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Deborah Sorensen, TRMC, CMC
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November 20, 2017


STATE OF TEXAS

COUNTY OF ROCKWALL

CITY OF ROYSE CITY

I, Deborah Sorensen, City Secretary in and for the City of Royse City, Texas do hereby certify that the attached Ordinance No. 17-11-1261 for the City of Royse City, Texas are true and correct copies of the original thereof, which was adopted by the City Council of Royse City, Texas and is on file with the City Secretary of said City.

Witness my hand and seal this 20th day of November, 2017.


Deborah Sorensen, TRMC, CMC
City Secretary



CITY OF ROYSE CITY, TEXAS

ORDINANCE NO. 17-11-1261

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROYSE CITY, TEXAS ACCEPTING AND APPROVING A SERVICE AND ASSESSMENT PLAN FOR AUTHORIZED SERVICES FOR THE WATERSCAPE PUBLIC IMPROVEMENT DISTRICT; 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 governing body (the "**City Council**") of the City of Royse City, Texas (the "**City**") is authorized by the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Code, as amended (the "**PID Act**") to create public improvement districts within the extra-territorial jurisdiction of the City; and

WHEREAS, on September 1, 2016, a petition (the "**Petition**") was submitted and filed with the City Secretary (the "**City Secretary**") of the City meeting the requirements of the PID Act requesting the creation of a public improvement district within the City ; and

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

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

WHEREAS, on October 11, 2016, after due notice, the City Council held a public hearing in the manner required by law on the advisability of the public improvements and services described in the Petition as required by Section 372.009 of the PID Act and made the findings required by Section 372.009(b) of the PID Act and, by Resolution No. 16-10-1170R (the "**Authorization Resolution**") adopted by a majority of the members of the City Council, authorized and created the Waterscape Public Improvement District (the "**District**") in accordance with its finding as to the advisability of the Authorized Services; and

WHEREAS, the City published the Authorization Resolution as required by law; and

WHEREAS, no written protests regarding the creation of the District from any owners of record of property within the District were filed with the City Secretary; and

WHEREAS, in accordance with that certain *Parker Creek Development Agreement*, effective May 31, 2016, between the City and Parker Creek Estates, L.P., and recorded in the Official Public Records of Rockwall County, Texas on June 8, 2016, Instrument No. 2016000009468 relating to the development of the property within the District (the "**Development Agreement**"), the annual assessment (the "**Public Safety and Road Maintenance Assessment**") for certain police, fire and road maintenance services to be undertaken for the benefit of property within the District (the "**Authorized Services**") to be levied on each Lot within the District prior to the annexation of such Lot into the corporate limits of the City is currently estimated to be \$0.15 per \$100 of assessed value for the ten years following the date a lot and block number in a final subdivision plat recorded in the official public records of Rockwall County, Texas; however, the amount of the Public Safety and Road Maintenance Assessment may increase or decrease each year in accordance with Section 6.1 of the Development Agreement and the final amount will be reflected each year in the annual update of the final service and assessment plan relating to the Authorized Services but in no event will the Public Safety and Road Maintenance Assessment exceed the City's actual costs for providing such services; and

WHEREAS, on October 24, 2017, the Council adopted Resolution No. 17-10-046R determining total costs of the Authorized Services, approving a preliminary service and assessment plan and calling for a public hearing to consider the proposed assessments (the "**Assessment Hearing**"); and directing the publication and mailing of notice of the Assessment Hearing; and

WHEREAS, on October 25, 2017, the City Secretary filed the proposed Assessment Roll (defined below) and made the same available for public inspection; and

WHEREAS, the City Secretary, pursuant to Section 372.016(c) of the PID Act, mailed the notice of the Assessment Hearing to the last known address of the owners of the property liable for the Public Safety and Road Maintenance Assessment; and

WHEREAS, the City Secretary, pursuant to Section 372.016(b) of the PID Act, published notice of the Assessment Hearing on November 1, 2017 in the *Royse City Herald Banner*, a newspaper of general circulation in the City and the extra-territorial jurisdiction of the City; and

WHEREAS, the City Council convened the Assessment Hearing on November 14, 2017, 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 proposed the Public Safety and Road Maintenance Assessment, and to offer testimony pertinent to any issue presented on the amount of the proposed Public Safety and Road Maintenance Assessment, the allocation of the Actual Costs of the Authorized Services, the purposes of the proposed the Public Safety and Road Maintenance Assessment related to the , the special benefits of the Public Safety and Road Maintenance Assessment, and the penalties and interest on annual installments and on delinquent annual installments of the proposed Public Safety and Road Maintenance Assessment; and

WHEREAS, the owners of 100% of the property subject to the proposed assessment within the District (the "**Landowners**") had actual knowledge of the Assessment Hearing to be held on November 14, 2017, and support the creation of the District and the levy of the Public Safety and Road

Maintenance Assessment against the property in accordance with the Service and Assessment Plan to finance the Authorized Services for benefit of the property within the District; and

WHEREAS, the City Council finds and determines that the "Waterscape Public Improvement District Public Safety and Road Maintenance Service and Assessment Plan," dated November 14, 2017, including the Assessment Roll attached there to as Exhibit C (the "**Service and Assessment Plan**"), attached as **Exhibit A** and incorporated as a part of this Ordinance for all purposes, should be approved as the Service and Assessment Plan for the District; and

WHEREAS, the City 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 Actual Costs of the Authorized Services as described in the Service and Assessment Plan, and the levy of the proposed Public Safety and Road Maintenance Assessment; and

WHEREAS, at the Assessment Hearing, the Landowners, or their representatives, who are the persons to be assessed pursuant to this Ordinance, appeared in support of the levy of the Public Safety and Road Maintenance Assessment against their property located within the District; and

WHEREAS, the City Council closed the hearing, and, after considering all written and documentary evidence presented at the 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 PID Act.

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

Section 1. Terms.

Terms not otherwise defined herein are defined in the Service and Assessment Plan.

Section 2. Findings.

The City 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 City 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 PID Act and all other applicable laws, policies, and procedures; (ii) have been taken and performed in a regular, proper and valid manners; and (iii) are approved and ratified;

(c) The apportionment of the Actual Costs of the Authorized Services as reflected in the Service and Assessment Plan and the Administrative Expenses pursuant to the Service and Assessment Plan is fair and reasonable, reflects an accurate presentation of the special benefit each assessed Parcel will receive from the construction of the Authorized Services 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 Authorized Services;

(e) The Service and Assessment Plan apportions the Actual Cost(s) of the Authorized Services to be assessed against the property in the District and such apportionment is made on the basis of special benefits accruing to the property because of the Authorized Services;

(f) The method of apportionment of the Actual Costs of the Authorized Services and Administrative Expenses set forth in the Service and Assessment Plan results in imposing equal shares of the Actual Costs of the Authorized Services and Administrative Expenses on property similarly benefited, and results in a reasonable classification and formula for the apportionment of the Actual Costs;

(g) The Service and Assessment Plan has been prepared on behalf of, presented to, and reviewed by the City Council and should be approved as the service plan and assessment plan for the District for all purposes as described in Sections 372.013 and 372.014 of the PID Act;

(h) The provisions of the Service and Assessment Plan relating to due and delinquency dates for the Public Safety and Road Maintenance Assessment, interest and penalties on delinquent Public Safety and Road Maintenance Assessments, and procedures in connection with the imposition and collection of the Public Safety and Road Maintenance Assessment should be approved and will expedite collection of the Public Safety and Road Maintenance Assessment when levied in a timely manner in order to provide the services and improvements needed and required for the area within the District; and

(i) A written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public for the time required by law preceding this meeting, as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended, and this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof has been discussed, considered, and formally acted upon.

Section 3. Service and Assessment Plan.

The Service and Assessment Plan is hereby accepted and approved pursuant to Sections 372.013 and 372.014 of the PID Act as the service plan and the assessment plan relating to the Authorized Services for the District. The Service and Assessment Plan shall be updated by the City Council no less frequently than annually as required by the PID Act and more frequently as may be required by the Service and Assessment Plan including upon the issuance of PID Bonds.

Section 4. Assessment Roll.

The Assessment Roll under which no Public Safety and Road Maintenance Assessments are being levied at this time is hereby accepted and approved pursuant to Section 372.016 of the PID Act as the Assessment Roll of the District for all purposes.

Section 5. Levy and Payment of Assessments for Costs of the Authorized Services.

(a) The collection of the Public Safety and Road Maintenance Assessment when levied shall be as described in the Service and Assessment Plan and the PID Act.

(b) Each Public Safety and Road Maintenance Assessment shall bear interest at the rate or rates specified in the Service and Assessment Plan.

(c) The Administrative Expenses for 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 Actual Costs of the Authorized Services and Administrative Expenses are set forth in the Service and Assessment Plan.

Section 7. Penalties and Interest on Delinquent Assessments.

Delinquent Public Safety and Road Maintenance 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 9. Lien Priority.

The City Council and the Landowners intend for the obligations, covenants and burdens on the Assessed Property, including without limitation such Landowners' obligations related to payment of the Public Safety and Road Maintenance Assessment and the Annual Installments thereof, to constitute covenants that shall run with the land. The Public Safety and Road Maintenance Assessment when levied shall be binding upon the the assessed parties, as the owners of 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. When levied, the Public Safety and Road Maintenance Assessment shall have lien priority as specified in the Service and Assessment Plan and the PID Act.

Section 10. Applicability of Tax Code.

To the extent not inconsistent with this Ordinance, and not inconsistent with the PID Act or the other laws governing public improvement districts, the provisions of the Texas Tax Code, as amended, shall be applicable to the imposition and collection of the Public Safety and Road Maintenance Assessment 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 and/or the Assessment Roll, to be recorded in the real property records of Rockwall County, Texas. The City Secretary is further directed to similarly file each Annual Service Plan Update approved by the City Council.

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 City Council that no portion hereof, or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness, or invalidity or any other portion hereof, and all provisions of this ordinance are declared to be severable for that purpose.

Section 14. Effective Date.


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

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF ROYSE CITY, TEXAS, THIS 14th DAY OF NOVEMBER, 2017.

CITY OF ROYSE CITY, TEXAS



Janet Nichol, Mayor

ATTEST:


Deborah Sorensen, TRMC, CMC, City Secretary

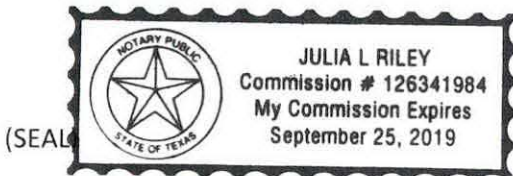


APPROVED AS TO FORM:


Jason Day, City Attorney

STATE OF TEXAS §
 §
COUNTY OF ROCKWALL §

This instrument was acknowledged before me on the 14th day of November, 2017 by Janet Nichol, Deborah Sorensen and Jason Day, the Mayor, City Secretary, and City Attorney, respectively, of the City of Royse City, Texas on behalf of said City.




Notary Public, State of Texas

EXHIBIT A

Service and Assessment Plan

Waterscape

Public Improvement District

Public Safety and Road Maintenance Service
and Assessment Plan

November 14, 2017

SECTION I
INTRODUCTION AND DEFINITIONS

A. Introduction

1. On October 11, 2016, the City of Royse City, Texas (the "City") passed and approved Resolution No. 16-10-1170R authorizing the establishment of the Waterscape Public Improvement District (the "District") in accordance with Chapter 372, Texas Local Government Code, as amended (the "Act"), which authorization was effective upon publication as required by the Act. The purpose of the District is to finance the Actual Costs of Authorized Improvements that confer a special benefit on approximately 310.202 acres located within the extraterritorial jurisdiction of the City, and within Rockwall County, Texas, and more specifically described in Exhibit A (the "Property"). The Property is subject to that certain "Parker Creek Development Agreement", effective May 31, 2016, and recorded in the Official Public Records of Rockwall County, Texas on June 8, 2016, Instrument No. 20160000009468, which establishes the permitted uses of, and standards for the development of, the Property (the "Development Agreement").

2. Capitalized terms used in this Service and Assessment Plan (as amended from time to time, this "SAP") shall have the meanings given to them in **Section I.B** unless otherwise defined in this SAP or unless the context in which a term is used clearly requires a different meaning. Unless otherwise defined, a reference to a "Section" or an "Exhibit" shall be a reference to a Section of this SAP or an Exhibit attached to and made a part of this SAP for all purposes.

3. The Act governs the creation of public improvement districts within the corporate limits and extraterritorial jurisdiction of Texas municipalities and counties.

4. The Act requires a service plan covering a period of at least five years and defining the annual indebtedness and projected cost of the Authorized Improvements (as updated, from time to time, a "Service Plan"). The Service Plan is contained in **Section IV**.

5. The Act requires that the Service Plan include an assessment plan that assesses the Actual Costs of the Authorized Improvements against the Property based on the special benefits conferred on the Property by the Authorized Improvements (as updated, from time to time, an "Assessment Plan"). The Assessment Plan is contained in **Section V**.

6. The Act requires an assessment roll that states the assessment against each Parcel determined by the method chosen by the City Council (as updated from time to time and which may be in one or more parts, the "Assessment Roll"). The assessment against each Parcel must be sufficient to pay the share of the Actual Costs apportioned to the Parcel and cannot exceed the special benefit conferred on the Parcel by the Authorized Improvements. The Assessment Roll is contained in **Section VII**.

B. Definitions

1. "**Act**" is defined in **Section I.A.1.**
2. "**Administrator**" means the person or independent firm designated by the City Council to perform the duties and obligations of the "Administrator" in this SAP.
3. "**Annual Installment**" means the annual installment payment of the Public Safety and Road Maintenance Assessment as calculated by the Administrator and approved by the City Council.
4. "**Annual Service Plan Update**" means an update to the Service Plan prepared no less frequently than annually by the Administrator and approved by the City Council.
5. "**Assessed Property**" means any Parcel against which an Assessment is levied.
6. "**Assessment**" means an assessment levied against a Parcel imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on any Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and the Act. An Assessment for a Parcel consists of the Annual Installments to be collected in all years and includes the Public Safety and Road Maintenance Assessment.
7. "**Assessment Ordinance**" means the ordinance adopted by the City Council in accordance with the Act that levies the Assessments.
8. "**Assessment Roll**" is defined in **Section I.A.6.**
9. "**Assessment Plan**" is defined in **Section I.A.5.**
10. "**Authorized Improvements**" mean improvements authorized by Section 372.003 of the Act including those listed in **Section III.**
11. "**City**" is defined in **Section I.A.1.**
12. "**City Council**" means the governing body of the City.
13. "**County**" means Rockwall County, Texas.
14. "**Delinquent Collection Costs**" mean, for a Parcel, interest, penalties, and other costs and expenses authorized by the Act that directly or indirectly relate to the collection of delinquent Assessments, delinquent Annual Installments, or any other delinquent amounts due under this SAP, including costs and expenses to foreclose liens.
15. "**Development Agreement**" is defined in **Section I.A.1.**
16. "**District**" is defined in **Section I.A.1.**
17. "**Lot**" means for any portion of the Property for which a final subdivision plat has been recorded in the official public records of the County, a tract of land described by "lot" in such final and recorded subdivision plat that is intended for residential uses.

18. **"Parcel" or "Parcels"** means a specific property within the District identified by either a tax map identification number assigned by the Rockwall County Appraisal District for real property tax purpose, by metes and bounds description, or by lot and block number in a final subdivision plat recorded in the Official Public Records of the County, or by any other means determined by the City.

19. **"Property"** is defined in **Section I.A.1.**

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

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

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

23. **"SAP"** is defined in **Section I.A.2.**

24. **"Service Plan"** is defined in **Section I.A.4.**

SECTION II THE PROPERTY

The Property includes approximately 310.202 contiguous acres located within the extraterritorial jurisdiction of the City, and within the County, as more particularly described by metes and bounds on Exhibit A. Development of the Property is anticipated to include 1,010 single-family homes as well as Homeowner Association Property and Public Property.

SECTION III AUTHORIZED IMPROVEMENTS; COSTS

An annual Public Safety and Road Maintenance Assessment will be levied on all Assessed Property after the Public Safety and Road Maintenance Assessment Trigger Date. The annual Public Safety and Road Maintenance Assessment will no longer be levied upon annexation into the City. The annual Public Safety and Road Maintenance Assessment on a Lot will be equal to \$0.15 per \$100 of assessed value for the ten years following the Public Safety and Road Maintenance Assessment Trigger Date and \$0.19 per \$100 of assessed value each year thereafter. In no event will the Public Safety and Road Maintenance Assessment exceed the City's actual costs for providing such services.

SECTION IV SERVICE PLAN

The Service Plan attached as Exhibit B covers a period of five years, including the projected annual costs of public safety and road maintenance within the District. The Service Plan must be reviewed and updated by the City Council at least annually.

SECTION V ASSESSMENT PLAN

A. **Findings of Special Benefit.** The City Council, acting in its legislative capacity based on information reviewed by the City staff and by third-party consultants retained by the City, has found and determined:

1. The Public Safety and Road Maintenance Assessment will be equal to \$0.15 per \$100 of assessed value for each Lot for the ten years following the Public Safety and Road Maintenance Assessment Trigger Date and \$0.19 per \$100 of assessed value each year thereafter; and

2. According to the "Adopted Annual Operating Budget Fiscal Year 2015-2016" for the City, \$0.191 per \$100 of assessed value was levied on all property in the City to provide police, fire, and road maintenance services;
3. The District will receive special benefit equal to or greater than the Public Safety and Road Maintenance Assessment as a result of the City providing police, fire, and road maintenance services.

SECTION VI ASSESSMENTS AND ANNUAL INSTALLMENTS

A. Assessments and Annual Installments. Assessments and Annual Installments shall be calculated and collected each year in an amount sufficient to pay the Public Safety and Maintenance Assessments.

B. Payment of Assessment in Annual Installments.

1. Annual Installments are subject to adjustment in each Annual Service Plan Update.
2. 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 an updated Assessment Roll and updated calculations of Annual Installments. Annual Installments shall be collected by the City in the same manner and at the same time as ad valorem taxes. Annual Installments shall be subject to the penalties, procedures, and foreclosure sale in case of delinquencies as set forth in the Act and in the same manner as ad valorem taxes for the City. The City Council may provide for other means of collecting Annual Installments. Assessments shall have the lien priority specified in the Act.
3. 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 the non-delinquent Annual Installments as they become due and payable.
4. Each Annual Installment shall be delinquent if not paid prior to February 1 of the year following the Service Plan update levying the Annual Installment.

**SECTION VII
ASSESSMENT ROLL**

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

**SECTION VIII
ADDITIONAL PROVISIONS**

A **Calculation Errors.** If the owner of a Parcel claims that an error has been made in any calculation required by this SAP, including, but not limited to, any calculation made as part of any Service and Assessment Plan Update, the owner's sole and exclusive remedy shall be to submit a written notice of error to the City Council within 10 days after City Council approval of the calculation; otherwise, the owner shall be deemed to have unconditionally approved the calculation. Upon receipt of a written notice of error from an owner, the City Council shall refer the notice to the Administrator who shall provide a written response to the City Council and the owner within 30 days of such referral. The City Council shall consider the owner's notice of error and the Administrator's response at a public hearing, and within 30 days after closing such hearing, the City Council shall make a final determination as to whether or not an error has been made. If the City Council determines that an error has been made, the City Council shall take such corrective action as is authorized by the Act, this SAP, or is 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 SAP must be made by the City Council in accordance with the Act. To the extent permitted by the Act, this SAP 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 SAP.

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

D **Severability.** If any provision of this SAP is determined by a governmental agency or court to be unenforceable, the unenforceable provision shall be deleted and, to the maximum extent possible, shall be rewritten to be enforceable. Every effort shall be made to enforce the remaining provisions.

E **Exhibits.** The following Exhibits are attached to and made a part of this SAP for all purposes:

- Exhibit A** Legal Description of the Property
- Exhibit B** Service Plan
- Exhibit C** Assessment Roll

Exhibit A
Legal Description of the Property

METES AND BOUNDS DESCRIPTION OF THE PROPERTY

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

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

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

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

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

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

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

Exhibit A
Legal Description of the Property

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

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

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

Exhibit B
Service Plan

The Public Safety and Road Maintenance Assessment Trigger Date has not occurred for any Parcel in the District. As such, there is no cost or indebtedness to be incurred by the District. Once the Public Safety and Road Maintenance Assessment Trigger Date has occurred for one or more Parcels, this Exhibit B will be updated to show the projected five year cost and indebtedness for the Public Safety and Road Maintenance Assessment.

Exhibit C
Assessment Roll

The Public Safety and Road Maintenance Assessment Trigger Date has not occurred for any Parcel in the District. As such, there is currently no Assessment to be levied. Once the Public Safety and Road Maintenance Assessment Trigger Date has occurred for one or more Parcels, this Exhibit C will be updated to show the Public Safety and Road Maintenance Assessment for each Parcel.

Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
11/20/2017 04:09:43 PM
\$106.00
20170000021646

COPY



Shelli Miller