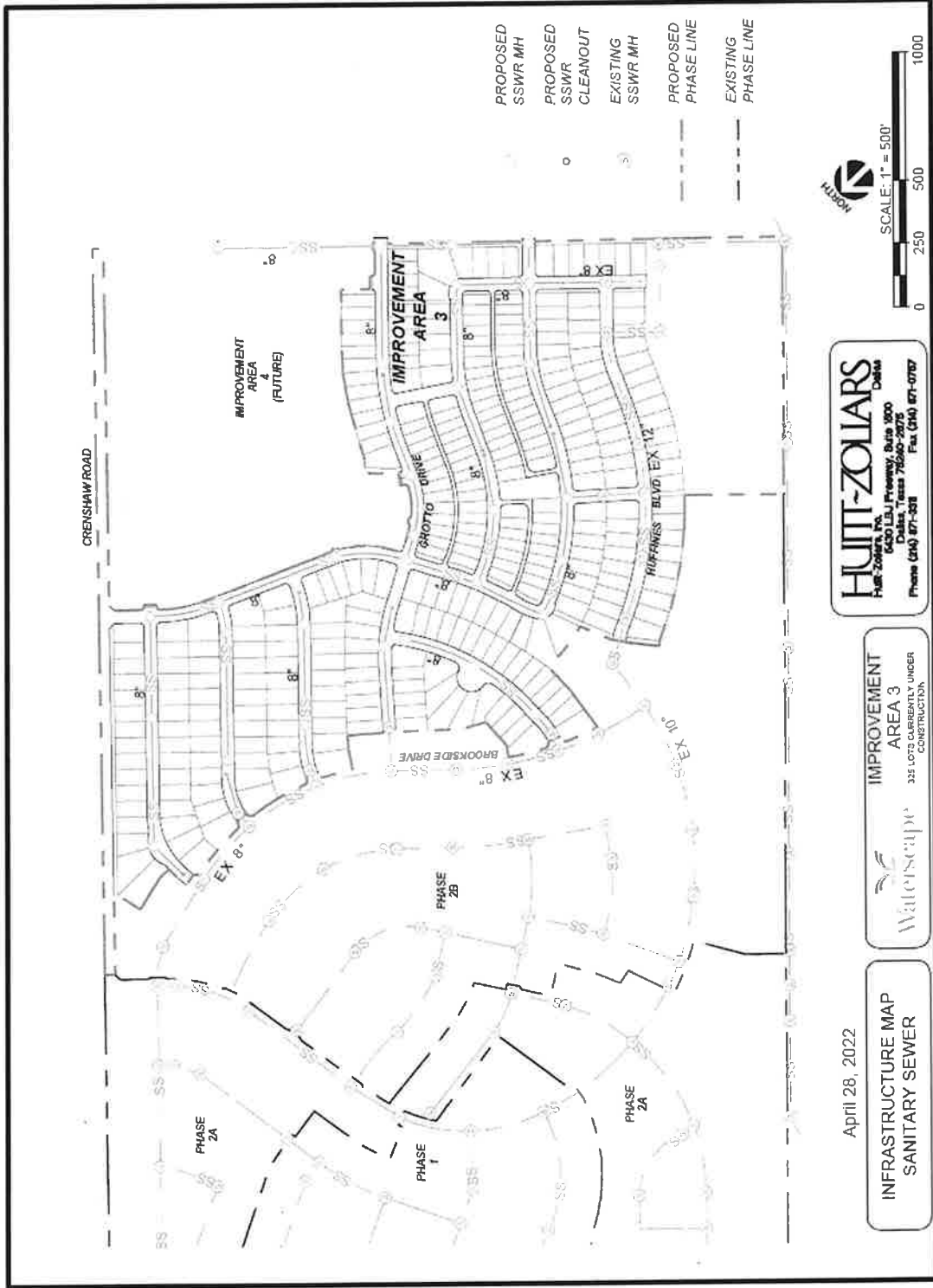


# EXHIBIT J-3 -- MAPS OF IMPROVEMENT AREA #3 IMPROVEMENTS

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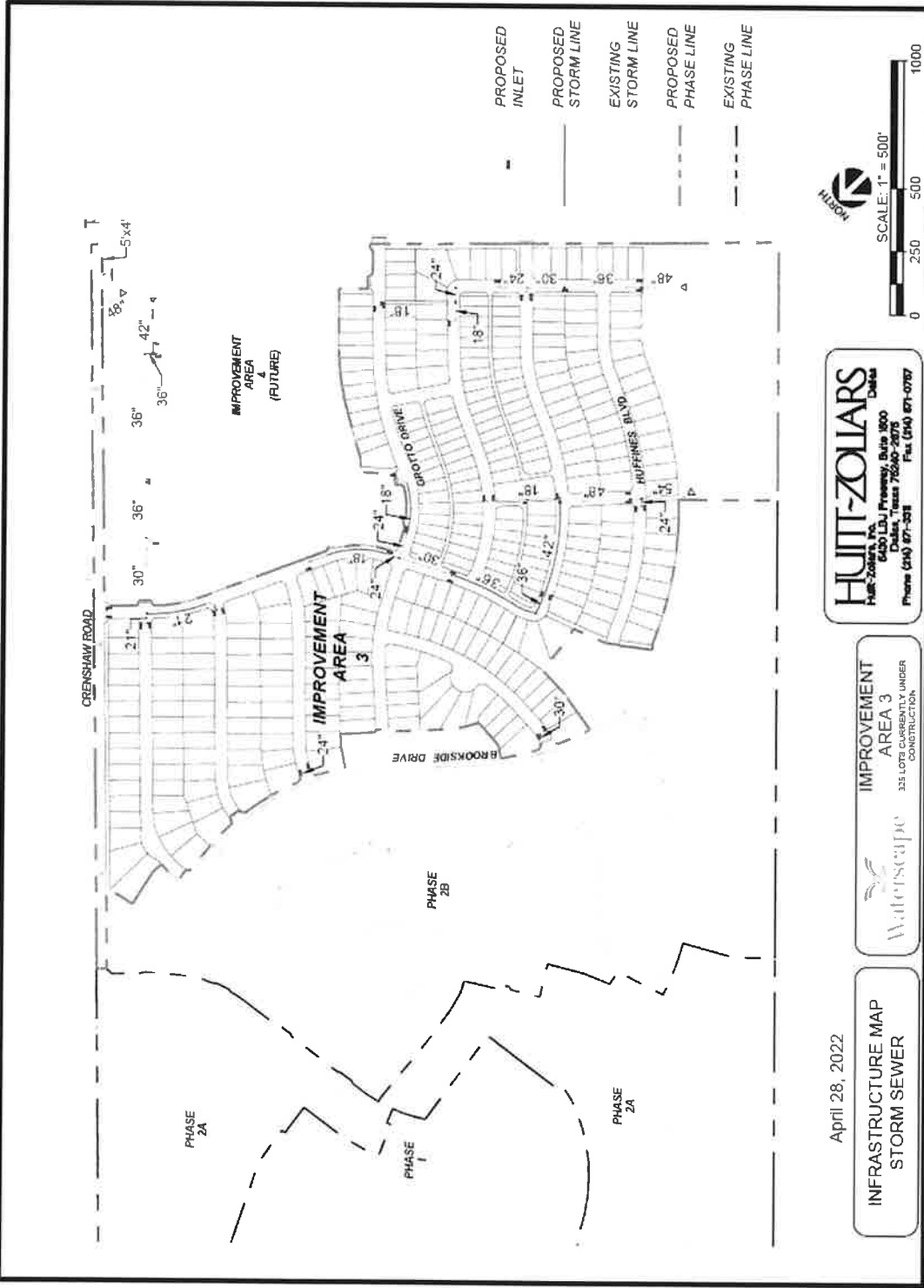


**HUNT-ZOLLARS**  
 Hunt-Zollars, Inc.  
 6430 LeJourney, Suite 3000  
 Dallas, Texas 75240-2075  
 Phone (214) 471-5811 Fax (214) 471-0707

**Waterscape**  
 IMPROVEMENT AREA 3  
 325 LOTS CURRENTLY UNDER CONSTRUCTION

April 28, 2022  
 INFRASTRUCTURE MAP  
 SANITARY SEWER

LKISER 04/28/2022 11:40AM HYPROJUR204322 07 - WATERSCAPE PHASE 3 ROYSE CITY110 CADD & BIM10 1 AUTOCAD:SEET'S EXHIBITSPH3A-STRM.DWG

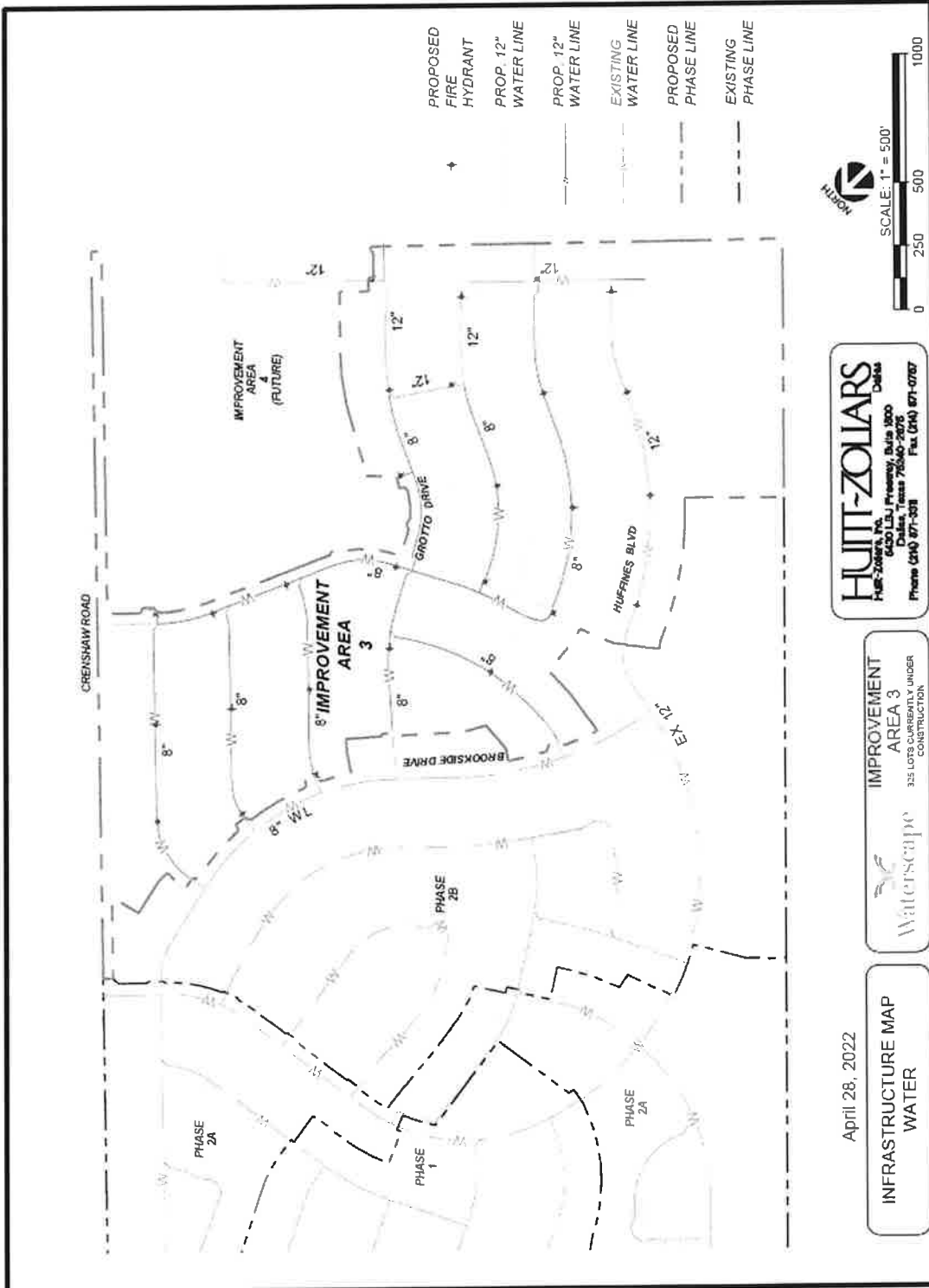


**HUIT-ZOLIARS**  
 HUIT-ZOLIARS, P.C.  
 6430 LBJ Freeway, Suite 1900  
 Dallas, Texas 75240-2876  
 Phone (214) 871-3211 Fax (214) 871-0787

**Waterscape**  
 WATERSCAPE  
 335 LOTS 1-10 UNDER CONSTRUCTION

April 28, 2022  
 INFRASTRUCTURE MAP  
 STORM SEWER

LKISER 04/28/2022 11:43AM H:\PROJECTS\2022\07 - WATERSCAPE PHASE 3\01\SECT\110 CADD & BIM\10.1 AUTOCAD\SHEET\EXHIBITS\PH3A-WATER.DWG



- PROPOSED FIRE HYDRANT
- PROP. 12" WATER LINE
- PROP. 12" WATER LINE
- EXISTING WATER LINE
- PROPOSED PHASE LINE
- EXISTING PHASE LINE



SCALE: 1" = 500'



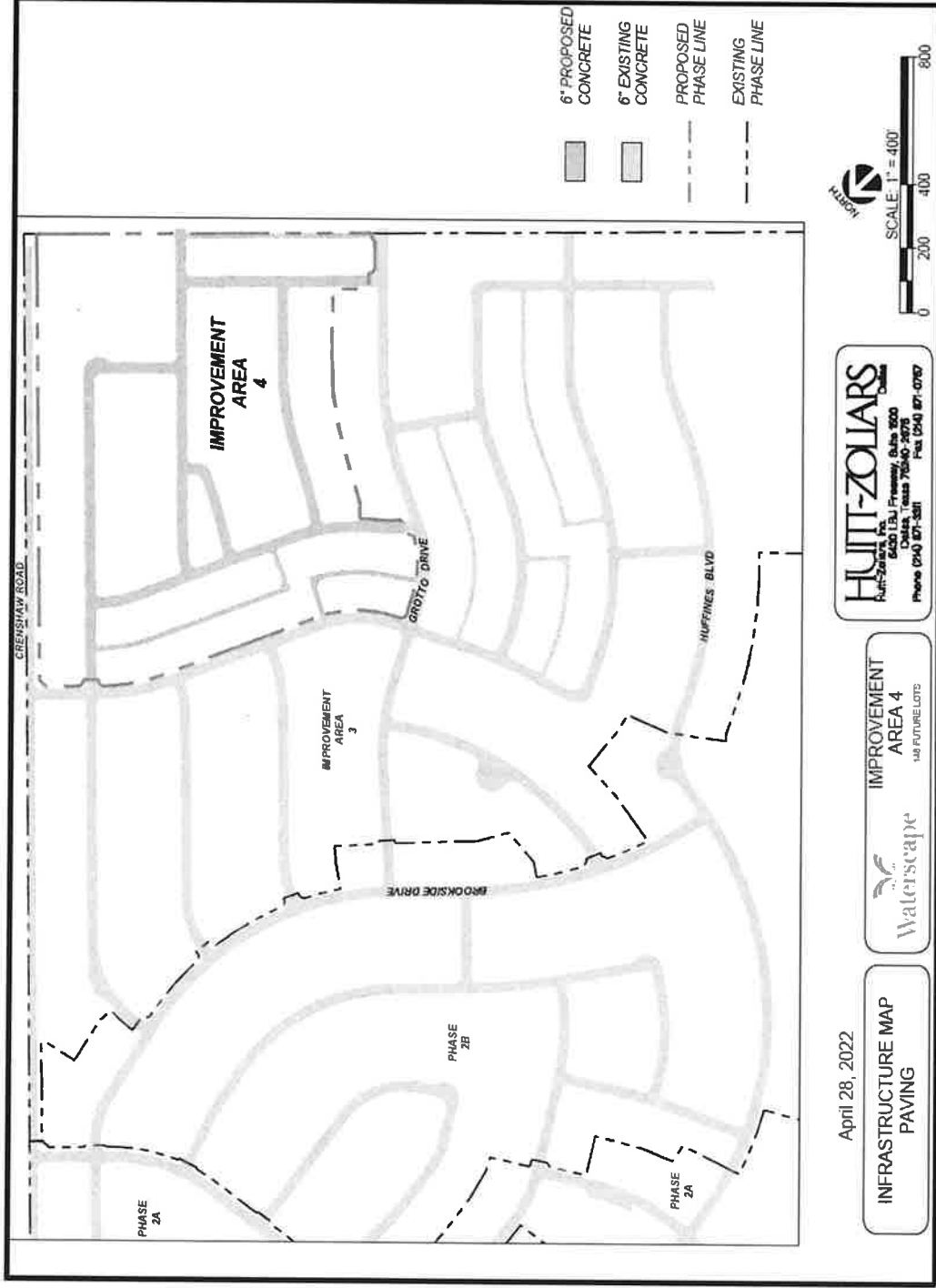
**HUIT-ZOLIARS**  
 1400 N. Loop West, Suite 1000  
 Dallas, Texas 75247-2075  
 Phone (214) 871-3333 Fax (214) 871-0767

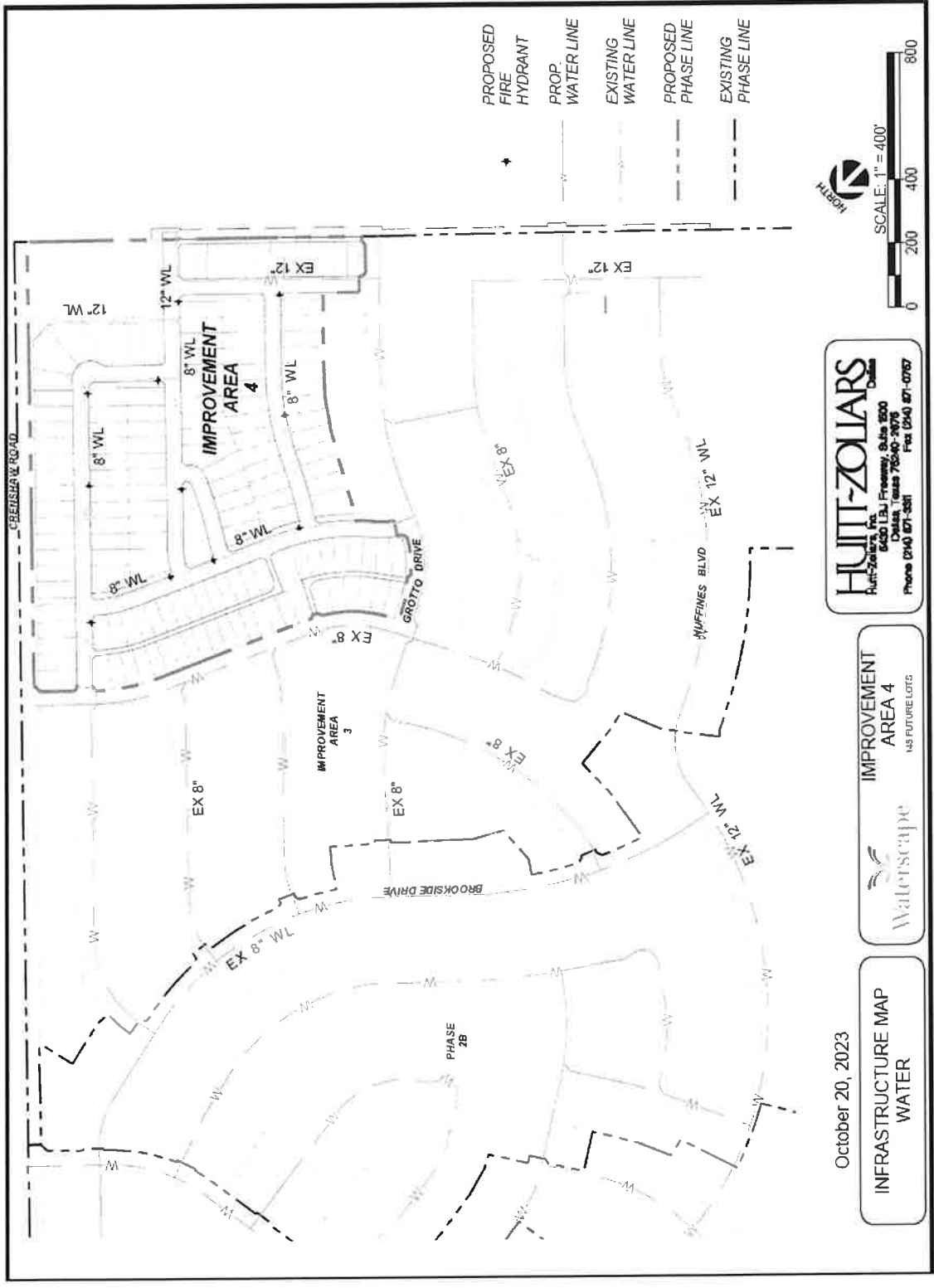
**Waterscape**  
 IMPROVEMENT AREA 3  
 325 LOTS CURRENTLY UNDER CONSTRUCTION

April 28, 2022  
 INFRASTRUCTURE MAP  
 WATER

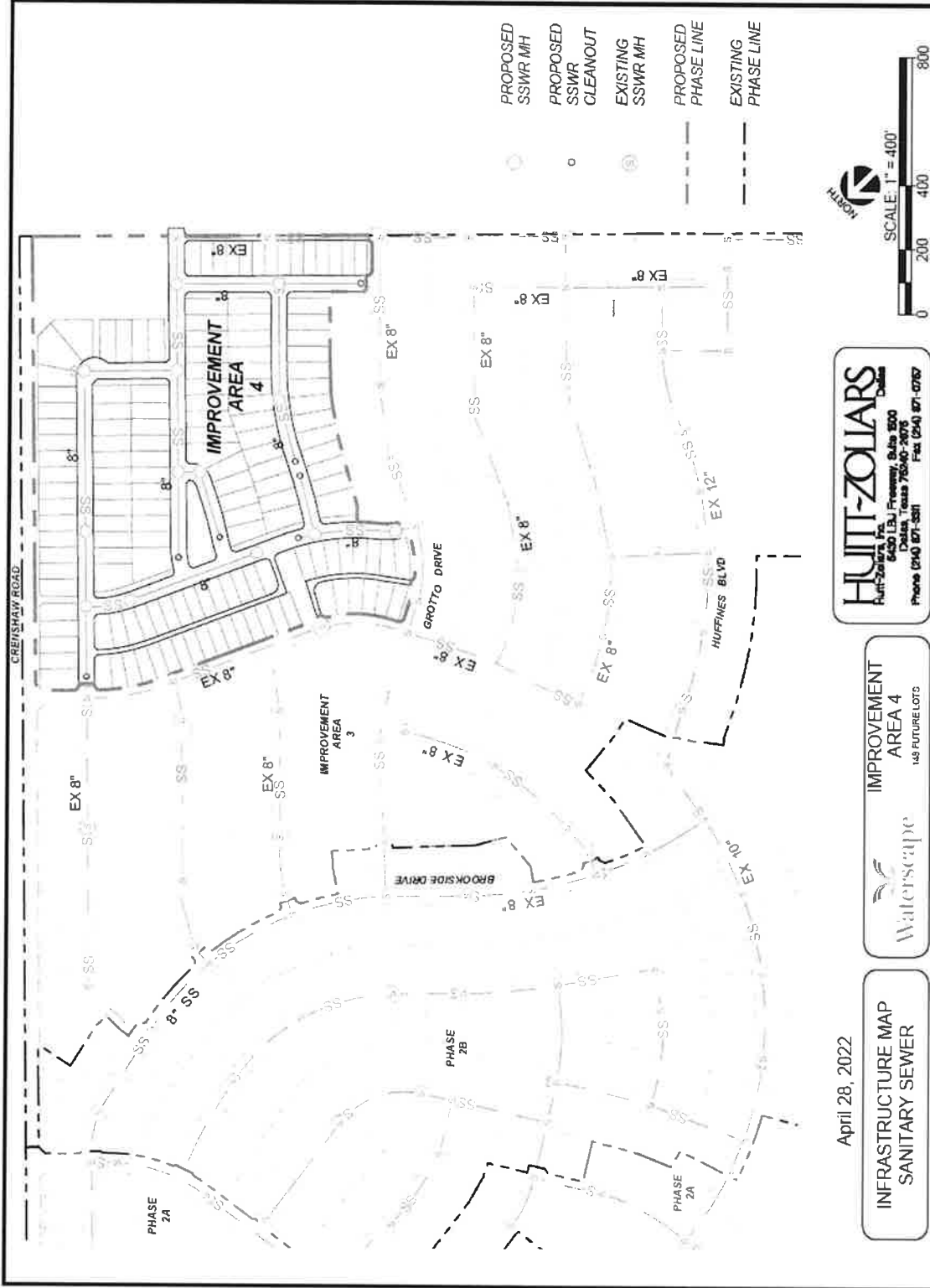
**WATERSCAPE PUBLIC IMPROVEMENT DISTRICT  
 2024 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN**

**EXHIBIT J-4 – MAPS OF IMPROVEMENT AREA #4 IMPROVEMENTS**

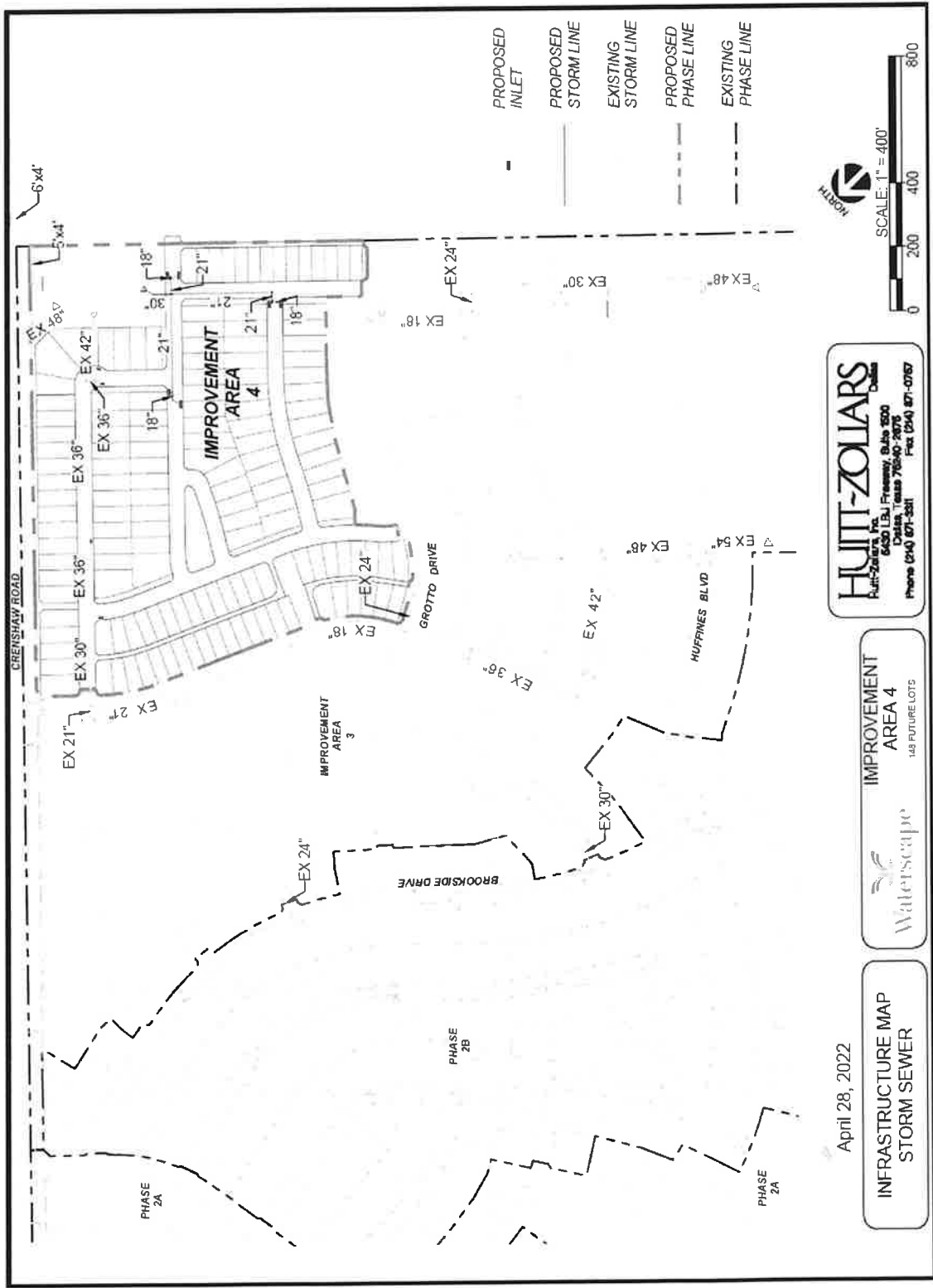




WATERSCAPE PUBLIC IMPROVEMENT DISTRICT  
 2024 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN







**HUIT-ZOLLARS**  
 Huit-Zollars, Inc.  
 6430 LBJ Freeway, Suite 500  
 Dallas, Texas 75240-2975  
 Phone (214) 671-3211 Fax (214) 671-0767

**Waterscape**  
 IMPROVEMENT AREA 4  
 143 FUTURE LOTS

INFRASTRUCTURE MAP  
 STORM SEWER

April 28, 2022

**EXHIBIT J-5 – MAPS OF MAJOR IMPROVEMENTS**

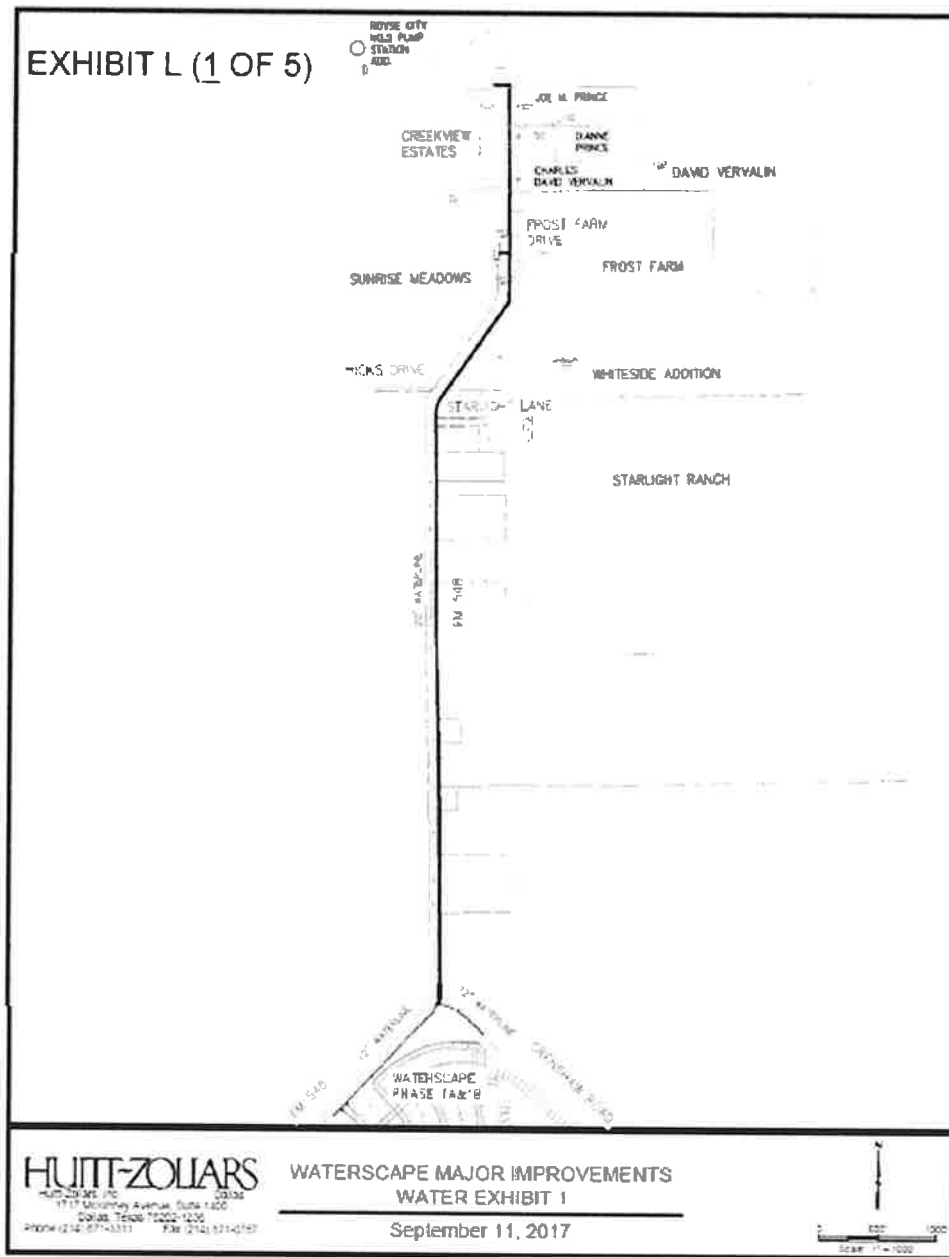
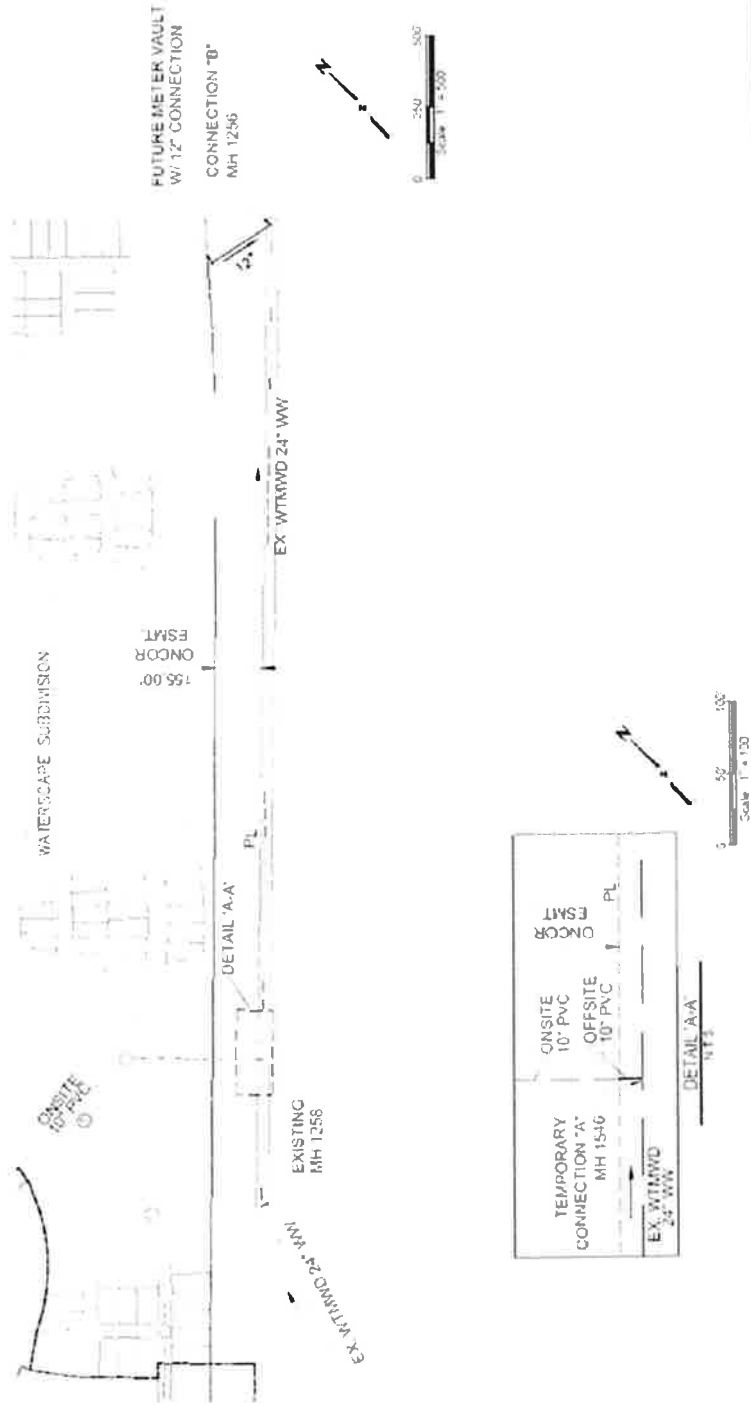


EXHIBIT L (2 OF 5)

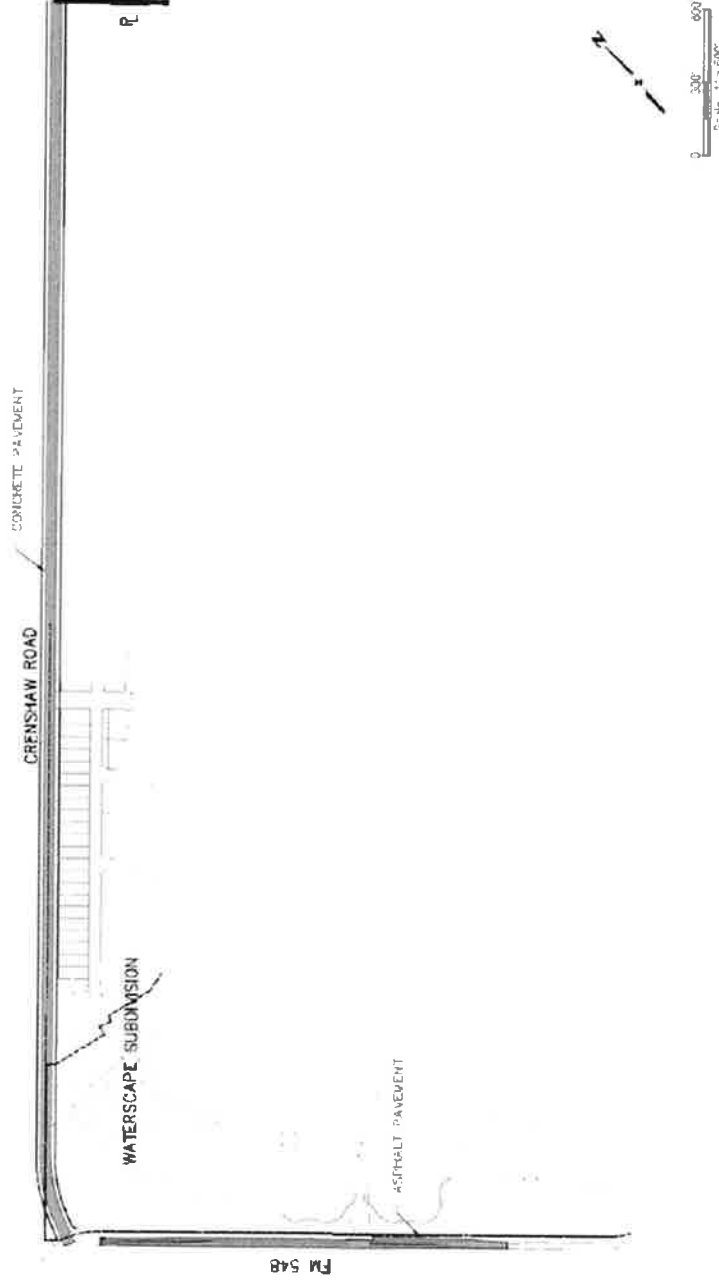


**HUNT-ZOLLARS**  
 HUNT-ZOLLARS, INC. Dallas  
 1717 Mockney Avenue, Suite 1403  
 Dallas, Texas 75205-1236  
 Phone (214) 871-3311 Fax (214) 871-0757

**WATERSCAPE MAJOR IMPROVEMENTS  
 SANITARY SEWER EXHIBIT**

September 25, 2017

EXHIBIT L (3 OF 5)



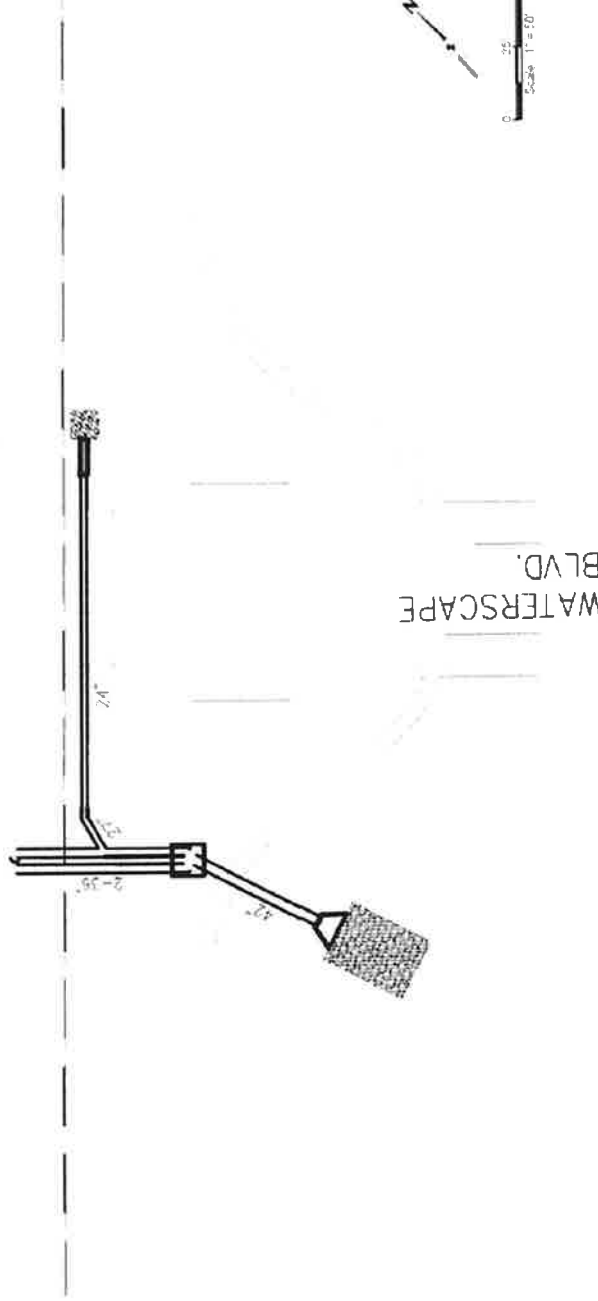
**HUNT-ZOLLARS**  
INCORPORATED  
1717 McKinney Avenue, Suite 1420  
Dallas, Texas 75202-1208  
Phone (214) 671-3311 Fax (214) 671-0757

WATERSCAPE MAJOR IMPROVEMENTS  
PAVING EXHIBIT  
September 11, 2017

EXHIBIT L (4 OF 5)



FM 548



WATERSCAPE  
BLVD.

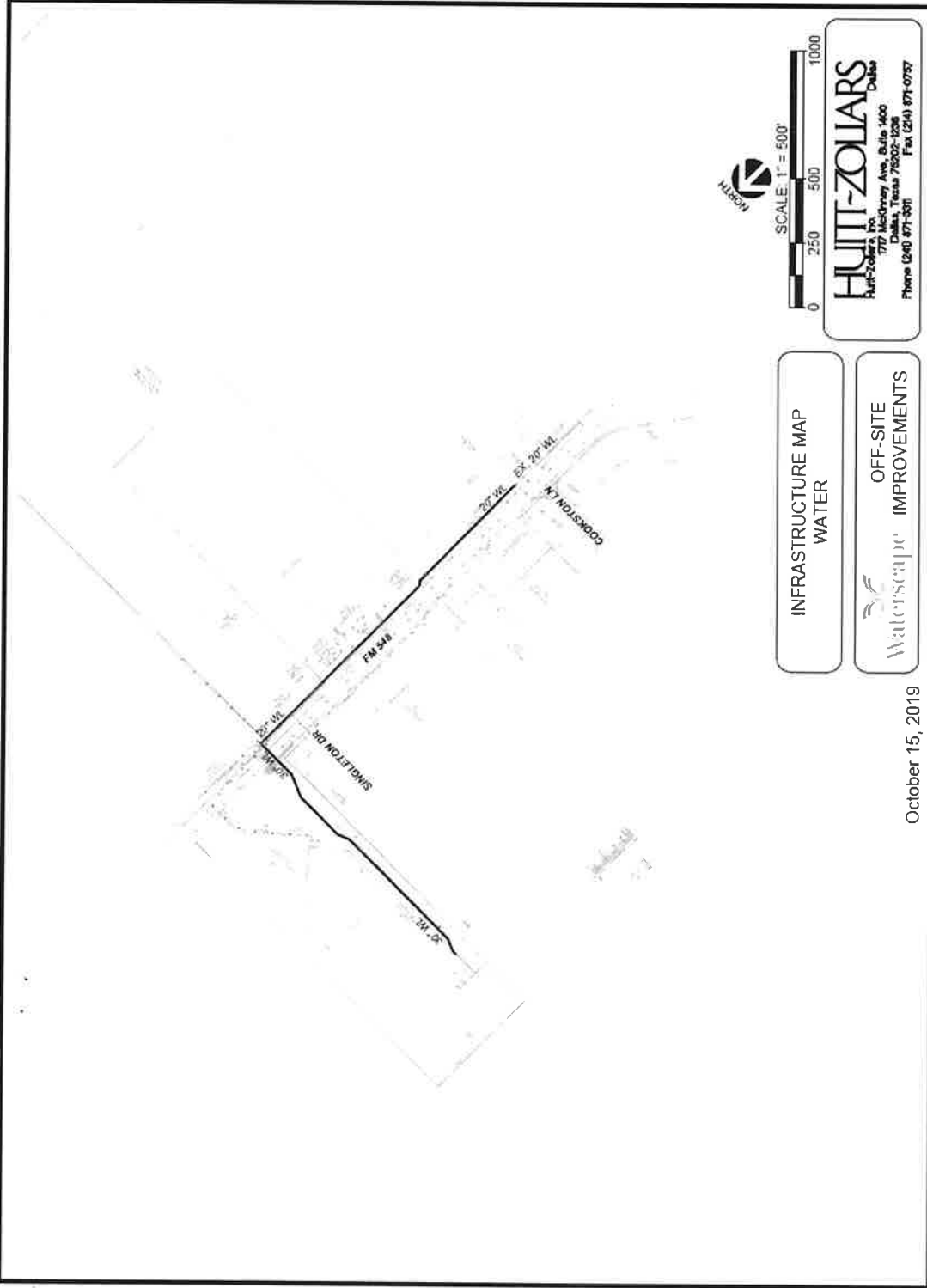


**HUNT-ZOLIARS**  
Hunt-Zoliars, Inc. Dallas  
1717 Robinson Avenue, Suite 1409  
Dallas, Texas 75201-0309  
Phone: (214) 871-0111 Fax: (214) 871-0157

WATERSCAPE MAJOR IMPROVEMENTS  
STORM DRAINAGE EXHIBIT

September 11, 2017

BCOLE 10/15/2019 2:08PM H:\PROJECTS\30433Z 02 - WATERSCAPE PHASE 2 ROYCE CITY 270 LOTS\10 CADD & BIM\CRENSHAW\EXHIBIT\INFRASTRUCTURE MAPS\WATER\_OFFSITE.DWG



INFRASTRUCTURE MAP  
WATER

Waterscape  
OFF-SITE  
IMPROVEMENTS



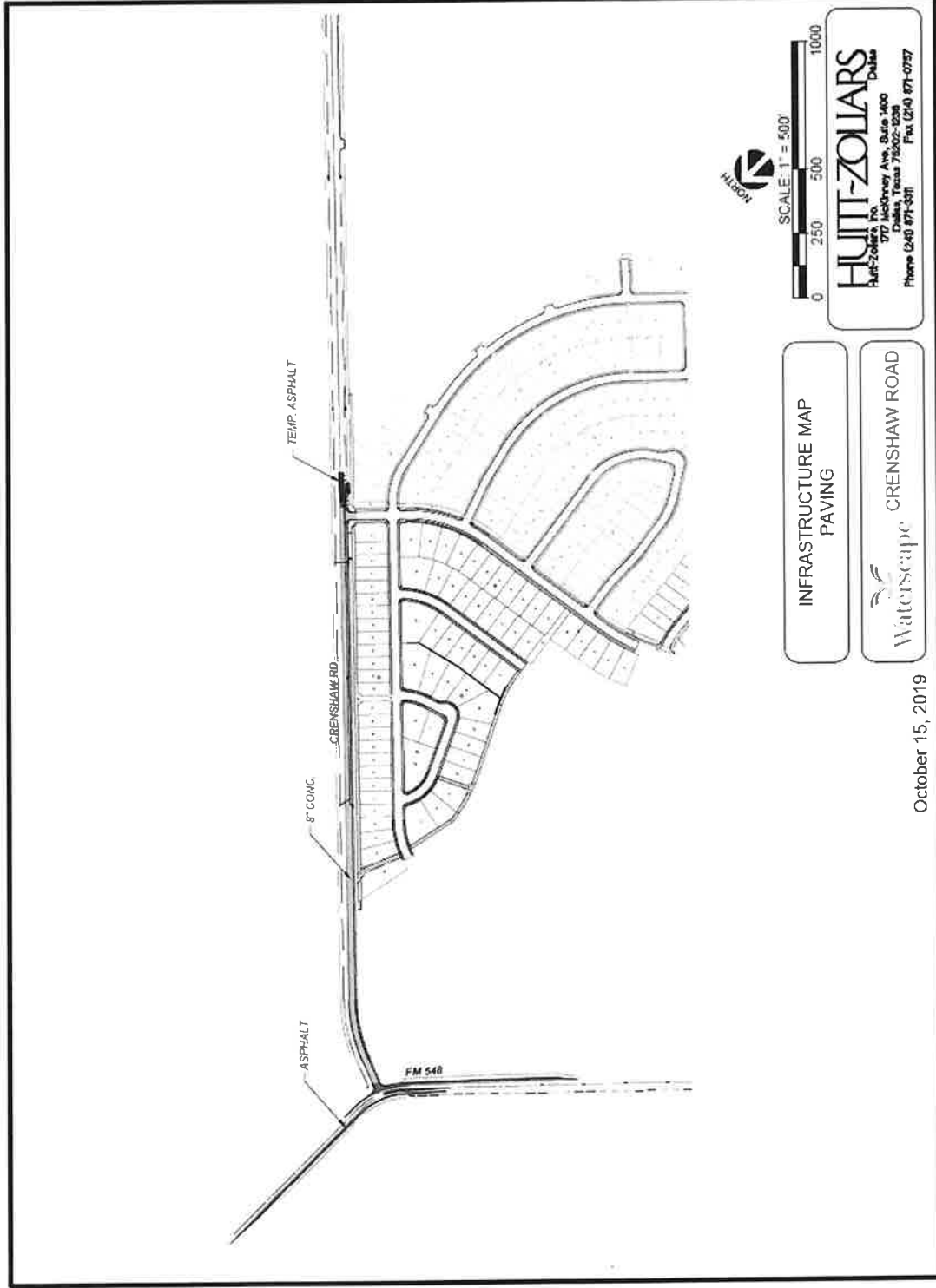
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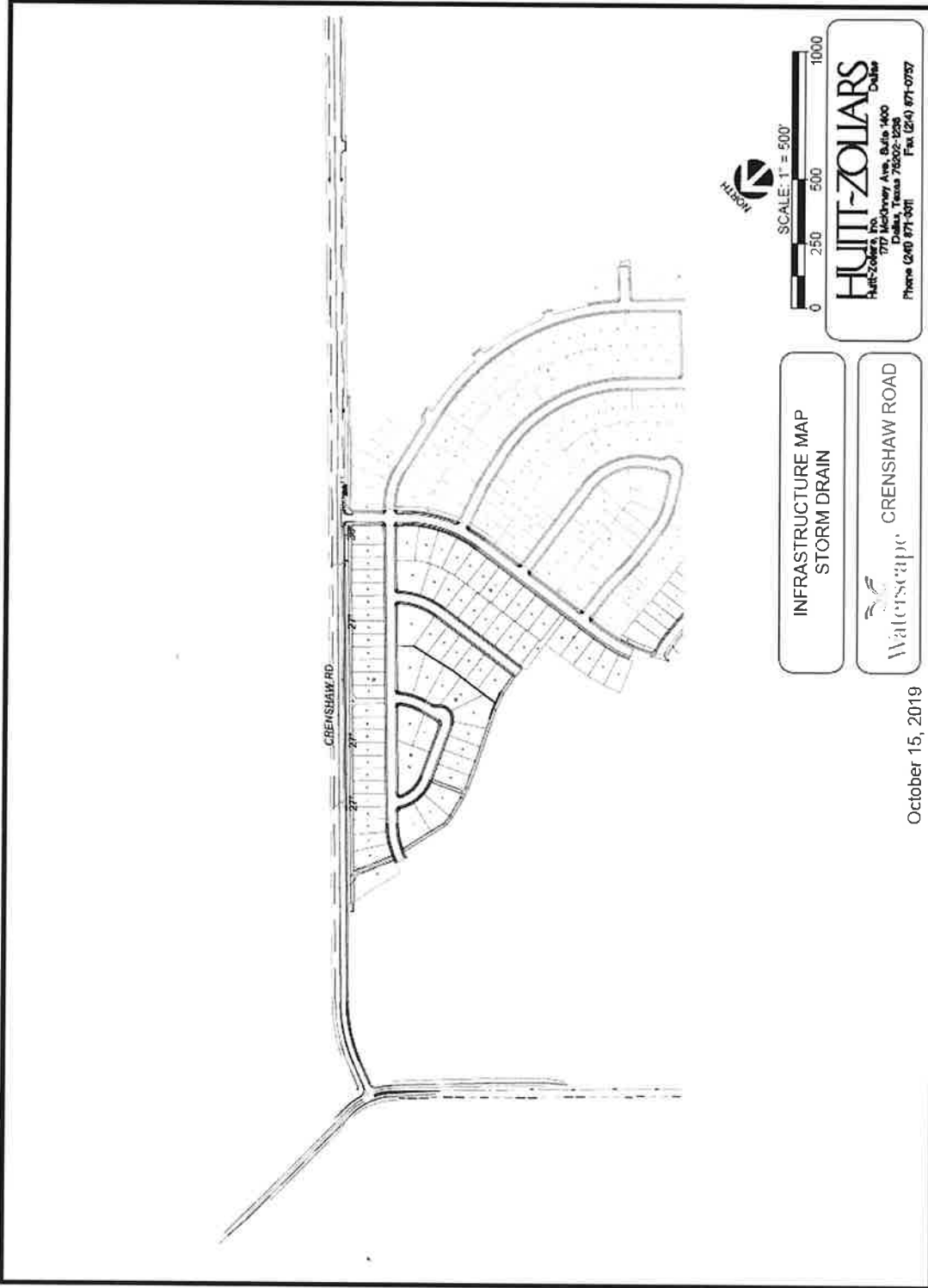
**HUIT-ZOLIARS**  
Huit-Zoliars Inc. Suite 1400  
Dallas, Texas 75202-1238  
Phone (214) 871-3011 Fax (214) 871-0757

October 15, 2019

SCALE: 10/15/2019 11:55AM H:\PROJ\304322.02 - WATERSCAPE PHASE 2 ROYCE CITY 270 LOTS\10 CADD & BIM\CRENshaw\EXHIBIT\INFRASTRUCTURE MAPS\PAVING DWG



BCOLE 10/15/2019 11:58AM H:\PROJ\30432Z.02 - WATERSCAPE PHASE 2, ROYCE CITY, 270 LOTS\10 CADD & BIM\CRENDAWEX\HIT\INFRASTRUCTURE MAPS\STORM.DWG





## EXHIBIT K – MAXIMUM ASSESSMENT AND TAX RATE EQUIVALENT

Lot Type	2024 O&M SAP				Currently Outstanding				Currently Outstanding				IA TRE <sup>5</sup>
	Units	Estimated Buildout Value per Unit	Total Estimated Buildout Value	Allocation	Total Assessment <sup>2</sup>	Maximum Assessment Per Unit <sup>3</sup>	Average Annual Installment	Average Annual Installment Per Unit	MIA TRE <sup>4</sup>	Total Assessment	Maximum Assessment Per Unit <sup>3</sup>	Average Annual Installment	
<b>Improvement Area #1<sup>1</sup></b>													
Lot Type 1	177	\$ 205,882	\$ 36,441,114						N/A	\$ 3,358,551	\$ 18,974.86	\$ 261,396	\$ 1,476.81
Lot Type 2	98	247,059	24,211,782						N/A	2,231,449	22,769.89	173,673	1,772.18
	<b>275</b>		<b>\$ 60,652,896</b>							<b>\$ 5,590,000</b>		<b>\$ 435,069</b>	
<b>Improvement Area #2</b>													
Lot Type 3	218	\$ 258,726	\$ 56,402,268	26.20%	\$ 1,196,060	\$ 5,486.52	\$ 98,615	\$ 452.36	\$ 0.1748	\$ 4,763,731	\$ 21,851.98	\$ 364,688	\$ 1,672.88
Lot Type 4	136	276,956	37,666,016	17.50%	798,742	5,873.10	65,856	484.24	0.1748	3,181,269	23,391.68	243,543	1,790.75
	<b>354</b>		<b>\$ 94,068,284</b>	<b>43.70%</b>	<b>\$ 1,994,802</b>		<b>\$ 164,471</b>			<b>\$ 7,945,000</b>		<b>\$ 608,231</b>	
<b>Improvement Area #3</b>													
Lot Type 5	81	\$ 350,000	\$ 28,350,000	8.42%	\$ 384,482	\$ 4,746.69	\$ 31,700	\$ 391.36	\$ 0.1118	\$ 1,693,041	\$ 20,901.75	\$ 124,665	\$ 1,539.07
Lot Type 6	127	400,000	50,800,000	15.09%	688,948	5,424.79	56,804	447.27	0.1118	3,033,739	23,887.71	223,385	1,758.94
Lot Type 7	117	450,000	52,650,000	15.64%	714,037	6,102.88	58,872	503.18	0.1118	3,144,220	26,873.67	231,520	1,978.80
	<b>325</b>		<b>\$ 131,800,000</b>	<b>39.16%</b>	<b>\$ 1,787,467</b>		<b>\$ 147,376</b>			<b>\$ 7,871,000</b>		<b>\$ 579,569</b>	
<b>Improvement Area #4</b>													
Lot Type 8	58	\$ 350,000	\$ 20,300,000	6.18%	\$ 282,228	\$ 4,866.00	\$ 23,273	\$ 401.26	\$ 0.1146	\$ 1,133,749	\$ 19,547.40	\$ 101,087	\$ 1,742.88
Lot Type 9	90	425,000	38,250,000	10.96%	500,503	5,561.15	41,273	458.59	0.1079	2,136,251	23,736.12	190,472	2,116.35
	<b>148</b>		<b>\$ 58,550,000</b>	<b>17.15%</b>	<b>\$ 782,731</b>		<b>\$ 64,536</b>			<b>\$ 3,270,000</b>		<b>\$ 291,559</b>	
<b>MIA Total<sup>2</sup></b>	<b>827</b>		<b>\$ 284,418,284</b>		<b>\$ 4,565,000</b>		<b>\$ 376,383</b>						
<b>Total</b>	<b>1102</b>		<b>\$ 345,071,180</b>		<b>\$ 4,565,000</b>		<b>\$ 376,383</b>			<b>\$ 24,676,000</b>		<b>\$ 1,914,428</b>	

**Notes:**

<sup>1</sup> In the Original Service and Assessment Plan, and in the 2019 Amended and Restated Service and Assessment Plan, the Estimated Buildout Value per Unit for Lot Type 1 was \$205,882, and for Lot Type 2 was \$247,059. For the purposes of this 2024 Amended and Restated Service and Assessment Plan, the Estimated Buildout Values of Lot Type 1 and Lot Type 2 must remain at the original values due to the fact that the improvement Area #1 Assessment was allocated based on those values, and changing them would result in a mandatory Prepayment, despite the fact that comparable Lots in the other improvement areas have higher Estimated Buildout Values.

<sup>2</sup> Major Improvement Area Outstanding Assessment net of \$112,280 mandatory Prepayment, and \$140,000 Major Improvement Area Bond redemption. The Major Improvement Area includes Improvement Area #2, Improvement Area #3, and Improvement Area #4.

<sup>3</sup> Represents current outstanding Maximum Assessment per Unit, which has decreased from the Maximum Assessment per Unit shown in the 2019 Amended and Restated Service and Assessment Plan due to the principal portion of the Annual Installments collected since 2019.

<sup>4</sup> Not inclusive of O&M Assessment which is to be determined in the 2024 O&M SAP Update.

## EXHIBIT L – MAXIMUM TIRZ NO. 1 CREDIT AMOUNT BY LOT TYPE

Lot Type	Estimated Buildout Value Per Unit <sup>1</sup>	Outstanding Principal Assessment Per Unit	Avg. Annual Installment per Unit <sup>2</sup>	Equivalent PID Tax Rate + O&M Tax Rate	Equivalent Total Tax Rate <sup>3</sup>	TIRZ No. 1 Maximum Annual Credit Amount Per Unit	Net Annual Installment Per Unit	Net Equivalent PID Tax Rate + O&M Tax Rate	Net Equivalent Total Tax Rate <sup>4</sup>
<b>Improvement Area #1</b>									
Lot Type 1	\$ 258,726	\$ 18,974.86	\$ 1,564.15	\$ 0.7546	\$ 2,651.3	\$ -	\$ 1,564.15	\$ 0.7546	\$ 2,651.3
Lot Type 2	\$ 276,956	\$ 22,769.89	\$ 1,876.99	\$ 0.8277	\$ 2,724.5	\$ -	\$ 1,876.99	\$ 0.8277	\$ 2,724.5
<b>Improvement Area #1<sup>5</sup></b>									
Lot Type 1	\$ 258,726	\$ 18,974.86	\$ 1,564.15	\$ 0.6046	\$ 3,122.8	\$ 214.25	\$ 1,349.90	\$ 0.5218	\$ 3,040.0
Lot Type 2	\$ 276,956	\$ 22,769.89	\$ 1,876.99	\$ 0.6777	\$ 3,196.0	\$ 431.97	\$ 1,445.02	\$ 0.5218	\$ 3,040.0
<b>Improvement Area #2</b>									
Lot Type 3	\$ 258,726	\$ 27,338.49	\$ 2,147.07	\$ 0.8299	\$ 3,348.1	\$ 797.17	\$ 1,349.90	\$ 0.5217	\$ 3,040.0
Lot Type 4	\$ 276,956	\$ 29,264.78	\$ 2,298.35	\$ 0.8299	\$ 3,348.1	\$ 853.33	\$ 1,445.02	\$ 0.5217	\$ 3,040.0
<b>Improvement Area #3</b>									
Lot Type 5	\$ 350,000	\$ 25,648.43	\$ 1,950.98	\$ 0.5574	\$ 3,075.7	\$ 124.85	\$ 1,826.13	\$ 0.5218	\$ 3,040.0
Lot Type 6	\$ 400,000	\$ 29,312.49	\$ 2,212.57	\$ 0.5531	\$ 3,071.4	\$ 125.57	\$ 2,087.00	\$ 0.5218	\$ 3,040.0
Lot Type 7	\$ 450,000	\$ 32,976.56	\$ 2,464.41	\$ 0.5476	\$ 3,065.9	\$ 116.53	\$ 2,347.88	\$ 0.5218	\$ 3,040.0
<b>Improvement Area #4</b>									
Lot Type 8	\$ 350,000	\$ 24,413.40	\$ 2,144.14	\$ 0.6126	\$ 3,093.4	\$ 186.77	\$ 1,957.38	\$ 0.5593	\$ 3,040.0
Lot Type 9	\$ 425,000	\$ 29,297.27	\$ 2,574.94	\$ 0.6059	\$ 3,086.6	\$ 198.13	\$ 2,376.81	\$ 0.5593	\$ 3,040.0

<sup>1</sup> Estimated Buildout Value per unit for the Lots within Improvement Area #1 for the purposes of Exhibit K is being kept at \$205,882 for Lot Type 1 and \$247,059 Lot Type 2 to match the Original Service and Assessment Plan. Estimated Buildout Value per unit for the Lots within Improvement Area #1 for the purposes of this Exhibit L are increased to \$258,726 for Lot Type 1 and \$276,956 for Lot Type 2 to match the increased value of the Lots as of the approval of the 2019 Amended and Restated Service and Assessment Plan and the creation of TIRZ No. 1. The Estimated Buildout Value per Unit for Lot Types within Improvement Area #3 reflect Lot values as of the levying of the Improvement Area #3 Assessment and the approval of the 2022 Amended and Restated Service and Assessment Plan. The Estimated Buildout Value per Unit for Lot Types within Improvement Area #4 reflect current Lot values as of the levying of the Improvement Area #4 Assessment and the approval of this 2024 Amended and Restated Service and Assessment Plan.

<sup>2</sup> Average Annual Installment per Unit for Lots within Improvement Area #1 and Improvement Area #2 represent the Average Annual Installment per Unit as of the approval of the 2019 Amended and Restated Service and Assessment Plan and creation of TIRZ No. 1. The Average Annual Installment per Unit for Lots within Improvement Area #3 equals the Average Annual Installment per Unit as of the levying of the Improvement Area #3 Assessment, and the approval of the 2022 Amended and Restated Service and Assessment Plan. The Average Annual Installment per Unit for Lots within Improvement Area #4 equals the Average Annual Installment per Unit as of the levying of the Improvement Area #4 Assessment, and the approval of this 2024 Amended and Restated Service and Assessment Plan.

<sup>3</sup> Taxing entities applicable to every lot within the District for the year 2019 include Rockwall County (\$0.3284), and Roysse City ISD (\$1.5685). Lots within the corporate limits of the City also are required to pay the City of Roysse City tax (\$0.6215 in 2019 and \$0.5840 in 2023). Lots not within the corporate limits of the City are required to pay the O&M Assessment (\$0.15).

<sup>4</sup> Totals may not add due to rounding.

<sup>5</sup> Improvement Area #1 is within the boundary of TIRZ No. 1, but because the City has not annexed Improvement Area #1, no Parcel within Improvement Area #1 will be eligible to receive the TIRZ No. 1 Annual Credit Amount. Any owner of a Parcel within Improvement Area #1 has the option to petition the City to annex their Parcel, in which case they would stop paying their O&M Assessment every year, start paying the City tax, and start receiving a TIRZ No. 1 Annual Credit Amount every year. This table shows what that TIRZ No. 1 Annual Credit Amount would be for any Parcel within Improvement Area #1 if that Parcel were annexed.

**EXHIBIT M – FORM OF NOTICE OF PID ASSESSMENT TERMINATION**



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

[Date]  
Rockwall County Clerk’s Office  
Honorable \_\_\_\_\_  
1111 E Yellowjacket Lane  
Suite 100  
Rockwall, TX 75087

**Re: City of Royse City Lien Release documents for filing**

Dear Ms./Mr. \_\_\_\_\_,

Enclosed is a lien release that the City of Royse City is requesting to be filed in your office. Lien release for [insert legal description]. Recording Numbers: \_\_\_\_\_ [Plat]. Please forward copies of the filed documents to my attention:

City of Royse City  
Attn: [City Secretary]  
PO Box 638  
305 N. Arch Street  
Royse City, TX 75189

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

Sincerely,  
[Signature]

P3Works, LLC  
(817) 393-0353  
Admin@P3-Works.com  
www.P3-Works.com

**AFTER RECORDING RETURN TO:**

[City Secretary Name]  
[City Secretary Address]

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

**FULL RELEASE OF PUBLIC IMPROVEMENT DISTRICT LIEN**

STATE OF TEXAS                   §  
  §       **NOW ALL MEN BY THESE PRESENTS:**  
COUNTY OF ROCKWALL       §

**THIS FULL RELEASE OF PUBLIC IMPROVEMENT DISTRICT LIEN** (this "Full Release") is executed and delivered as of the Effective Date by the City of Royse City, Texas, a Texas home rule municipality.

**RECITALS**

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

**WHEREAS**, on or about October 11, 2016, the City Council for the City, approved Resolution No. 16-10-1170R, creating Waterscape Public Improvement District; and

**WHEREAS**, the Waterscape Public Improvement District consists of approximately 310.11 contiguous acres within the extraterritorial jurisdiction and corporate limits of the City; and

**WHEREAS**, on December 12, 2017 the City Council, approved Ordinance No. 17-12-1264, (hereinafter referred to as the "Original Assessment Ordinance") approving a service and assessment plan and assessment roll for the Property within Improvement Area #1 and the Major Improvement Area within the Waterscape Public Improvement District; and

**WHEREAS**, on or about August 9, 2022 the City Council, approved Ordinance No. 22-08-1535, (hereinafter referred to as the "2022 Assessment Ordinance") approving an amended and restated service and assessment plan and assessment roll for the Property within Improvement

Area #1, the Major Improvement Area, Improvement Area #2 and Improvement Area #3 within the Waterscape Public Improvement District; and

**WHEREAS**, on or about \_\_\_\_\_, the City Council, approved Ordinance No. \_\_\_\_\_, (hereinafter referred to as the "Assessment Ordinance") approving an amended and restated service and assessment plan and assessment roll for the Property within Improvement Area #1, the Major Improvement Area, Improvement Area #2, Improvement Area #3 and Improvement Area #4 within the Waterscape Public Improvement District; and

**WHEREAS**, the Original Assessment Ordinance, the 2022 Assessment Ordinance and/or the Assessment Ordinance imposed an assessment (the "Lien") in the amount of [amount] (hereinafter referred to as the "Lien Amount") for the following property: [legal description], a subdivision in Rockwall County, Texas, according to the map or plat of record in Document/Instrument No. \_\_\_\_\_ of the Plat Records of Rockwall County, Texas (hereinafter referred to as the "Property"); and

**WHEREAS**, the property owners of the Property have paid to the City the Lien Amount.

**RELEASE**

**NOW THEREFORE**, the City, the owner and holder of the Lien, Instrument No. \_\_\_\_\_, in the Real Property Records of Rockwall County, Texas, in the amount of the Lien Amount against the Property releases and discharges, and by these presents does hereby release and discharge, the above-described Property from said Lien held by the undersigned securing said indebtedness.

**EXECUTED** to be **EFFECTIVE** this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**CITY OF ROYSE CITY, TEXAS,**  
A Texas home rule municipality,

By: \_\_\_\_\_  
[Manager Name], City Administrator

**ATTEST:**

\_\_\_\_\_  
[Secretary Name], City Secretary

**STATE OF TEXAS** §  
§  
**COUNTY OF ROCKWALL** §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by [City Manager], City Administrator for the City of Royse City, Texas, a Texas home rule municipality, on behalf of said municipality.

\_\_\_\_\_  
Notary Public, State of Texas

**EXHIBIT N-1 – DEBT SERVICE SCHEDULE FOR IMPROVEMENT AREA #1 INITIAL BONDS**

**DEBT SERVICE REQUIREMENTS**

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

<u>Year Ending (September 30)</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2018		\$ 118,666.18	\$ 118,666.18
2019	\$ 55,000.00	166,225.00	221,225.00
2020	60,000.00	163,887.50	223,887.50
2021	60,000.00	161,337.50	221,337.50
2022	60,000.00	158,787.50	218,787.50
2023	65,000.00	156,237.50	221,237.50
2024	70,000.00	153,475.00	223,475.00
2025	70,000.00	150,500.00	220,500.00
2026	75,000.00	147,525.00	222,525.00
2027	75,000.00	144,337.50	219,337.50
2028	80,000.00	141,150.00	221,150.00
2029	85,000.00	137,750.00	222,750.00
2030	90,000.00	133,500.00	223,500.00
2031	90,000.00	129,000.00	219,000.00
2032	95,000.00	124,500.00	219,500.00
2033	100,000.00	119,750.00	219,750.00
2034	105,000.00	114,750.00	219,750.00
2035	110,000.00	109,500.00	219,500.00
2036	120,000.00	104,000.00	224,000.00
2037	125,000.00	98,000.00	223,000.00
2038	130,000.00	91,750.00	221,750.00
2039	135,000.00	85,250.00	220,250.00
2040	145,000.00	78,500.00	223,500.00
2041	150,000.00	71,250.00	221,250.00
2042	155,000.00	63,750.00	218,750.00
2043	165,000.00	56,000.00	221,000.00
2044	175,000.00	47,750.00	222,750.00
2045	180,000.00	39,000.00	219,000.00
2046	190,000.00	30,000.00	220,000.00
2047	200,000.00	20,500.00	220,500.00
2048	<u>210,000.00</u>	<u>10,500.00</u>	<u>220,500.00</u>
<b>Total</b>	<b><u>\$3,425,000.00</u></b>	<b><u>\$3,327,128.68</u></b>	<b><u>\$6,752,128.68</u></b>

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**EXHIBIT N-2 – DEBT SERVICE SCHEDULE FOR MAJOR IMPROVEMENT AREA BONDS**

Draft Numbers  
**\$5,150,000**

City of Roysse City, Texas  
(Waterscape Public Improvement District Major Improvement Area Project)  
Special Assessment Revenue Bonds, Series 2017 - FINAL PRICING

**Current Outstanding Debt Service** Part 1 of 2

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
03/15/2023	-	-	123,268.75	123,268.75	-
09/15/2023	95,000.00	4.750%	123,268.75	218,268.75	341,537.50
03/15/2024	-	-	121,012.50	121,012.50	-
09/15/2024	95,000.00	4.750%	121,012.50	216,012.50	337,025.00
03/15/2025	-	-	118,756.25	118,756.25	-
09/15/2025	100,000.00	4.750%	118,756.25	218,756.25	337,512.50
03/15/2026	-	-	116,381.25	116,381.25	-
09/15/2026	105,000.00	4.750%	116,381.25	221,381.25	337,762.50
03/15/2027	-	-	113,887.50	113,887.50	-
09/15/2027	110,000.00	4.750%	113,887.50	223,887.50	337,775.00
03/15/2028	-	-	111,275.00	111,275.00	-
09/15/2028	115,000.00	4.750%	111,275.00	226,275.00	337,550.00
03/15/2029	-	-	108,543.75	108,543.75	-
09/15/2029	120,000.00	5.250%	108,543.75	228,543.75	337,087.50
03/15/2030	-	-	105,393.75	105,393.75	-
09/15/2030	125,000.00	5.250%	105,393.75	230,393.75	335,787.50
03/15/2031	-	-	102,112.50	102,112.50	-
09/15/2031	135,000.00	5.250%	102,112.50	237,112.50	339,225.00
03/15/2032	-	-	98,568.75	98,568.75	-
09/15/2032	140,000.00	5.250%	98,568.75	238,568.75	337,137.50
03/15/2033	-	-	94,893.75	94,893.75	-
09/15/2033	150,000.00	5.250%	94,893.75	244,893.75	339,787.50
03/15/2034	-	-	90,956.25	90,956.25	-
09/15/2034	155,000.00	5.250%	90,956.25	245,956.25	336,912.50
03/15/2035	-	-	86,887.50	86,887.50	-
09/15/2035	165,000.00	5.250%	86,887.50	251,887.50	338,775.00
03/15/2036	-	-	82,556.25	82,556.25	-
09/15/2036	175,000.00	5.250%	82,556.25	257,556.25	340,112.50
03/15/2037	-	-	77,962.50	77,962.50	-
09/15/2037	185,000.00	5.250%	77,962.50	262,962.50	340,925.00
03/15/2038	-	-	73,106.25	73,106.25	-
09/15/2038	190,000.00	5.250%	73,106.25	263,106.25	338,212.50
03/15/2039	-	-	68,118.75	68,118.75	-
09/15/2039	205,000.00	5.250%	68,118.75	273,118.75	341,237.50
03/15/2040	-	-	62,737.50	62,737.50	-
09/15/2040	215,000.00	5.250%	62,737.50	277,737.50	340,475.00
03/15/2041	-	-	57,093.75	57,093.75	-
09/15/2041	225,000.00	5.250%	57,093.75	282,093.75	339,187.50
03/15/2042	-	-	51,187.50	51,187.50	-
09/15/2042	240,000.00	5.250%	51,187.50	291,187.50	342,375.00

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Specialized Public Finance Inc.  
Dallas, Texas Page 5



Draft Numbers

**\$5,150,000**

City of Royse City, Texas  
(Waterscape Public Improvement District Major Improvement Area Project)  
Special Assessment Revenue Bonds, Series 2017 - FINAL PRICING

**Current Outstanding Debt Service**

Part 2 of 2

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
03/15/2043	-	-	44,887.50	44,887.50	-
09/15/2043	250,000.00	5.250%	44,887.50	294,887.50	339,775.00
03/15/2044	-	-	38,325.00	38,325.00	-
09/15/2044	265,000.00	5.250%	38,325.00	303,325.00	341,650.00
03/15/2045	-	-	31,368.75	31,368.75	-
09/15/2045	280,000.00	5.250%	31,368.75	311,368.75	342,737.50
03/15/2046	-	-	24,018.75	24,018.75	-
09/15/2046	290,000.00	5.250%	24,018.75	314,018.75	338,037.50
03/15/2047	-	-	16,406.25	16,406.25	-
09/15/2047	305,000.00	5.250%	16,406.25	321,406.25	337,812.50
03/15/2048	-	-	8,400.00	8,400.00	-
09/15/2048	320,000.00	5.250%	8,400.00	328,400.00	335,800.00
<b>Total</b>	<b>\$4,755,000.00</b>	-	<b>\$4,056,212.50</b>	<b>\$8,811,212.50</b>	-

**Yield Statistics**

Base date for Avg. Life & Avg. Coupon Calculation	9/15/2022
Average Life	16.293 Years
Average Coupon	5.2264705%
Weighted Average Maturity (Par Basis)	16.293 Years
Weighted Average Maturity (Original Price Basis)	16.179 Years

**Refunding Bond Information**

Refunding Dated Date	9/15/2022
Refunding Delivery Date	9/15/2022

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Specialized Public Finance Inc.  
Dallas, Texas

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## EXHIBIT N-3 – DEBT SERVICE SCHEDULE FOR IMPROVEMENT AREA #1 ADDITIONAL BONDS

### DEBT SERVICE REQUIREMENTS FOR THE BONDS SIMILARLY SECURED

The following table sets forth the debt service requirements for the outstanding 2017 Bonds and 2019 Bonds:<sup>(1)</sup>

Year Ending (September 30)	2017 Bonds			2019 Bonds			Total Debt Service
	Principal	Interest	Total	Principal	Interest	Total	
2020 <sup>(1)</sup>	\$ 60,000	\$ 163,888	\$ 223,888	\$ 35,000	\$ 90,739	\$ 125,739	\$ 349,627
2021	60,000	161,338	221,338	50,000	118,431	168,431	389,769
2022	60,000	158,788	218,788	55,000	116,681	171,681	390,469
2023	65,000	156,238	221,238	55,000	114,756	169,756	390,994
2024	70,000	153,475	223,475	55,000	112,831	167,831	391,306
2025	70,000	150,500	220,500	60,000	110,906	170,906	391,406
2026	75,000	147,525	222,525	60,000	108,581	168,581	391,106
2027	75,000	144,338	219,338	65,000	106,256	171,256	390,594
2028	80,000	141,150	221,150	65,000	103,738	168,738	389,888
2029	85,000	137,750	222,750	65,000	101,219	166,219	388,969
2030	90,000	133,500	223,500	65,000	98,700	163,700	387,200
2031	90,000	129,000	219,000	85,000	95,856	180,856	399,856
2032	95,000	124,500	219,500	90,000	92,138	182,138	401,638
2033	100,000	119,750	219,750	95,000	88,200	183,200	402,950
2034	105,000	114,750	219,750	95,000	84,044	179,044	398,794
2035	110,000	109,500	219,500	100,000	79,888	179,888	399,388
2036	120,000	104,000	224,000	100,000	75,513	175,513	399,513
2037	125,000	98,000	223,000	105,000	71,138	176,138	399,138
2038	130,000	91,750	221,750	110,000	66,544	176,544	398,294
2039	135,000	85,250	220,250	115,000	61,731	176,731	396,981
2040	145,000	78,500	223,500	115,000	56,700	171,700	395,200
2041	150,000	71,250	221,250	125,000	51,525	176,525	397,775
2042	155,000	63,750	218,750	130,000	45,900	175,900	394,650
2043	165,000	56,000	221,000	135,000	40,050	175,050	396,050
2044	175,000	47,750	222,750	135,000	33,975	168,975	391,725
2045	180,000	39,000	219,000	145,000	27,900	172,900	391,900
2046	190,000	30,000	220,000	150,000	21,375	171,375	391,375
2047	200,000	20,500	220,500	160,000	14,625	174,625	395,125
2048	<u>210,000</u>	<u>10,500</u>	<u>220,500</u>	<u>165,000</u>	<u>7,425</u>	<u>172,425</u>	<u>392,925</u>
<b>Total<sup>(2)</sup></b>	<b>\$3,370,000</b>	<b>\$3,042,238</b>	<b>\$6,412,238</b>	<b>\$2,785,000</b>	<b>\$2,197,364</b>	<b>\$4,982,364</b>	<b>\$11,394,602</b>

<sup>(1)</sup> Annual Installments due on or before January 31, 2020 on the Improvement Area #1 Reimbursement Obligation will be deposited with the Trustee and will be available for payment of principal on the 2019 Bonds due on September 1, 2020

<sup>(2)</sup> Totals may not add due to rounding.

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**EXHIBIT N-4 – DEBT SERVICE SCHEDULE FOR IMPROVEMENT AREA #2 BONDS**

**DEBT SERVICE REQUIREMENTS FOR THE BONDS**

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

<u>Year Ending</u> <u>(September 30)</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2020	\$ -	\$ 297.091	\$ 297.091
2021	145.000	391.769	536.769
2022	155.000	386.331	541.331
2023	160.000	380.519	540.519
2024	165.000	374.519	539.519
2025	170.000	368.331	538.331
2026	175.000	361.319	536.319
2027	185.000	354.100	539.100
2028	195.000	346.469	541.469
2029	200.000	338.425	538.425
2030	210.000	330.175	540.175
2031	220.000	320.463	540.463
2032	230.000	310.288	540.288
2033	240.000	299.650	539.650
2034	255.000	288.550	543.550
2035	265.000	276.756	541.756
2036	280.000	264.500	544.500
2037	290.000	251.550	541.550
2038	310.000	238.138	548.138
2039	320.000	223.800	543.800
2040	335.000	209.000	544.000
2041	355.000	193.088	548.088
2042	370.000	176.225	546.225
2043	390.000	158.650	548.650
2044	410.000	140.125	550.125
2045	430.000	120.650	550.650
2046	450.000	100.225	550.225
2047	475.000	78.850	553.850
2048	500.000	56.288	556.288
2049	685.000	32.538	717.538
<b>Total<sup>(1)</sup></b>	<b><u>\$8,570,000</u></b>	<b><u>\$7,668,379</u></b>	<b><u>\$16,238,379</u></b>

<sup>(1)</sup> Totals may not add due to rounding.

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**EXHIBIT N-5 – DEBT SERVICE SCHEDULE FOR IMPROVEMENT AREA #3 BONDS**

**DEBT SERVICE REQUIREMENTS FOR THE BONDS**

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

<u>Year Ending (September 30)</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 88.000	\$ 469.807	\$ 557.807
2024	111.000	446.835	557.835
2025	116.000	441.563	557.563
2026	122.000	436.053	558.053
2027	127.000	430.258	557.258
2028	133.000	424.225	557.225
2029	140.000	417.409	557.409
2030	147.000	410.234	557.234
2031	154.000	402.700	556.700
2032	162.000	394.808	556.808
2033	171.000	386.505	557.505
2034	180.000	376.886	556.886
2035	190.000	366.761	556.761
2036	201.000	356.074	557.074
2037	213.000	344.768	557.768
2038	225.000	332.786	557.786
2039	238.000	320.130	558.130
2040	251.000	306.743	557.743
2041	266.000	292.624	558.624
2042	281.000	277.661	558.661
2043	297.000	261.855	558.855
2044	315.000	244.778	559.778
2045	334.000	226.665	560.665
2046	354.000	207.460	561.460
2047	375.000	187.105	562.105
2048	398.000	165.543	563.543
2049	567.000	142.658	709.658
2050	601.000	110.055	711.055
2051	637.000	75.498	712.498
2052	<u>676.000</u>	<u>38.870</u>	<u>714.870</u>
<b>Total<sup>(1)</sup></b>	<b>\$8,070.000</b>	<b>\$9,295.312</b>	<b>\$17,365.312</b>

<sup>(1)</sup> Totals may not add due to rounding.

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## EXHIBIT N-6 – DEBT SERVICE SCHEDULE FOR IMPROVEMENT AREA #4 BONDS

Fiscal Numbers

**\$3,270,000**

City of Royse City, Texas  
 (Waterscape Public Improvement District; IA4)  
 Special Assessment Revenue Bonds, Series 2024

### Debt Service Schedule

Part 1 of 3

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
05-15-2024	-	-	-	-	-
09-15-2024	-	-	62,612.50	62,612.50	-
09-30-2024	-	-	-	-	62,612.50
03-15-2025	-	-	93,918.75	93,918.75	-
09-15-2025	43,000.00	4.625%	93,918.75	136,918.75	-
09-30-2025	-	-	-	-	230,837.50
03-15-2026	-	-	92,924.38	92,924.38	-
09-15-2026	45,000.00	4.625%	92,924.38	137,924.38	-
09-30-2026	-	-	-	-	230,848.76
03-15-2027	-	-	91,883.75	91,883.75	-
09-15-2027	47,000.00	4.625%	91,883.75	138,883.75	-
09-30-2027	-	-	-	-	230,767.50
03-15-2028	-	-	90,796.88	90,796.88	-
09-15-2028	49,000.00	4.625%	90,796.88	139,796.88	-
09-30-2028	-	-	-	-	230,593.76
03-15-2029	-	-	89,663.75	89,663.75	-
09-15-2029	51,000.00	4.625%	89,663.75	140,663.75	-
09-30-2029	-	-	-	-	230,327.50
03-15-2030	-	-	88,484.38	88,484.38	-
09-15-2030	53,000.00	4.625%	88,484.38	141,484.38	-
09-30-2030	-	-	-	-	229,948.76
03-15-2031	-	-	87,258.75	87,258.75	-
09-15-2031	54,000.00	4.625%	87,258.75	141,258.75	-
09-30-2031	-	-	-	-	228,517.50
03-15-2032	-	-	86,010.00	86,010.00	-
09-15-2032	57,000.00	5.875%	86,010.00	143,010.00	-
09-30-2032	-	-	-	-	229,020.00
03-15-2033	-	-	84,335.63	84,335.63	-
09-15-2033	59,000.00	5.875%	84,335.63	143,335.63	-
09-30-2033	-	-	-	-	227,671.26
03-15-2034	-	-	82,602.50	82,602.50	-
09-15-2034	63,000.00	5.875%	82,602.50	145,602.50	-
09-30-2034	-	-	-	-	228,205.00
03-15-2035	-	-	80,751.88	80,751.88	-
09-15-2035	66,000.00	5.875%	80,751.88	146,751.88	-
09-30-2035	-	-	-	-	227,503.76
03-15-2036	-	-	78,813.13	78,813.13	-
09-15-2036	69,000.00	5.875%	78,813.13	147,813.13	-
09-30-2036	-	-	-	-	226,626.26
03-15-2037	-	-	76,786.25	76,786.25	-
09-15-2037	73,000.00	5.875%	76,786.25	149,786.25	-
09-30-2037	-	-	-	-	226,572.50
03-15-2038	-	-	74,641.88	74,641.88	-

PI# Bonds, Series 2024 | SINGLE PURPOSE | 4/23/2024 | 9:23 AM

Specialized Public Finance Inc.  
 Dallas, Texas

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Fiscal Numbers

**\$3,270,000**

City of Royse City, Texas  
 (Waterscape Public Improvement District; IA4)  
 Special Assessment Revenue Bonds, Series 2024

**Debt Service Schedule**

Part 2 of 3

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
09-15-2038	77,000.00	5.875%	74,641.88	151,641.88	-
09-30-2038	-	-	-	-	226,283.76
03-15-2039	-	-	72,380.00	72,380.00	-
09-15-2039	81,000.00	5.875%	72,380.00	153,380.00	-
09-30-2039	-	-	-	-	225,760.00
03-15-2040	-	-	70,000.63	70,000.63	-
09-15-2040	81,000.00	5.875%	70,000.63	155,000.63	-
09-30-2040	-	-	-	-	225,001.26
03-15-2041	-	-	67,503.75	67,503.75	-
09-15-2041	90,000.00	5.875%	67,503.75	157,503.75	-
09-30-2041	-	-	-	-	225,007.50
03-15-2042	-	-	64,860.00	64,860.00	-
09-15-2042	95,000.00	5.875%	64,860.00	159,860.00	-
09-30-2042	-	-	-	-	224,720.00
03-15-2043	-	-	62,069.38	62,069.38	-
09-15-2043	100,000.00	5.875%	62,069.38	162,069.38	-
09-30-2043	-	-	-	-	224,138.76
03-15-2044	-	-	59,131.88	59,131.88	-
09-15-2044	106,000.00	5.875%	59,131.88	165,131.88	-
09-30-2044	-	-	-	-	224,263.76
03-15-2045	-	-	56,018.13	56,018.13	-
09-15-2045	112,000.00	5.875%	56,018.13	168,018.13	-
09-30-2045	-	-	-	-	224,036.26
03-15-2046	-	-	52,728.13	52,728.13	-
09-15-2046	119,000.00	5.875%	52,728.13	171,728.13	-
09-30-2046	-	-	-	-	224,456.26
03-15-2047	-	-	49,232.50	49,232.50	-
09-15-2047	126,000.00	5.875%	49,232.50	175,232.50	-
09-30-2047	-	-	-	-	224,465.00
03-15-2048	-	-	45,531.25	45,531.25	-
09-15-2048	133,000.00	5.875%	45,531.25	178,531.25	-
09-30-2048	-	-	-	-	224,062.50
03-15-2049	-	-	41,624.38	41,624.38	-
09-15-2049	204,000.00	5.875%	41,624.38	245,624.38	-
09-30-2049	-	-	-	-	287,248.76
03-15-2050	-	-	35,631.88	35,631.88	-
09-15-2050	216,000.00	5.875%	35,631.88	251,631.88	-
09-30-2050	-	-	-	-	287,263.76
03-15-2051	-	-	29,286.88	29,286.88	-
09-15-2051	228,000.00	5.875%	29,286.88	257,286.88	-
09-30-2051	-	-	-	-	286,573.76
03-15-2052	-	-	22,589.38	22,589.38	-
09-15-2052	242,000.00	5.875%	22,589.38	264,589.38	-

PD Bonds, Series 2024 (1) SINGLE PURPOSE | 4/23/2024 | 9:20 AM

Specialized Public Finance Inc.  
 Dallas, Texas

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Fiscal Numbers

**\$3,270,000**

City of Royse City, Texas  
(Waterscape Public Improvement District; IA4)  
Special Assessment Revenue Bonds, Series 2024

**Debt Service Schedule**

Part 3 of 3

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
09/30/2052	-	-	-	-	287,178.76
03/15/2053	-	-	15,480.63	15,480.63	-
09/15/2053	256,000.00	5.875%	15,480.63	271,480.63	-
09/30/2053	-	-	-	-	286,961.26
03/15/2054	-	-	7,960.63	7,960.63	-
09/15/2054	271,000.00	5.875%	7,960.63	278,960.63	-
09/30/2054	-	-	-	-	286,921.26
<b>Total</b>	<b>\$3,270,000.00</b>	-	<b>\$3,964,415.18</b>	<b>\$7,234,415.18</b>	-

**Yield Statistics**

Bond Year Dollars	\$67,806.00
Average Life	20.736 Years
Average Coupon	5.8467026%
DY01	4.307.62
Net Interest Cost (NIC)	6,008,446%
True Interest Cost (TIC)	6,139,517.7%
Bond Yield for Arbitrage Purposes	5.8637460%
All Inclusive Cost (AIC)	6.6170509%
<b>IRS Form 8038</b>	
Net Interest Cost	5.8868235%
Weighted Average Maturity	20.740 Years

FD Bonds, Series 2024 | SINGLE PURPOSE | 4/23/2024 | 9:23 AM

Specialized Public Finance Inc.  
Dallas, Texas

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## EXHIBIT O-1 – IMPROVEMENT AREA #4 LEGAL DESCRIPTION

**OWNER'S DEDICATION  
STATE OF TEXAS  
COUNTY OF ROCKWALL**

WHEREAS Parker Creek Estates, L.P. are the owner of a tract of land situated in the S.C. Wright Survey, Abstract No. 218, Rockwell County, Texas, and being a portion of that certain tract of land described as being 310.095 acres in instrument to Parker Creek Estates, L.P., as recorded in Volume 2855, Page 252 of the Official Public Records of Rockwall County, Texas, (O.P.R.R.C.T.), and a portion of that certain tract of land described as being 10.000 acres in instrument to Parker Creek Estates, L.P., as recorded under Document No. 20160000015014, Document No. 20170000021667, Document No. 201700000216667, Document No. 20170000021668, and Document No. 20170000021669, O.P.R.R.C.T. and being more particularly described as follows:

COMMENCING at a 3/8 inch iron rod found at the east corner of said 10.000-acre tract, said point being in the existing gravel roadway of Crenshaw Road and being on the southwesterly line of a 30-foot wide donation for road right-of-way of Crenshaw Road as described in instrument to the State of Texas as recorded in Volume 750, Page 187, O.P.R.R.C.T.;

THENCE South 43 degrees 48 minutes 12 seconds West (Record: South 44 degrees 59 minutes 43 seconds West) along the southeasterly line of said 10.000-acre Parker Creek Estates LP tract, a distance of 40.00 feet to the POINT OF BEGINNING;

THENCE South 43 degrees 48 minutes 12 seconds West (Record: South 44 degrees 48 minutes 12 seconds West) continuing along the southeasterly line of said 10.000-acre tract, a distance of 1,050.58 feet to a point for corner;

THENCE departing the southeasterly line of said 10.000-acre Parker Creek Estates LP tract and continuing over and across the said Parker Creek Estates LP tracts the following courses:

- North 46 degrees 11 minutes 48 seconds West a distance of 15.00 feet to a point for corner;
- South 88 degrees 48 minutes 12 seconds West a distance of 14.14 feet to a point for corner;
- North 46 degrees 11 minutes 48 seconds West a distance of 90.00 feet to a point for corner;
- North 01 degree 11 minutes 48 seconds West a distance of 14.14 feet to a point for corner;
- North 43 degrees 48 minutes 12 seconds East a distance of 10.00 feet to a point for corner;
- North 46 degrees 11 minutes 48 seconds West a distance of 50.00 feet to a point for corner;
- North 43 degrees 48 minutes 12 seconds East a distance of 113.21 feet to a point for corner;
- North 46 degrees 11 minutes 48 seconds West a distance of 220.00 feet to a point for corner;
- North 47 degrees 51 minutes 02 seconds West a distance of 106.59 feet to a point for corner;
- North 55 degrees 07 minutes 26 seconds West a distance of 110.26 feet to a point for corner;
- North 60 degrees 40 minutes 14 seconds West a distance of 109.74 feet to a point for corner;



North 61 degrees 43 minutes 26 seconds West a distance of 133.63 feet to a point for corner;

North 45 degrees 25 minutes 48 seconds West a distance of 47.86 feet to a point for corner, said point being the beginning of a non-tangent curve to the right having a central angle of 5 degrees 49 minutes 34 seconds, a radius of 661.00 feet and being subtended by a 67.18 -foot chord which bears South 47 degrees 28 minutes 58 seconds West;

Continuing along said curve to the right an arc distance of 67.21 feet to a point of reverse curvature of a curve to the left having a central angle of 16 degrees 10 minutes 58 seconds, a radius of 225.00 feet and being subtended by a 63.34-foot chord which bears South 42 degrees 18 minutes 16 seconds West;

Continuing along said curve to the left, an arc distance of 63.55 feet to a point for corner at the end of said curve;

North 55 degrees 47 minutes 12 seconds West a distance of 50.00 feet to a point for corner, said point being the beginning of a non-tangent curve to the left having a central angle of 4 degrees 02 minutes 00 seconds, a radius of 275.00 feet and being subtended by a 19.35-foot chord which bears South 32 degrees 11 minutes 48 seconds West;

Continuing along said curve to the left, an arc distance of 19.36 feet to a point for corner at the end of said curve;

South 73 degrees 30 minutes 56 seconds West a distance of 14.29 feet to a point for corner, said point being the beginning of a non-tangent curve to the right having a central angle of 21 degrees 10 minutes 32 seconds, a radius of 325.00 feet and being subtended by a 119.43-foot chord which bears North 50 degrees 42 minutes 59 seconds West;

Continuing along said curve to the right, an arc distance of 120.11 feet to a point for corner at the end of said curve;

North 06 degrees 51 minutes 17 seconds East a distance of 13.87 feet to a point for corner;

North 37 degrees 02 minutes 36 seconds West a distance of 15.00 feet to a point for corner;

North 80 degrees 56 minutes 29 seconds West a distance of 13.87 feet to a point for corner, said point being the beginning of a non-tangent curve to the right having a central angle of 5 degrees 37 minutes 33 seconds, a radius of 325.00 feet and being subtended by a 31.90-foot chord which bears North 31 degrees 08 minutes 42 seconds West;

Continuing along said curve to the right, an arc distance of 31.91 feet to the end of said curve;

North 28 degrees 19 minutes 56 seconds West a distance of 69.59 feet to a point for corner;

North 16 degrees 40 minutes 04 seconds East a distance of 14.14 feet to a point for corner;

North 61 degrees 40 minutes 04 seconds East a distance of 26.79 feet to the beginning of a curve to the left having a central angle of 32 degrees 00 minutes 23 seconds, a radius of 375.00 feet and being subtended by a 206.77 foot chord which bears North 45 degrees 39 minutes 52 seconds East;

Continuing along said curve to the left, an arc distance of 209.48 feet to a point for corner at the end of said curve;

North 72 degrees 56 minutes 33 seconds East a distance of 14.38 feet to a point for corner;

North 28 degrees 07 minutes 39 seconds East a distance of 15.00 feet to a point for corner;

North 19 degrees 46 minutes 57 seconds West a distance of 14.59 feet to a point for corner, said point being the beginning of a non-tangent curve to the left having a central angle of 0 degrees 45 minutes 22 seconds, a radius of 375.00 feet and being subtended by a 4.95-foot chord which bears North 23 degrees 56 minutes 07 seconds East;

Continuing along said curve to the left, an arc distance of 4.95 feet to the end of said curve;

North 23 degrees 33 minutes 26 seconds East a distance of 510.39 feet to the beginning of a curve to the right having a central angle of 19 degrees 36 minutes 04 seconds, a radius of 575.00 feet and being subtended by a 195.75-foot chord which bears North 33 degrees 21 minutes 28 seconds East;

Continuing along said curve to the right, an arc distance 196.71 feet to a point for corner at the end of said curve;

North 88 degrees 35 minutes 41 seconds East a distance of 14.12 feet to a point for corner;

South 46 degrees 24 minutes 19 seconds East a distance of 10.53 feet to a point for corner;

North 43 degrees 33 minutes 19 seconds East a distance of 50.00 feet to a point for corner;

North 46 degrees 24 minutes 19 seconds West a distance of 10.49 feet to a point for corner;

North 01 degrees 24 minutes 19 seconds West a distance of 14.14 feet to a point for corner;

North 43 degrees 35 minutes 41 seconds East a distance of 105.00 feet to a point for corner;

North 88 degrees 35 minutes 41 seconds East a distance of 28.28 feet to a point for corner;

South 46 degrees 24 minutes 19 seconds East along a line being parallel with and 40.00 feet southwesterly of the northeast line of said Parker Creek Estates LP tracts, a distance of 1,395.30 feet to the POINT OF BEGINNING and CONTAINING 1,344,482 square feet or 30.87 acres of land, more or less.

## APPENDIX A-1 – BUYER DISCLOSURE FOR LOT TYPE 1

### NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
STREET ADDRESS

**LOT TYPE 1 PRINCIPAL ASSESSMENT: \$18,974.86**

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

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

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

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

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

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

DATE:

DATE:

\_\_\_\_\_  
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]<sup>2</sup>

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

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
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]<sup>3</sup>

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

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

DATE:

DATE:

\_\_\_\_\_  
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]<sup>4</sup>

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

## ANNUAL INSTALLMENTS - LOT TYPE 1

Annual Installment Due 1/31	Outstanding Improvement Area #1 Initial Bonds			Improvement Area #1 Additional Bonds			Annual Collection Costs	Annual Installment <sup>(d)</sup>
	Principal	Interest <sup>(a)</sup>	Additional Interest	Principal	Interest <sup>(b)</sup>	Additional Interest		
2025	\$ 237.61	\$ 510.86	\$ 51.85	\$ 203.67	\$ 376.46	\$ 43.02	\$ 74.36	\$ 1,497.83
2026	\$ 254.58	\$ 500.76	\$ 50.66	\$ 203.67	\$ 368.57	\$ 42.01	\$ 75.84	\$ 1,496.10
2027	\$ 254.58	\$ 489.94	\$ 49.39	\$ 220.64	\$ 360.68	\$ 40.99	\$ 77.36	\$ 1,493.58
2028	\$ 271.55	\$ 479.12	\$ 48.12	\$ 220.64	\$ 352.13	\$ 39.88	\$ 78.91	\$ 1,490.36
2029	\$ 288.53	\$ 467.58	\$ 46.76	\$ 220.64	\$ 343.58	\$ 38.78	\$ 80.49	\$ 1,486.35
2030	\$ 305.50	\$ 453.16	\$ 45.32	\$ 220.64	\$ 335.03	\$ 37.68	\$ 82.10	\$ 1,479.41
2031	\$ 305.50	\$ 437.88	\$ 13.49	\$ 288.53	\$ 325.38	\$ 36.57	\$ 83.74	\$ 1,491.09
2032	\$ 322.47	\$ 422.61	\$ -	\$ 305.50	\$ 312.75	\$ 35.13	\$ 85.41	\$ 1,483.88
2033	\$ 339.44	\$ 406.48	\$ -	\$ 322.47	\$ 299.39	\$ 33.60	\$ 87.12	\$ 1,488.51
2034	\$ 356.42	\$ 389.51	\$ -	\$ 322.47	\$ 285.28	\$ 31.99	\$ 88.86	\$ 1,474.53
2035	\$ 373.39	\$ 371.69	\$ -	\$ 339.44	\$ 271.17	\$ 30.38	\$ 90.64	\$ 1,476.71
2036	\$ 407.33	\$ 353.02	\$ -	\$ 339.44	\$ 256.32	\$ 28.68	\$ 92.45	\$ 1,477.25
2037	\$ 424.30	\$ 332.65	\$ -	\$ 356.42	\$ 241.47	\$ 26.99	\$ 94.30	\$ 1,476.13
2038	\$ 441.28	\$ 311.44	\$ -	\$ 373.39	\$ 225.88	\$ 25.20	\$ 96.19	\$ 1,473.37
2039	\$ 458.25	\$ 289.38	\$ -	\$ 390.36	\$ 209.54	\$ 23.34	\$ 98.11	\$ 1,468.98
2040	\$ 492.19	\$ 266.46	\$ -	\$ 390.36	\$ 192.46	\$ 21.38	\$ 100.08	\$ 1,462.94
2041	\$ 509.16	\$ 241.85	\$ -	\$ 424.30	\$ 174.90	\$ 19.43	\$ 102.08	\$ 1,471.73
2042	\$ 526.14	\$ 216.39	\$ -	\$ 441.28	\$ 155.80	\$ 17.31	\$ 104.12	\$ 1,461.04
2043	\$ 560.08	\$ 190.09	\$ -	\$ 458.25	\$ 135.95	\$ 15.11	\$ 106.20	\$ 1,465.67
2044	\$ 594.03	\$ 162.08	\$ -	\$ 458.25	\$ 115.33	\$ 12.81	\$ 108.33	\$ 1,450.82
2045	\$ 611.00	\$ 132.38	\$ -	\$ 492.19	\$ 94.70	\$ 10.52	\$ 110.49	\$ 1,451.29
2046	\$ 644.94	\$ 101.83	\$ -	\$ 509.16	\$ 72.56	\$ 8.06	\$ 112.70	\$ 1,449.26
2047	\$ 678.89	\$ 69.59	\$ -	\$ 543.11	\$ 49.64	\$ 5.52	\$ 114.96	\$ 1,461.70
2048	\$ 712.83	\$ 35.64	\$ -	\$ 560.08	\$ 25.20	\$ 2.80	\$ 117.25	\$ 1,453.81
<b>Total</b>	<b>\$ 10,369.98</b>	<b>\$ 7,632.42</b>	<b>\$ 305.58</b>	<b>\$ 8,604.88</b>	<b>\$ 5,580.19</b>	<b>\$ 627.21</b>	<b>\$ 2,262.10</b>	<b>\$ 35,382.36</b>

**Footnotes:**

- [a] Actual interest rate on Improvement Area #1 Bonds is 4.250% for term bonds due September 15, 2028, and 5.000% for term bonds due September 15, 2048.
- [b] Actual interest rate on Improvement Area #1 Additional Bonds is 3.500% for term bonds due September 15, 2024, 3.875% for term bonds due September 15, 2029, 4.375% for term bonds due September 15, 2039, and 4.500% for term bonds due September 15, 2048.
- [c] The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

Annual Installment Schedule to Notice  
of Obligation to Pay Improvement District Assessment



## APPENDIX A-2 – BUYER DISCLOSURE FOR LOT TYPE 2

### NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
STREET ADDRESS

**LOT TYPE 2 PRINCIPAL ASSESSMENT: \$22,769.89**

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

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

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

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

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

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

DATE:

DATE:

\_\_\_\_\_  
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]<sup>2</sup>

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

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

STATE OF TEXAS

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

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

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

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

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

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF SELLER

\_\_\_\_\_  
SIGNATURE OF SELLER

STATE OF TEXAS

§

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

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§

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

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

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

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

## ANNUAL INSTALLMENTS - LOT TYPE 2

Annual Installment Due 1/31	Outstanding Improvement Area #1 Initial Bonds			Improvement Area #1 Additional Bonds			Annual Collection Costs	Annual Installment <sup>d</sup>
	Principal	Interest <sup>[a]</sup>	Additional Interest	Principal	Interest <sup>[b]</sup>	Additional Interest		
2025	\$ 285.13	\$ 613.04	\$ 62.22	\$ 244.40	\$ 451.76	\$ 51.63	\$ 89.23	\$ 1,797.40
2026	\$ 305.50	\$ 600.92	\$ 60.79	\$ 244.40	\$ 442.29	\$ 50.41	\$ 91.01	\$ 1,795.32
2027	\$ 305.50	\$ 587.93	\$ 59.27	\$ 264.77	\$ 432.82	\$ 49.19	\$ 92.83	\$ 1,792.30
2028	\$ 325.87	\$ 574.95	\$ 57.74	\$ 264.77	\$ 422.56	\$ 47.86	\$ 94.69	\$ 1,788.43
2029	\$ 346.23	\$ 561.10	\$ 56.11	\$ 264.77	\$ 412.30	\$ 46.54	\$ 96.58	\$ 1,783.63
2030	\$ 366.60	\$ 543.79	\$ 54.38	\$ 264.77	\$ 402.04	\$ 45.21	\$ 98.52	\$ 1,775.30
2031	\$ 366.60	\$ 525.46	\$ 16.19	\$ 346.23	\$ 390.45	\$ 43.89	\$ 100.49	\$ 1,789.31
2032	\$ 386.97	\$ 507.13	\$ -	\$ 366.60	\$ 375.31	\$ 42.16	\$ 102.50	\$ 1,780.66
2033	\$ 407.33	\$ 487.78	\$ -	\$ 386.97	\$ 359.27	\$ 40.33	\$ 104.55	\$ 1,786.22
2034	\$ 427.70	\$ 467.41	\$ -	\$ 386.97	\$ 342.34	\$ 38.39	\$ 106.64	\$ 1,769.45
2035	\$ 448.07	\$ 446.03	\$ -	\$ 407.33	\$ 325.41	\$ 36.46	\$ 108.77	\$ 1,772.06
2036	\$ 488.80	\$ 423.63	\$ -	\$ 407.33	\$ 307.59	\$ 34.42	\$ 110.95	\$ 1,772.71
2037	\$ 509.17	\$ 399.19	\$ -	\$ 427.70	\$ 289.77	\$ 32.38	\$ 113.16	\$ 1,771.36
2038	\$ 529.53	\$ 373.73	\$ -	\$ 448.07	\$ 271.05	\$ 30.24	\$ 115.43	\$ 1,768.05
2039	\$ 549.90	\$ 347.25	\$ -	\$ 468.43	\$ 251.45	\$ 28.00	\$ 117.74	\$ 1,762.77
2040	\$ 590.63	\$ 319.76	\$ -	\$ 468.43	\$ 230.96	\$ 25.66	\$ 120.09	\$ 1,755.53
2041	\$ 611.00	\$ 290.22	\$ -	\$ 509.17	\$ 209.88	\$ 23.32	\$ 122.49	\$ 1,766.08
2042	\$ 631.37	\$ 259.67	\$ -	\$ 529.53	\$ 186.97	\$ 20.77	\$ 124.94	\$ 1,753.25
2043	\$ 672.10	\$ 228.11	\$ -	\$ 549.90	\$ 163.14	\$ 18.13	\$ 127.44	\$ 1,758.81
2044	\$ 712.83	\$ 194.50	\$ -	\$ 549.90	\$ 138.39	\$ 15.38	\$ 129.99	\$ 1,740.99
2045	\$ 733.20	\$ 158.86	\$ -	\$ 590.63	\$ 113.65	\$ 12.63	\$ 132.59	\$ 1,741.55
2046	\$ 773.93	\$ 122.20	\$ -	\$ 611.00	\$ 87.07	\$ 9.67	\$ 135.24	\$ 1,739.11
2047	\$ 814.67	\$ 83.50	\$ -	\$ 651.73	\$ 59.57	\$ 6.62	\$ 137.95	\$ 1,754.04
2048	\$ 855.40	\$ 42.77	\$ -	\$ 672.10	\$ 30.24	\$ 3.36	\$ 140.71	\$ 1,744.58
<b>Total</b>	<b>\$ 12,444.01</b>	<b>\$ 9,158.92</b>	<b>\$ 366.70</b>	<b>\$ 10,325.88</b>	<b>\$ 6,696.24</b>	<b>\$ 752.65</b>	<b>\$ 2,714.53</b>	<b>\$ 42,458.93</b>

**Footnotes:**

- [a] Actual interest rate on Improvement Area #1 Bonds is 4.25% for term bonds due September 15, 2028, and 5.00% for term bonds due September 15, 2048.
- [b] Actual interest rate on Improvement Area #1 Additional Bonds is 3.500% for term bonds due September 15, 2024, 3.875% for term bonds due September 15, 2029, 4.375% for term bonds due September 15, 2039, and 4.500% for term bonds due September 15, 2048.
- [c] The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

### APPENDIX A-3 – BUYER DISCLOSURE FOR LOT TYPE 3

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

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

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

This notice requirement does not apply to a transfer:

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

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

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

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
STREET ADDRESS

**LOT TYPE 3 PRINCIPAL ASSESSMENT: \$27,338.49**

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

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

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

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

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



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

DATE:

DATE:

\_\_\_\_\_  
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]<sup>2</sup>

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

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

STATE OF TEXAS

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

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

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

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

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

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF SELLER

\_\_\_\_\_  
SIGNATURE OF SELLER

STATE OF TEXAS

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§  
§

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

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

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

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

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

### ANNUAL INSTALLMENTS - LOT TYPE 3

Annual Installment Due 1/31	Improvement Area #2 Bonds		Major Improvement Area Bonds <sup>[a]</sup>		Total		
	Principal	Interest <sup>[b]</sup>	Principal	Interest <sup>[c]</sup>	Additional Interest	Annual Collection Costs	Annual Installment <sup>[d]</sup>
2025	\$ 467.57	\$ 1,013.06	\$ 120.19	\$ 285.46	\$ 136.69	\$ 104.72	\$ 2,127.68
2026	\$ 481.32	\$ 993.77	\$ 126.20	\$ 279.75	\$ 133.75	\$ 106.81	\$ 2,121.61
2027	\$ 508.83	\$ 973.92	\$ 132.21	\$ 273.75	\$ 130.72	\$ 108.95	\$ 2,128.37
2028	\$ 536.33	\$ 952.93	\$ 138.21	\$ 267.48	\$ 127.51	\$ 111.13	\$ 2,133.59
2029	\$ 550.08	\$ 930.81	\$ 144.22	\$ 260.91	\$ 124.14	\$ 113.35	\$ 2,123.51
2030	\$ 577.59	\$ 908.12	\$ 150.23	\$ 253.34	\$ 120.67	\$ 115.62	\$ 2,125.56
2031	\$ 605.09	\$ 881.40	\$ 162.25	\$ 245.45	\$ 117.03	\$ 117.93	\$ 2,129.15
2032	\$ 632.59	\$ 853.42	\$ 168.26	\$ 236.93	\$ 113.19	\$ 120.29	\$ 2,124.68
2033	\$ 660.10	\$ 824.16	\$ 180.28	\$ 228.10	\$ 109.19	\$ 122.69	\$ 2,124.52
2034	\$ 701.35	\$ 793.63	\$ 186.29	\$ 218.63	\$ 104.98	\$ 125.15	\$ 2,130.04
2035	\$ 728.86	\$ 761.19	\$ 198.31	\$ 208.85	\$ 100.55	\$ 127.65	\$ 2,125.41
2036	\$ 770.11	\$ 727.48	\$ 210.33	\$ 198.44	\$ 95.91	\$ 130.20	\$ 2,132.48
2037	\$ 797.62	\$ 691.86	\$ 222.35	\$ 187.40	\$ 91.01	\$ 132.81	\$ 2,123.04
2038	\$ 852.63	\$ 654.97	\$ 228.35	\$ 175.73	\$ 85.91	\$ 135.46	\$ 2,133.05
2039	\$ 880.13	\$ 615.54	\$ 246.38	\$ 163.74	\$ 80.50	\$ 138.17	\$ 2,124.47
2040	\$ 921.39	\$ 574.83	\$ 258.40	\$ 150.80	\$ 74.87	\$ 140.94	\$ 2,121.23
2041	\$ 976.39	\$ 531.07	\$ 270.42	\$ 137.24	\$ 68.97	\$ 143.75	\$ 2,127.85
2042	\$ 1,017.65	\$ 484.69	\$ 288.45	\$ 123.04	\$ 62.74	\$ 146.63	\$ 2,123.20
2043	\$ 1,072.66	\$ 436.35	\$ 300.47	\$ 107.90	\$ 56.21	\$ 149.56	\$ 2,123.14
2044	\$ 1,127.67	\$ 385.40	\$ 318.49	\$ 92.12	\$ 49.34	\$ 152.55	\$ 2,125.58
2045	\$ 1,182.67	\$ 331.84	\$ 336.52	\$ 75.40	\$ 42.11	\$ 155.60	\$ 2,124.15
2046	\$ 1,237.68	\$ 275.66	\$ 348.54	\$ 57.73	\$ 34.52	\$ 158.72	\$ 2,112.85
2047	\$ 1,306.44	\$ 216.87	\$ 366.57	\$ 39.44	\$ 26.58	\$ 161.89	\$ 2,117.79
2048	\$ 1,375.20	\$ 154.81	\$ 384.60	\$ 20.19	\$ 18.22	\$ 165.13	\$ 2,118.15
2049	\$ 1,884.03	\$ 89.49	\$ -	\$ -	\$ 9.42	\$ 132.74	\$ 2,115.68
<b>Total</b>	<b>\$ 21,851.98</b>	<b>\$ 16,057.28</b>	<b>\$ 5,486.52</b>	<b>\$ 4,287.84</b>	<b>\$ 2,114.73</b>	<b>\$ 3,318.44</b>	<b>\$ 53,116.78</b>

**Footnotes:**

- [a] Represents portion of Major Improvement Area Assessment allocable to Lots within Improvement Area #2.
- [b] Actual interest rates for Improvement Area #2 Bonds with a 2024, 2029, 2039 and 2049 maturity are 3.750%, 4.125%, 4.625% and 4.750% respectively.
- [c] Actual interest rate on Major Improvement Area Bonds is 4.75% for term bonds due September 15, 2028, and 5.25% for term bonds due September 15, 2048.
- [d] Not inclusive of TIRZ No. 1 Annual Credit Amount. The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

Annual Installment Schedule to Notice  
of Obligation to Pay Improvement District Assessment

## APPENDIX A-4 – BUYER DISCLOSURE FOR LOT TYPE 4

### NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
STREET ADDRESS

**LOT TYPE 4 PRINCIPAL ASSESSMENT: \$29,264.78**

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

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

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

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

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

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

DATE:

DATE:

\_\_\_\_\_  
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]<sup>2</sup>

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

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
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]<sup>3</sup>

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



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

DATE:

DATE:

\_\_\_\_\_  
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]<sup>4</sup>

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

## ANNUAL INSTALLMENTS - LOT TYPE 4

Annual Installment Due 1/31	Improvement Area #2 Bonds		Major Improvement Area Bonds <sup>[a]</sup>		Total		
	Principal	Interest <sup>[b]</sup>	Principal	Interest <sup>[c]</sup>	Additional Interest	Annual Collection Costs	Annual Installment <sup>[d]</sup>
2025	\$ 500.51	\$ 1,084.44	\$ 128.65	\$ 305.57	\$ 146.32	\$ 112.10	\$ 2,277.60
2026	\$ 515.24	\$ 1,063.80	\$ 135.09	\$ 299.46	\$ 143.18	\$ 114.34	\$ 2,271.09
2027	\$ 544.68	\$ 1,042.54	\$ 141.52	\$ 293.04	\$ 139.93	\$ 116.62	\$ 2,278.33
2028	\$ 574.12	\$ 1,020.07	\$ 147.95	\$ 286.32	\$ 136.50	\$ 118.96	\$ 2,283.92
2029	\$ 588.84	\$ 996.39	\$ 154.39	\$ 279.29	\$ 132.89	\$ 121.34	\$ 2,273.13
2030	\$ 618.28	\$ 972.10	\$ 160.82	\$ 271.19	\$ 129.17	\$ 123.76	\$ 2,275.32
2031	\$ 647.72	\$ 943.51	\$ 173.68	\$ 262.75	\$ 125.27	\$ 126.24	\$ 2,279.17
2032	\$ 677.17	\$ 913.55	\$ 180.12	\$ 253.63	\$ 121.17	\$ 128.76	\$ 2,274.39
2033	\$ 706.61	\$ 882.23	\$ 192.98	\$ 244.17	\$ 116.88	\$ 131.34	\$ 2,274.21
2034	\$ 750.77	\$ 849.55	\$ 199.42	\$ 234.04	\$ 112.38	\$ 133.96	\$ 2,280.12
2035	\$ 780.21	\$ 814.83	\$ 212.28	\$ 223.57	\$ 107.63	\$ 136.64	\$ 2,275.17
2036	\$ 824.38	\$ 778.74	\$ 225.15	\$ 212.43	\$ 102.67	\$ 139.38	\$ 2,282.74
2037	\$ 853.82	\$ 740.61	\$ 238.01	\$ 200.61	\$ 97.42	\$ 142.16	\$ 2,272.64
2038	\$ 912.70	\$ 701.12	\$ 244.44	\$ 188.11	\$ 91.96	\$ 145.01	\$ 2,283.35
2039	\$ 942.14	\$ 658.91	\$ 263.74	\$ 175.28	\$ 86.18	\$ 147.91	\$ 2,274.16
2040	\$ 986.31	\$ 615.34	\$ 276.61	\$ 161.43	\$ 80.15	\$ 150.87	\$ 2,270.70
2041	\$ 1,045.19	\$ 568.49	\$ 289.47	\$ 146.91	\$ 73.83	\$ 153.88	\$ 2,277.78
2042	\$ 1,089.35	\$ 518.84	\$ 308.77	\$ 131.71	\$ 67.16	\$ 156.96	\$ 2,272.80
2043	\$ 1,148.24	\$ 467.10	\$ 321.64	\$ 115.50	\$ 60.17	\$ 160.10	\$ 2,272.74
2044	\$ 1,207.12	\$ 412.56	\$ 340.94	\$ 98.61	\$ 52.82	\$ 163.30	\$ 2,275.35
2045	\$ 1,266.01	\$ 355.22	\$ 360.23	\$ 80.71	\$ 45.08	\$ 166.57	\$ 2,273.82
2046	\$ 1,324.89	\$ 295.08	\$ 373.10	\$ 61.80	\$ 36.95	\$ 169.90	\$ 2,261.72
2047	\$ 1,398.50	\$ 232.15	\$ 392.40	\$ 42.21	\$ 28.46	\$ 173.30	\$ 2,267.01
2048	\$ 1,472.10	\$ 165.72	\$ 411.70	\$ 21.61	\$ 19.50	\$ 176.76	\$ 2,267.40
2049	\$ 2,016.78	\$ 95.80	\$ -	\$ -	\$ 10.08	\$ 142.09	\$ 2,264.75
<b>Total</b>	<b>\$ 23,391.68</b>	<b>\$ 17,188.69</b>	<b>\$ 5,873.10</b>	<b>\$ 4,589.96</b>	<b>\$ 2,263.73</b>	<b>\$ 3,552.26</b>	<b>\$ 56,859.42</b>

**Footnotes:**

[a] Represents portion of Major Improvement Area Assessment allocable to Lots within Improvement Area #2.

[b] Actual interest rates for Improvement Area #2 Bonds with a 2024, 2029, 2039 and 2049 maturity are 3.750%, 4.125%, 4.625% and 4.750% respectively.

[c] Actual interest rate on Major Improvement Area Bonds is 4.75% for term bonds due September 15, 2028, and 5.25% for term bonds due September 15, 2048.

[d] Not inclusive of TIRZ No. 1 Annual Credit Amount. The figures shown above are estimates only and subject to change in annual service plan updates.

Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

Annual Installment Schedule to Notice  
of Obligation to Pay Improvement District Assessment

## APPENDIX A-5 – BUYER DISCLOSURE FOR LOT TYPE 5

### NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
STREET ADDRESS

**LOT TYPE 5 PRINCIPAL ASSESSMENT: \$25,648.43**

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

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

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

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

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

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

DATE:

DATE:

\_\_\_\_\_  
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]<sup>2</sup>

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

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
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]<sup>3</sup>

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

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

DATE:

DATE:

\_\_\_\_\_  
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]<sup>4</sup>

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

## ANNUAL INSTALLMENTS - LOT TYPE 5

Annual Installment Due 1/31	Improvement Area #3 Bonds		Major Improvement Area Bonds <sup>[a]</sup>		Total		
	Principal	Interest <sup>[b]</sup>	Principal	Interest <sup>[c]</sup>	Additional Interest	Annual Collection Costs	Annual Installment <sup>[d]</sup>
2025	\$ 308.04	\$ 1,172.59	\$ 103.98	\$ 246.97	\$ 128.24	\$ 97.28	\$ 2,057.10
2026	\$ 323.98	\$ 1,157.95	\$ 109.18	\$ 242.03	\$ 126.18	\$ 99.23	\$ 2,058.55
2027	\$ 337.25	\$ 1,142.57	\$ 114.38	\$ 236.84	\$ 124.02	\$ 101.22	\$ 2,056.27
2028	\$ 353.19	\$ 1,126.55	\$ 119.58	\$ 231.41	\$ 121.76	\$ 103.24	\$ 2,055.71
2029	\$ 371.78	\$ 1,108.45	\$ 124.78	\$ 225.73	\$ 119.39	\$ 105.30	\$ 2,055.42
2030	\$ 390.36	\$ 1,089.39	\$ 129.97	\$ 219.18	\$ 116.91	\$ 107.41	\$ 2,053.23
2031	\$ 408.95	\$ 1,069.39	\$ 140.37	\$ 212.35	\$ 114.31	\$ 109.56	\$ 2,054.93
2032	\$ 430.20	\$ 1,048.43	\$ 145.57	\$ 204.98	\$ 111.56	\$ 111.75	\$ 2,052.49
2033	\$ 454.10	\$ 1,026.38	\$ 155.97	\$ 197.34	\$ 108.68	\$ 113.98	\$ 2,056.46
2034	\$ 478.00	\$ 1,000.84	\$ 161.17	\$ 189.15	\$ 105.63	\$ 116.26	\$ 2,051.05
2035	\$ 504.55	\$ 973.95	\$ 171.57	\$ 180.69	\$ 102.44	\$ 118.59	\$ 2,051.79
2036	\$ 533.76	\$ 945.57	\$ 181.96	\$ 171.68	\$ 99.06	\$ 120.96	\$ 2,053.00
2037	\$ 565.63	\$ 915.54	\$ 192.36	\$ 162.13	\$ 95.48	\$ 123.38	\$ 2,054.53
2038	\$ 597.50	\$ 883.73	\$ 197.56	\$ 152.03	\$ 91.69	\$ 125.85	\$ 2,048.35
2039	\$ 632.02	\$ 850.12	\$ 213.16	\$ 141.66	\$ 87.71	\$ 128.37	\$ 2,053.03
2040	\$ 666.54	\$ 814.57	\$ 223.56	\$ 130.47	\$ 83.49	\$ 130.93	\$ 2,049.55
2041	\$ 706.37	\$ 777.07	\$ 233.95	\$ 118.73	\$ 79.04	\$ 133.55	\$ 2,048.72
2042	\$ 746.21	\$ 737.34	\$ 249.55	\$ 106.45	\$ 74.34	\$ 136.22	\$ 2,050.11
2043	\$ 788.69	\$ 695.37	\$ 259.95	\$ 93.35	\$ 69.36	\$ 138.95	\$ 2,045.66
2044	\$ 836.49	\$ 650.02	\$ 275.55	\$ 79.70	\$ 64.11	\$ 141.73	\$ 2,047.60
2045	\$ 886.95	\$ 601.92	\$ 291.14	\$ 65.23	\$ 58.55	\$ 144.56	\$ 2,048.36
2046	\$ 940.06	\$ 550.92	\$ 301.54	\$ 49.95	\$ 52.66	\$ 147.45	\$ 2,042.58
2047	\$ 995.83	\$ 496.86	\$ 317.14	\$ 34.12	\$ 46.45	\$ 150.40	\$ 2,040.80
2048	\$ 1,056.90	\$ 439.60	\$ 332.74	\$ 17.47	\$ 39.89	\$ 153.41	\$ 2,040.01
2049	\$ 1,505.69	\$ 378.83	\$ -	\$ -	\$ 32.94	\$ 125.60	\$ 2,043.06
2050	\$ 1,595.98	\$ 292.26	\$ -	\$ -	\$ 25.41	\$ 128.11	\$ 2,041.76
2051	\$ 1,691.58	\$ 200.49	\$ -	\$ -	\$ 17.43	\$ 130.67	\$ 2,040.17
2052	\$ 1,795.14	\$ 103.22	\$ -	\$ -	\$ 8.98	\$ 133.29	\$ 2,040.63
<b>Total</b>	<b>\$ 20,901.75</b>	<b>\$ 22,249.88</b>	<b>\$ 4,746.69</b>	<b>\$ 3,709.64</b>	<b>\$ 2,305.73</b>	<b>\$ 3,477.25</b>	<b>\$ 57,390.94</b>

**Footnotes:**

[a] Represents portion of Major Improvement Area Assessment allocable to Lots within Improvement Area #3.

[b] Interest rate for Improvement Area #3 Bonds is calculated at 4.750%, 5.125%, 5.625%, and 5.750% for term bonds maturing September 15, 2027, 2032, 2042 and 2052 respectively.

[c] Actual interest rate on Major Improvement Area Bonds is 4.75% for term bonds due September 15, 2028, and 5.25% for term bonds due September 15, 2048.

[d] Not inclusive of TIRZ No. 1 Annual Credit Amount. The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

Annual Installment Schedule to Notice  
of Obligation to Pay Improvement District Assessment



## APPENDIX A-6 – BUYER DISCLOSURE FOR LOT TYPE 6

### NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
STREET ADDRESS

**LOT TYPE 6 PRINCIPAL ASSESSMENT: \$29,312.49**

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

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

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

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

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

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

DATE:

DATE:

\_\_\_\_\_  
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]<sup>2</sup>

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

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
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]<sup>3</sup>

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

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

DATE:

DATE:

\_\_\_\_\_  
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]<sup>4</sup>

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

## ANNUAL INSTALLMENTS - LOT TYPE 6

Annual Installment Due 1/31	Improvement Area #3 Bonds		Major Improvement Area Bonds <sup>[a]</sup>		Total		
	Principal	Interest <sup>[b]</sup>	Principal	Interest <sup>[c]</sup>	Additional Interest	Annual Collection Costs	Annual Installment <sup>[d]</sup>
2025	\$ 352.05	\$ 1,340.10	\$ 118.83	\$ 282.25	\$ 146.56	\$ 111.18	\$ 2,350.97
2026	\$ 370.26	\$ 1,323.38	\$ 124.78	\$ 276.60	\$ 144.21	\$ 113.41	\$ 2,352.63
2027	\$ 385.43	\$ 1,305.79	\$ 130.72	\$ 270.67	\$ 141.73	\$ 115.67	\$ 2,350.02
2028	\$ 403.64	\$ 1,287.48	\$ 136.66	\$ 264.47	\$ 139.15	\$ 117.99	\$ 2,349.39
2029	\$ 424.89	\$ 1,266.79	\$ 142.60	\$ 257.97	\$ 136.45	\$ 120.35	\$ 2,349.05
2030	\$ 446.13	\$ 1,245.02	\$ 148.54	\$ 250.49	\$ 133.61	\$ 122.75	\$ 2,346.55
2031	\$ 467.37	\$ 1,222.15	\$ 160.43	\$ 242.69	\$ 130.64	\$ 125.21	\$ 2,348.49
2032	\$ 491.65	\$ 1,198.20	\$ 166.37	\$ 234.27	\$ 127.50	\$ 127.71	\$ 2,345.71
2033	\$ 518.97	\$ 1,173.00	\$ 178.25	\$ 225.53	\$ 124.21	\$ 130.27	\$ 2,350.24
2034	\$ 546.28	\$ 1,143.81	\$ 184.19	\$ 216.17	\$ 120.72	\$ 132.87	\$ 2,344.06
2035	\$ 576.63	\$ 1,113.08	\$ 196.08	\$ 206.50	\$ 117.07	\$ 135.53	\$ 2,344.90
2036	\$ 610.02	\$ 1,080.65	\$ 207.96	\$ 196.21	\$ 113.21	\$ 138.24	\$ 2,346.28
2037	\$ 646.43	\$ 1,046.34	\$ 219.84	\$ 185.29	\$ 109.12	\$ 141.01	\$ 2,348.03
2038	\$ 682.85	\$ 1,009.97	\$ 225.79	\$ 173.75	\$ 104.79	\$ 143.83	\$ 2,340.98
2039	\$ 722.31	\$ 971.56	\$ 243.61	\$ 161.90	\$ 100.24	\$ 146.70	\$ 2,346.32
2040	\$ 761.76	\$ 930.93	\$ 255.49	\$ 149.11	\$ 95.41	\$ 149.64	\$ 2,342.35
2041	\$ 807.28	\$ 888.08	\$ 267.38	\$ 135.69	\$ 90.33	\$ 152.63	\$ 2,341.40
2042	\$ 852.81	\$ 842.67	\$ 285.20	\$ 121.66	\$ 84.96	\$ 155.68	\$ 2,342.98
2043	\$ 901.37	\$ 794.70	\$ 297.09	\$ 106.68	\$ 79.27	\$ 158.80	\$ 2,337.90
2044	\$ 955.99	\$ 742.88	\$ 314.91	\$ 91.09	\$ 73.27	\$ 161.97	\$ 2,340.11
2045	\$ 1,013.66	\$ 687.91	\$ 332.74	\$ 74.55	\$ 66.92	\$ 165.21	\$ 2,340.98
2046	\$ 1,074.36	\$ 629.62	\$ 344.62	\$ 57.09	\$ 60.19	\$ 168.52	\$ 2,334.38
2047	\$ 1,138.09	\$ 567.85	\$ 362.44	\$ 38.99	\$ 53.09	\$ 171.89	\$ 2,332.35
2048	\$ 1,207.89	\$ 502.41	\$ 380.27	\$ 19.96	\$ 45.59	\$ 175.32	\$ 2,331.44
2049	\$ 1,720.79	\$ 432.95	\$ -	\$ -	\$ 37.65	\$ 143.54	\$ 2,334.93
2050	\$ 1,823.98	\$ 334.01	\$ -	\$ -	\$ 29.04	\$ 146.41	\$ 2,333.44
2051	\$ 1,933.23	\$ 229.13	\$ -	\$ -	\$ 19.92	\$ 149.34	\$ 2,331.62
2052	\$ 2,051.59	\$ 117.97	\$ -	\$ -	\$ 10.26	\$ 152.33	\$ 2,332.14
<b>Total</b>	<b>\$ 23,887.71</b>	<b>\$ 25,428.44</b>	<b>\$ 5,424.79</b>	<b>\$ 4,239.59</b>	<b>\$ 2,635.12</b>	<b>\$ 3,974.00</b>	<b>\$ 65,589.65</b>

**Footnotes:**

[a] Represents portion of Major Improvement Area Assessment allocable to Lots within Improvement Area #3.

[b] Interest rate for Improvement Area #3 Bonds is calculated at 4.750%, 5.125%, 5.625%, and 5.750% for term bonds maturing September 15, 2027, 2032, 2042 and 2052 respectively.

[c] Actual interest rate on Major Improvement Area Bonds is 4.75% for term bonds due September 15, 2028, and 5.25% for term bonds due September 15, 2048.

[d] Not inclusive of TIRZ No. 1 Annual Credit Amount. The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

Annual Installment Schedule to Notice  
of Obligation to Pay Improvement District Assessment

## APPENDIX A-7 – BUYER DISCLOSURE FOR LOT TYPE 7

### NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
STREET ADDRESS

**LOT TYPE 7 PRINCIPAL ASSESSMENT: \$32,976.56**

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

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

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

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

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



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

DATE:

DATE:

\_\_\_\_\_  
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]<sup>2</sup>

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

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
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]<sup>3</sup>

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

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

DATE:

DATE:

\_\_\_\_\_  
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]<sup>4</sup>

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

## ANNUAL INSTALLMENTS - LOT TYPE 7

Annual Installment Due 1/31	Improvement Area #3 Bonds		Major Improvement Area Bonds <sup>[a]</sup>		Total		
	Principal	Interest <sup>[b]</sup>	Principal	Interest <sup>[c]</sup>	Additional Interest	Annual Collection Costs	Annual Installment <sup>[d]</sup>
2025	\$ 396.05	\$ 1,507.61	\$ 133.69	\$ 317.53	\$ 164.88	\$ 125.08	\$ 2,644.84
2026	\$ 416.54	\$ 1,488.80	\$ 140.37	\$ 311.18	\$ 162.23	\$ 127.58	\$ 2,646.70
2027	\$ 433.61	\$ 1,469.01	\$ 147.06	\$ 304.51	\$ 159.45	\$ 130.13	\$ 2,643.77
2028	\$ 454.10	\$ 1,448.42	\$ 153.74	\$ 297.52	\$ 156.55	\$ 132.74	\$ 2,643.06
2029	\$ 478.00	\$ 1,425.14	\$ 160.43	\$ 290.22	\$ 153.51	\$ 135.39	\$ 2,642.69
2030	\$ 501.90	\$ 1,400.65	\$ 167.11	\$ 281.80	\$ 150.31	\$ 138.10	\$ 2,639.87
2031	\$ 525.80	\$ 1,374.92	\$ 180.48	\$ 273.03	\$ 146.97	\$ 140.86	\$ 2,642.06
2032	\$ 553.11	\$ 1,347.98	\$ 187.16	\$ 263.55	\$ 143.44	\$ 143.68	\$ 2,638.92
2033	\$ 583.84	\$ 1,319.63	\$ 200.53	\$ 253.72	\$ 139.74	\$ 146.55	\$ 2,644.02
2034	\$ 614.57	\$ 1,286.79	\$ 207.22	\$ 243.20	\$ 135.82	\$ 149.48	\$ 2,637.07
2035	\$ 648.71	\$ 1,252.22	\$ 220.59	\$ 232.32	\$ 131.71	\$ 152.47	\$ 2,638.01
2036	\$ 686.27	\$ 1,215.73	\$ 233.95	\$ 220.74	\$ 127.36	\$ 155.52	\$ 2,639.57
2037	\$ 727.24	\$ 1,177.13	\$ 247.32	\$ 208.45	\$ 122.76	\$ 158.63	\$ 2,641.53
2038	\$ 768.21	\$ 1,136.22	\$ 254.01	\$ 195.47	\$ 117.89	\$ 161.81	\$ 2,633.60
2039	\$ 812.59	\$ 1,093.01	\$ 274.06	\$ 182.13	\$ 112.77	\$ 165.04	\$ 2,639.61
2040	\$ 856.98	\$ 1,047.30	\$ 287.43	\$ 167.75	\$ 107.34	\$ 168.34	\$ 2,635.14
2041	\$ 908.19	\$ 999.09	\$ 300.80	\$ 152.66	\$ 101.62	\$ 171.71	\$ 2,634.07
2042	\$ 959.41	\$ 948.01	\$ 320.85	\$ 136.86	\$ 95.57	\$ 175.14	\$ 2,635.85
2043	\$ 1,014.04	\$ 894.04	\$ 334.22	\$ 120.02	\$ 89.17	\$ 178.65	\$ 2,630.14
2044	\$ 1,075.49	\$ 835.74	\$ 354.27	\$ 102.47	\$ 82.43	\$ 182.22	\$ 2,632.63
2045	\$ 1,140.36	\$ 773.89	\$ 374.33	\$ 83.87	\$ 75.28	\$ 185.86	\$ 2,633.61
2046	\$ 1,208.65	\$ 708.32	\$ 387.70	\$ 64.22	\$ 67.71	\$ 189.58	\$ 2,626.18
2047	\$ 1,280.35	\$ 638.83	\$ 407.75	\$ 43.87	\$ 59.73	\$ 193.37	\$ 2,623.89
2048	\$ 1,358.88	\$ 565.21	\$ 427.80	\$ 22.46	\$ 51.29	\$ 197.24	\$ 2,622.87
2049	\$ 1,935.89	\$ 487.07	\$ -	\$ -	\$ 42.35	\$ 161.48	\$ 2,626.79
2050	\$ 2,051.97	\$ 375.76	\$ -	\$ -	\$ 32.67	\$ 164.71	\$ 2,625.12
2051	\$ 2,174.89	\$ 257.77	\$ -	\$ -	\$ 22.41	\$ 168.01	\$ 2,623.08
2052	\$ 2,308.04	\$ 132.71	\$ -	\$ -	\$ 11.54	\$ 171.37	\$ 2,623.66
<b>Total</b>	<b>\$ 26,873.67</b>	<b>\$ 28,606.99</b>	<b>\$ 6,102.88</b>	<b>\$ 4,769.54</b>	<b>\$ 2,964.51</b>	<b>\$ 4,470.75</b>	<b>\$ 73,788.35</b>

**Footnotes:**

[a] Represents portion of Major Improvement Area Assessment allocable to Lots within Improvement Area #3.

[b] Interest rate for Improvement Area #3 Bonds is calculated at 4.750%, 5.125%, 5.625%, and 5.750% for term bonds maturing September 15, 2027, 2032, 2042 and 2052 respectively.

[c] Actual interest rate on Major Improvement Area Bonds is 4.75% for term bonds due September 15, 2028, and 5.25% for term bonds due September 15, 2048.

[d] Not inclusive of TIRZ No. 1 Annual Credit Amount. The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

Annual Installment Schedule to Notice  
of Obligation to Pay Improvement District Assessment

## APPENDIX A-8 – BUYER DISCLOSURE FOR LOT TYPE 8

### NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
STREET ADDRESS

**LOT TYPE 8 PRINCIPAL ASSESSMENT: \$24,413.40**

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

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

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

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

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

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

DATE:

DATE:

\_\_\_\_\_  
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]<sup>2</sup>

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

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
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]<sup>3</sup>

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



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

DATE:

DATE:

\_\_\_\_\_  
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]<sup>4</sup>

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

## ANNUAL INSTALLMENTS - LOT TYPE 8

Installments Due 1/31	Improvement Area #4 Bonds		Major Improvement Area Bonds [a]		Additional Interest	Annual Collection Costs	Total Installment
	Principal	Interest [b]	Principal	Interest [b]			
2025	\$ 257.05	\$ 1,122.85	\$ 106.59	\$ 253.17	\$ 122.07	\$ 202.60	\$ 2,064.34
2026	\$ 269.00	\$ 1,110.97	\$ 111.92	\$ 248.11	\$ 120.25	\$ 206.65	\$ 2,066.90
2027	\$ 280.96	\$ 1,098.52	\$ 117.25	\$ 242.79	\$ 118.34	\$ 210.79	\$ 2,068.66
2028	\$ 292.91	\$ 1,085.53	\$ 122.58	\$ 237.22	\$ 116.35	\$ 215.00	\$ 2,069.60
2029	\$ 304.87	\$ 1,071.98	\$ 127.91	\$ 231.40	\$ 114.28	\$ 219.30	\$ 2,069.74
2030	\$ 316.82	\$ 1,057.88	\$ 133.24	\$ 224.69	\$ 112.11	\$ 223.69	\$ 2,068.43
2031	\$ 322.80	\$ 1,043.23	\$ 143.90	\$ 217.69	\$ 109.86	\$ 228.16	\$ 2,065.65
2032	\$ 340.73	\$ 1,028.30	\$ 149.23	\$ 210.14	\$ 107.53	\$ 232.73	\$ 2,068.66
2033	\$ 352.69	\$ 1,008.28	\$ 159.89	\$ 202.30	\$ 105.08	\$ 237.38	\$ 2,065.62
2034	\$ 376.60	\$ 987.56	\$ 165.22	\$ 193.91	\$ 102.52	\$ 242.13	\$ 2,067.93
2035	\$ 394.53	\$ 965.44	\$ 175.88	\$ 185.23	\$ 99.81	\$ 246.97	\$ 2,067.86
2036	\$ 412.47	\$ 942.26	\$ 186.54	\$ 176.00	\$ 96.95	\$ 251.91	\$ 2,066.13
2037	\$ 436.38	\$ 918.03	\$ 197.20	\$ 166.21	\$ 93.96	\$ 256.95	\$ 2,068.72
2038	\$ 460.29	\$ 892.39	\$ 202.53	\$ 155.85	\$ 90.79	\$ 262.09	\$ 2,063.94
2039	\$ 484.20	\$ 865.35	\$ 218.52	\$ 145.22	\$ 87.48	\$ 267.33	\$ 2,068.09
2040	\$ 508.11	\$ 836.90	\$ 229.18	\$ 133.75	\$ 83.96	\$ 272.67	\$ 2,064.57
2041	\$ 538.00	\$ 807.05	\$ 239.84	\$ 121.72	\$ 80.28	\$ 278.13	\$ 2,065.01
2042	\$ 567.89	\$ 775.44	\$ 255.82	\$ 109.13	\$ 76.39	\$ 283.69	\$ 2,068.36
2043	\$ 597.78	\$ 742.08	\$ 266.48	\$ 95.69	\$ 72.27	\$ 289.36	\$ 2,063.67
2044	\$ 633.65	\$ 706.96	\$ 282.47	\$ 81.70	\$ 67.95	\$ 295.15	\$ 2,067.88
2045	\$ 669.51	\$ 669.73	\$ 298.46	\$ 66.87	\$ 63.37	\$ 301.05	\$ 2,069.00
2046	\$ 711.36	\$ 630.40	\$ 309.12	\$ 51.20	\$ 58.53	\$ 307.08	\$ 2,067.68
2047	\$ 753.20	\$ 588.60	\$ 325.11	\$ 34.98	\$ 53.42	\$ 313.22	\$ 2,068.54
2048	\$ 795.05	\$ 544.35	\$ 341.10	\$ 17.91	\$ 48.03	\$ 319.48	\$ 2,065.92
2049	\$ 1,219.47	\$ 497.64	\$ -	\$ -	\$ 42.35	\$ 294.22	\$ 2,053.68
2050	\$ 1,291.20	\$ 426.00	\$ -	\$ -	\$ 36.26	\$ 300.10	\$ 2,053.56
2051	\$ 1,362.94	\$ 350.14	\$ -	\$ -	\$ 29.80	\$ 306.10	\$ 2,048.98
2052	\$ 1,446.63	\$ 270.07	\$ -	\$ -	\$ 22.98	\$ 312.22	\$ 2,051.91
2053	\$ 1,530.32	\$ 185.08	\$ -	\$ -	\$ 15.75	\$ 318.47	\$ 2,049.62
2054	\$ 1,619.98	\$ 95.17	\$ -	\$ -	\$ 8.10	\$ 324.84	\$ 2,048.10
<b>Total</b>	<b>\$ 19,547.40</b>	<b>\$ 23,324.18</b>	<b>\$ 4,866.00</b>	<b>\$ 3,802.89</b>	<b>\$ 2,356.81</b>	<b>\$ 8,019.46</b>	<b>\$ 61,916.74</b>

[a] Represents Major Improvement Area Bonds allocated to Improvement Area #4.

[b] Actual interest rate on the Improvement Area #4 Bonds is 4.625% for term bonds due September 15, 2031, and 5.875% for term bonds due September 15, 2054.

*Note: The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.*

## APPENDIX A-9 – BUYER DISCLOSURE FOR LOT TYPE 9

### NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
STREET ADDRESS

**LOT TYPE 9 PRINCIPAL ASSESSMENT: \$29,297.27**

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

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

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

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

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

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

DATE:

DATE:

\_\_\_\_\_  
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]<sup>2</sup>

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

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
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]<sup>3</sup>

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

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

DATE:

DATE:

\_\_\_\_\_  
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]<sup>4</sup>

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

## ANNUAL INSTALLMENTS - LOT TYPE 9

Installments Due 1/31	Improvement Area #4 Bonds		Major Improvement Area Bonds [a]		Additional Interest	Annual Collection Costs	Total Installment
	Principal	Interest [b]	Principal	Interest [b]			
2025	\$ 312.13	\$ 1,363.47	\$ 121.82	\$ 289.34	\$ 146.49	\$ 244.61	\$ 2,477.85
2026	\$ 326.64	\$ 1,349.03	\$ 127.91	\$ 283.55	\$ 144.32	\$ 249.50	\$ 2,480.96
2027	\$ 341.16	\$ 1,333.92	\$ 134.00	\$ 277.48	\$ 142.04	\$ 254.49	\$ 2,483.10
2028	\$ 355.68	\$ 1,318.14	\$ 140.09	\$ 271.11	\$ 139.67	\$ 259.58	\$ 2,484.28
2029	\$ 370.20	\$ 1,301.69	\$ 146.19	\$ 264.46	\$ 137.19	\$ 264.77	\$ 2,484.50
2030	\$ 384.71	\$ 1,284.57	\$ 152.28	\$ 256.78	\$ 134.61	\$ 270.07	\$ 2,483.02
2031	\$ 391.97	\$ 1,266.78	\$ 164.46	\$ 248.79	\$ 131.92	\$ 275.47	\$ 2,479.39
2032	\$ 413.75	\$ 1,248.65	\$ 170.55	\$ 240.16	\$ 129.14	\$ 280.98	\$ 2,483.23
2033	\$ 428.27	\$ 1,224.34	\$ 182.73	\$ 231.20	\$ 126.22	\$ 286.60	\$ 2,479.36
2034	\$ 457.30	\$ 1,199.18	\$ 188.82	\$ 221.61	\$ 123.16	\$ 292.33	\$ 2,482.41
2035	\$ 479.08	\$ 1,172.32	\$ 201.01	\$ 211.70	\$ 119.93	\$ 298.18	\$ 2,482.21
2036	\$ 500.85	\$ 1,144.17	\$ 213.19	\$ 201.14	\$ 116.53	\$ 304.14	\$ 2,480.03
2037	\$ 529.89	\$ 1,114.74	\$ 225.37	\$ 189.95	\$ 112.96	\$ 310.22	\$ 2,483.14
2038	\$ 558.92	\$ 1,083.61	\$ 231.46	\$ 178.12	\$ 109.19	\$ 316.43	\$ 2,477.73
2039	\$ 587.96	\$ 1,050.78	\$ 249.73	\$ 165.97	\$ 105.23	\$ 322.76	\$ 2,482.43
2040	\$ 616.99	\$ 1,016.23	\$ 261.92	\$ 152.86	\$ 101.05	\$ 329.21	\$ 2,478.26
2041	\$ 653.29	\$ 979.99	\$ 274.10	\$ 139.10	\$ 96.65	\$ 335.80	\$ 2,478.93
2042	\$ 689.58	\$ 941.61	\$ 292.37	\$ 124.71	\$ 92.01	\$ 342.51	\$ 2,482.80
2043	\$ 725.88	\$ 901.09	\$ 304.55	\$ 109.37	\$ 87.10	\$ 349.36	\$ 2,477.35
2044	\$ 769.43	\$ 858.45	\$ 322.83	\$ 93.38	\$ 81.95	\$ 356.35	\$ 2,482.38
2045	\$ 812.98	\$ 813.24	\$ 341.10	\$ 76.43	\$ 76.49	\$ 363.48	\$ 2,483.72
2046	\$ 863.79	\$ 765.48	\$ 353.28	\$ 58.52	\$ 70.72	\$ 370.75	\$ 2,482.54
2047	\$ 914.60	\$ 714.73	\$ 371.56	\$ 39.97	\$ 64.64	\$ 378.16	\$ 2,483.66
2048	\$ 965.41	\$ 661.00	\$ 389.83	\$ 20.47	\$ 58.20	\$ 385.73	\$ 2,480.64
2049	\$ 1,480.79	\$ 604.28	\$ -	\$ -	\$ 51.43	\$ 357.26	\$ 2,493.76
2050	\$ 1,567.89	\$ 517.29	\$ -	\$ -	\$ 44.02	\$ 364.41	\$ 2,493.61
2051	\$ 1,655.00	\$ 425.17	\$ -	\$ -	\$ 36.18	\$ 371.70	\$ 2,488.05
2052	\$ 1,756.62	\$ 327.94	\$ -	\$ -	\$ 27.91	\$ 379.13	\$ 2,491.60
2053	\$ 1,858.24	\$ 224.74	\$ -	\$ -	\$ 19.13	\$ 386.71	\$ 2,488.82
2054	\$ 1,967.12	\$ 115.57	\$ -	\$ -	\$ 9.84	\$ 394.45	\$ 2,486.97
<b>Total</b>	<b>\$ 23,736.12</b>	<b>\$ 28,322.22</b>	<b>\$ 5,561.15</b>	<b>\$ 4,346.16</b>	<b>\$ 2,835.93</b>	<b>\$ 9,695.15</b>	<b>\$ 74,496.73</b>

[a] Represents Major Improvement Area Bonds allocated to Improvement Area #4.

[b] Actual interest rate on the Improvement Area #4 Bonds is 4.625% for term bonds due September 15, 2031, and 5.875% for term bonds due September 15, 2054.

*Note: The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.*



**APPENDIX A-10 – BUYER DISCLOSURE FOR IMPROVEMENT AREA #4 INITIAL  
PARCEL**

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

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

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

This notice requirement does not apply to a transfer:

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

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

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

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
STREET ADDRESS

**IMPROVEMENT AREA #4 INITIAL PARCEL PRINCIPAL ASSESSMENT:  
\$4,052,731.35**

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

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

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

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

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

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

DATE:

DATE:

\_\_\_\_\_  
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]<sup>2</sup>

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

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
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]<sup>3</sup>

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

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

DATE:

DATE:

\_\_\_\_\_  
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]<sup>4</sup>

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

## ANNUAL INSTALLMENTS - IMPROVEMENT AREA #4 INITIAL PARCEL

Installments Due 1/31	Improvement Area #4 Bonds				Outstanding Major Improvement Area Bonds <sup>[a]</sup>				Total Installments <sup>[c]</sup>
	Principal	Interest <sup>[b]</sup>	Additional Interest	Annual Collection Costs	Principal	Interest <sup>[b]</sup>	Additional Interest	Annual Collection Costs	
2025	\$ 43,000	\$ 187,838	\$ 16,350	\$ 30,600	\$ 17,146	\$ 40,725	\$ 3,914	\$ 3,166	\$ 342,738
2026	\$ 45,000	\$ 185,849	\$ 16,135	\$ 31,212	\$ 18,004	\$ 39,910	\$ 3,828	\$ 3,229	\$ 343,167
2027	\$ 47,000	\$ 183,768	\$ 15,910	\$ 31,836	\$ 18,861	\$ 39,055	\$ 3,738	\$ 3,294	\$ 343,461
2028	\$ 49,000	\$ 181,594	\$ 15,675	\$ 32,473	\$ 19,718	\$ 38,159	\$ 3,644	\$ 3,360	\$ 343,622
2029	\$ 51,000	\$ 179,328	\$ 15,430	\$ 33,122	\$ 20,576	\$ 37,223	\$ 3,545	\$ 3,427	\$ 343,650
2030	\$ 53,000	\$ 176,969	\$ 15,175	\$ 33,785	\$ 21,433	\$ 36,142	\$ 3,442	\$ 3,495	\$ 343,441
2031	\$ 54,000	\$ 174,518	\$ 14,910	\$ 34,461	\$ 23,148	\$ 35,017	\$ 3,335	\$ 3,565	\$ 342,953
2032	\$ 57,000	\$ 172,020	\$ 14,640	\$ 35,150	\$ 24,005	\$ 33,802	\$ 3,219	\$ 3,636	\$ 343,472
2033	\$ 59,000	\$ 168,671	\$ 14,355	\$ 35,853	\$ 25,720	\$ 32,542	\$ 3,099	\$ 3,709	\$ 342,949
2034	\$ 63,000	\$ 165,205	\$ 14,060	\$ 36,570	\$ 26,577	\$ 31,191	\$ 2,971	\$ 3,783	\$ 343,357
2035	\$ 66,000	\$ 161,504	\$ 13,745	\$ 37,301	\$ 28,291	\$ 29,796	\$ 2,838	\$ 3,859	\$ 343,334
2036	\$ 69,000	\$ 157,626	\$ 13,415	\$ 38,047	\$ 30,006	\$ 28,311	\$ 2,696	\$ 3,936	\$ 343,038
2037	\$ 73,000	\$ 153,573	\$ 13,070	\$ 38,808	\$ 31,721	\$ 26,735	\$ 2,546	\$ 4,015	\$ 343,468
2038	\$ 77,000	\$ 149,284	\$ 12,705	\$ 39,584	\$ 32,578	\$ 25,070	\$ 2,388	\$ 4,095	\$ 342,704
2039	\$ 81,000	\$ 144,760	\$ 12,320	\$ 40,376	\$ 35,150	\$ 23,360	\$ 2,225	\$ 4,177	\$ 343,368
2040	\$ 85,000	\$ 140,001	\$ 11,915	\$ 41,184	\$ 36,865	\$ 21,514	\$ 2,049	\$ 4,261	\$ 342,789
2041	\$ 90,000	\$ 135,008	\$ 11,490	\$ 42,007	\$ 38,579	\$ 19,579	\$ 1,865	\$ 4,346	\$ 342,874
2042	\$ 95,000	\$ 129,720	\$ 11,040	\$ 42,847	\$ 41,151	\$ 17,554	\$ 1,672	\$ 4,433	\$ 343,417
2043	\$ 100,000	\$ 124,139	\$ 10,565	\$ 43,704	\$ 42,866	\$ 15,393	\$ 1,466	\$ 4,522	\$ 342,655
2044	\$ 106,000	\$ 118,264	\$ 10,065	\$ 44,578	\$ 45,438	\$ 13,143	\$ 1,252	\$ 4,612	\$ 343,351
2045	\$ 112,000	\$ 112,036	\$ 9,535	\$ 45,470	\$ 48,010	\$ 10,757	\$ 1,024	\$ 4,704	\$ 343,537
2046	\$ 119,000	\$ 105,456	\$ 8,975	\$ 46,379	\$ 49,724	\$ 8,237	\$ 784	\$ 4,798	\$ 343,354
2047	\$ 126,000	\$ 98,465	\$ 8,380	\$ 47,307	\$ 52,296	\$ 5,626	\$ 536	\$ 4,894	\$ 343,505
2048	\$ 133,000	\$ 91,063	\$ 7,750	\$ 48,253	\$ 54,868	\$ 2,881	\$ 274	\$ 4,992	\$ 343,081
2049	\$ 204,000	\$ 83,249	\$ 7,085	\$ 49,218	\$ -	\$ -	\$ -	\$ -	\$ 343,552
2050	\$ 216,000	\$ 71,264	\$ 6,065	\$ 50,203	\$ -	\$ -	\$ -	\$ -	\$ 343,531
2051	\$ 228,000	\$ 58,574	\$ 4,985	\$ 51,207	\$ -	\$ -	\$ -	\$ -	\$ 342,765
2052	\$ 242,000	\$ 45,179	\$ 3,845	\$ 52,231	\$ -	\$ -	\$ -	\$ -	\$ 343,254
2053	\$ 256,000	\$ 30,961	\$ 2,635	\$ 53,275	\$ -	\$ -	\$ -	\$ -	\$ 342,872
2054	\$ 271,000	\$ 15,921	\$ 1,355	\$ 54,341	\$ -	\$ -	\$ -	\$ -	\$ 342,617
<b>Total</b>	<b>\$ 3,270,000</b>	<b>\$ 3,501,803</b>	<b>\$ 333,580</b>	<b>\$ 1,241,383</b>	<b>\$ 782,731</b>	<b>\$ 611,722</b>	<b>\$ 58,349</b>	<b>\$ 96,309</b>	<b>\$ 10,295,877</b>

**Footnotes:**

[a] Represents Major Improvement Area Bonds allocated to Improvement Area #4.

[b] Actual interest rate on the Improvement Area #4 Bonds is 4.625% for term bonds due September 15, 2031, and 5.875% for term bonds due September 15, 2054. Actual interest rate on Major Improvement Area Bonds is 4.75% for term bonds due September 15, 2028, and 5.25% for term bonds due September 15, 2048.

[c] The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

### Annual Installment Schedule to Notice of Obligation to Pay Improvement District Assessment

Filed and Recorded  
Official Public Records  
Jennifer Fogg, County Clerk  
Rockwall County, Texas  
04/30/2024 08:37:02 AM  
\$977.00  
2024000007298



*Jennifer Fogg*