



**ORDINANCE NO. O-2024- 041**

**AN ORDINANCE OF THE CITY OF FATE, TEXAS, APPROVING THE 2024 ANNUAL SERVICE PLAN UPDATE AND 2024 ASSESSMENT ROLL FOR PUBLIC IMPROVEMENTS FOR THE WILLIAMSBURG EAST PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; MAKING VARIOUS FINDINGS AND PROVISIONS RELATED TO THE SUBJECT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.**

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

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

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

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

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

**WHEREAS**, on August 21, 2023, the City Council approved Ordinance No. O-2023-034 and the 2023 Service and Assessment Plan (the "2023 Plan") which served to update the 2022 Amended and Restated Service and Assessment Plan; and

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

**WHEREAS**, the City requires that an update to the Service and Assessment Plan and the Assessment Rolls for the District for 2024 (the "2024 Annual Service Plan Update") be prepared,

setting forth the annual budget for improvements and the annual installment for assessed properties in the District, and the City now desires to approve such 2024 Annual Service Plan Update; and

**WHEREAS**, the updated 2024 Annual Service Plan Update has been reviewed by the City Attorney for legal form and accuracy.

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

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

**SECTION 2.** Terms not otherwise defined herein are defined in 2024 Annual Service Plan Update attached hereto as **Exhibit A**.

**SECTION 3.** The 2024 Annual Service Plan Update is hereby approved and accepted by the City Council.

**SECTION 4.** If any provision, section, subsection, sentence, clause or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this Ordinance or the application to other persons or sets of circumstances shall not be 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 of any other portion here, and all provisions of this Ordinance are declared to be severable for that purpose.

**SECTION 5.** The City Secretary is directed to cause a copy of this Ordinance, including the 2024 Annual Service Plan Update, to be recorded in the real property records of the County on or before August 26, 2024. The City Secretary is further directed to similarly file each Annual Service Plan Update approved by the City Council, with each such filing to occur within seven days of the date each respective Annual Service Plan Update is approved.

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

**PASSED AND APPROVED by the City Council of the City of Fate, Texas, the 19th day of August 2024.**



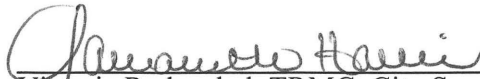
**APPROVED:**



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David Billings, Mayor

**ATTEST:**



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~~Victoria Raduechel, TRMC, City Secretary~~  
Samantha Harris, Deputy City Secretary

**Exhibit A**

**2024 Annual Service Plan Update**

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WILLIAMSBURG EAST  
PUBLIC IMPROVEMENT DISTRICT  
2024 ANNUAL SERVICE PLAN UPDATE

AUGUST 19, 2024

## INTRODUCTION

Capitalized terms used in this 2024 Annual Service Plan Update shall have the meanings set forth in the Williamsburg East Public Improvement District 2022 Amended and Restated Service and Assessment Plan (the “2022 SAP”), used for levying the Improvement Area #2 Assessments, issuing the Improvement Area #2 Bonds, and updating the Improvement Area #1 Assessment Roll, Major Improvement Area Assessment Roll, and Improvement Area #2 Assessment Roll.

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

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

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

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

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

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

The 2023 SAP identified the Authorized Improvements to be provided by the District, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the District for the costs of the Authorized Improvements. Pursuant to the PID Act, the 2023 SAP must be reviewed and updated annually. This document is the Annual Service Plan Update for 2024.

The City Council also adopted an Assessment Roll identifying the Assessments on each Lot within the District, based on the method of assessment identified in the 2023 SAP. This 2024 Annual Service Plan Update also updates the Assessment Roll for 2024.

**PARCEL SUBDIVISION**

Improvement Area #1

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

Improvement Area #2 and Major Improvement Area

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

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

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

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

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

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

## LOT AND HOME SALES

Per the quarterly report dated March 31, 2024, the lot ownership composition is provided below:

### Improvement Area #1

- Developer Owned:
  - Lot Type 1: 0 Lots
  - Lot Type 2: 0 Lots
  - Lot Type 3: 0 Lots
- Homebuilder Owned:
  - Lot Type 1: 19 Lots
  - Lot Type 2: 48 Lots
  - Lot Type 3: 25 Lots
- End-User Owned:
  - Lot Type 1: 23 Lots
  - Lot Type 2: 12 Lots
  - Lot Type 3: 27 Lots

### Improvement Area #2 and Major Improvement Area

- Developer Owned:
  - Lot Type 4: 185 Lots
  - Lot Type 5: 90 Lots
  - Lot Type 6: 130 Lots
- Homebuilder Owned:
  - Lot Type 4: 14 Lots
  - Lot Type 5: 13 Lots
  - Lot Type 6: 15 Lots
- End-User Owned:
  - Lot Type 4: 0 Lots
  - Lot Type 5: 0 Lots
  - Lot Type 6: 0 Lots

See **Exhibit E** for buyer disclosures.



## AUTHORIZED IMPROVEMENTS

### Improvement Area #1

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

### Major Improvement Area

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

### Improvement Area #2

Per the Quarterly Report dated March 31, 2024, the Authorized Improvements listed in the 2023 SAP for the Improvement Area #2 are currently under construction and projected to be completed in the fourth quarter of 2024. The budget for the Authorized Improvements has been revised to \$15,767,102.00 as shown on the table below.

Authorized Improvement Budget					
Authorized Improvements	Budget	Spent to Date <sup>[a]</sup>	Percent of Budget Spent	Forecast Completion Date	
<i>Public Improvements</i>					
Street and Alley Paving	\$ 7,404,464.00	\$ 2,137,622.68	28.87%		Q4 2024
Water	\$ 1,968,086.00	\$ 892,872.82	45.37%		Q4 2024
Sewer	\$ 2,296,068.00	\$ 1,421,995.36	61.93%		Q4 2024
Drainage	\$ 2,683,087.00	\$ 952,101.76	35.49%		Q4 2024
Soft Costs	\$ 1,415,397.00	\$ 1,486,935.73	105.05%		Q4 2024
	<b>\$ 15,767,102.00</b>	<b>\$ 6,891,528.35</b>	<b>43.71%</b>		

#### Notes

[a] As of Draw #4.

## OUTSTANDING ASSESSMENT

### Improvement Area #1

Net of the principal bond payment due August 15, Improvement Area #1 has an outstanding Assessment of \$4,012,000.00.

### Major Improvement Area

Net of the principal bond payment due August 15, the Major Improvement Area has an outstanding Assessment of \$3,450,000.00.

### Improvement Area #2

Net of the principal bond payment due August 15, Improvement Area #2 has an outstanding Assessment of \$16,160,000.00.

## ANNUAL INSTALLMENT DUE 1/31/2025

### Improvement Area #1

- **Principal and Interest** – The total principal and interest required for the Annual Installment is \$256,480.00.
- **Additional Interest** – The total Delinquency and Prepayment Reserve Requirement, as defined in the Indenture, is equal to \$220,660.00, and has not been met. As such, the Delinquency and Prepayment Reserve Account will be funded with Additional Interest on the outstanding Assessment, resulting in an Additional Interest amount due of \$20,060.00.
- **Annual Collection Costs** – The cost of administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs budgeted for the Annual Installment is \$21,235.78, as shown below.

Annual Collection Costs Breakdown Improvement Area #1	
Administration	\$ 10,839.62
Filing Fees	\$ 171.08
County Collection	\$ 554.00
Miscellaneous	\$ 171.08
PID Trustee	\$ 3,500.00
Dissemination Agent	\$ 3,500.00
Arbitrage Calculation	\$ 2,500.00
<b>Total Annual Collection Costs</b>	<b>\$ 21,235.78</b>

Improvement Area #1 Due January 31, 2025	
Principal	\$ 100,000.00
Interest	\$ 156,480.00
Annual Collection Costs	\$ 21,235.78
Additional Interest	\$ 20,060.00
<b>Total Annual Installment</b>	<b>\$ 297,775.78</b>

See the limited offering memorandum for the pay period. See **Exhibit B(-1)** for the debt service schedule for the Improvement Area #1 Bonds as shown in the limited offering memorandum.

Major Improvement Area

- **Principal and Interest** – The total principal and interest required for the Annual Installment is \$240,417.50.
- **Additional Interest** – The total Delinquency and Prepayment Reserve Requirement, as defined in the Indenture, is equal to \$189,750.00, and has not been met. As such, the Delinquency and Prepayment Reserve Account will be funded with Additional Interest on the outstanding Assessment, resulting in an Additional Interest amount due of \$17,250.00.
- **Annual Collection Costs** – The cost of administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Special Assessment remaining on the Parcel. The total Annual Collection Costs budgeted for the Annual Installment is \$18,096.93, as shown below.

Annual Collection Costs Breakdown Major Improvement Area	
Administration	\$ 9,299.39
Filing Fees	\$ 146.77
County Collection	\$ 504.00
Miscellaneous	\$ 146.77
PID Trustee	\$ 3,500.00
Dissemination Agent	\$ 3,500.00
Arbitrage Calculation	\$ 1,000.00
<b>Total Annual Collection Costs</b>	<b>\$ 18,096.93</b>

Major Improvement Area Due January 31, 2025	
Principal	\$ 79,000.00
Interest	\$ 161,417.50
Annual Collection Costs	\$ 18,096.93
Additional Interest	\$ 17,250.00
<b>Total Annual Installment</b>	<b>\$ 275,764.43</b>

See the limited offering memorandum for the pay period. See **Exhibit B(-2)** for the debt service schedule for the Major Improvement Area Bonds as shown in the limited offering memorandum.

Improvement Area #2

- **Principal and Interest** – The total principal and interest required for the Annual Installment is \$1,182,356.26.
- **Additional Interest** – The total Delinquency and Prepayment Reserve Requirement, as defined in the Indenture, is equal to \$888,800.00, and has not been met. As such, the Delinquency and Prepayment Reserve Account will be funded with Additional Interest on the outstanding Assessment, resulting in an Additional Interest amount due of \$80,800.00.
- **Annual Collection Costs** – The cost of administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Special Assessment remaining on the Parcel. The total Annual Collection Costs budgeted for the Annual Installment is \$54,089.64, as shown below.

Annual Collection Costs Breakdown Improvement Area #2	
Administration	\$ 43,221.34
Filing Fees	\$ 682.15
County Collection	\$ 504.00
Miscellaneous	\$ 682.15
PID Trustee	\$ 4,500.00
Dissemination Agent	\$ 3,500.00
Arbitrage Calculation	\$ 1,000.00
<b>Total Annual Collection Costs</b>	<b>\$ 54,089.64</b>

Improvement Area #2 Due January 31, 2025	
Principal	\$ 239,000.00
Interest	\$ 943,356.26
Annual Collection Costs	\$ 54,089.64
Additional Interest	\$ 80,800.00
<b>Total Annual Installment</b>	<b>\$ 1,317,245.90</b>

See the limited offering memorandum for the pay period. See **Exhibit B(-3)** for the debt service schedule for the Improvement Area #2 Bonds as shown in the limited offering memorandum.

**PREPAYMENT OF ASSESSMENTS IN FULL**

Improvement Area #1

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

Major Improvement Area

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

Improvement Area #2

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

## PARTIAL PREPAYMENT OF ASSESSMENTS

### Improvement Area #1

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

### Major Improvement Area

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

### Improvement Area #2

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

## EXTRAORDINARY OPTIONAL REDEMPTIONS

### Improvement Area #1

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

### Major Improvement Area

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

### Improvement Area #2

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

## SERVICE PLAN – FIVE YEAR BUDGET FORECAST

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

		Improvement Area #1				
Annual Installments Due		1/31/2025	1/31/2026	1/31/2027	1/31/2028	1/31/2029
Principal		\$ 100,000.00	\$ 102,000.00	\$ 105,000.00	\$ 108,000.00	\$ 111,000.00
Interest		156,480.00	153,855.00	150,412.50	146,868.76	143,223.76
	(1)	\$ 256,480.00	\$ 255,855.00	\$ 255,412.50	\$ 254,868.76	\$ 254,223.76
Additional Interest	(2)	\$ 20,060.00	\$ 19,560.00	\$ 19,050.00	\$ 18,525.00	\$ 17,985.00
Annual Collection Costs	(3)	\$ 21,235.78	\$ 21,660.50	\$ 22,093.71	\$ 22,535.58	\$ 22,986.29
<b>Total Annual Installment</b>	<b>(4) = (1) + (2) + (3)</b>	<b>\$ 297,775.78</b>	<b>\$ 297,075.50</b>	<b>\$ 296,556.21</b>	<b>\$ 295,929.34</b>	<b>\$ 295,195.05</b>

Major Improvement Area					
Annual Installments Due	1/31/2025	1/31/2026	1/31/2027	1/31/2028	1/31/2029
Principal	\$ 79,000.00	\$ 82,000.00	\$ 84,000.00	\$ 87,000.00	\$ 90,000.00
Interest	161,417.50	158,158.76	154,776.26	151,311.26	147,722.50
(1)	\$ 240,417.50	\$ 240,158.76	\$ 238,776.26	\$ 238,311.26	\$ 237,722.50
Additional Interest	(2) \$ 17,250.00	\$ 16,855.00	\$ 16,445.00	\$ 16,025.00	\$ 15,590.00
Annual Collection Costs	(3) \$ 18,096.93	\$ 18,458.87	\$ 18,828.05	\$ 19,204.61	\$ 19,588.70
<b>Total Annual Installment</b>	<b>(4) = (1) + (2) + (3) \$ 275,764.43</b>	<b>\$ 275,472.63</b>	<b>\$ 274,049.31</b>	<b>\$ 273,540.87</b>	<b>\$ 272,901.20</b>

Improvement Area #2					
Annual Installments Due	1/31/2025	1/31/2026	1/31/2027	1/31/2028	1/31/2029
Principal	\$ 239,000.00	\$ 251,000.00	\$ 265,000.00	\$ 279,000.00	\$ 294,000.00
Interest	943,356.26	931,705.00	919,468.76	906,550.00	891,902.50
(1)	\$ 1,182,356.26	\$ 1,182,705.00	\$ 1,184,468.76	\$ 1,185,550.00	\$ 1,185,902.50
Additional Interest	(2) \$ 80,800.00	\$ 79,605.00	\$ 78,350.00	\$ 77,025.00	\$ 75,630.00
Annual Collection Costs	(3) \$ 54,089.64	\$ 55,171.43	\$ 56,274.86	\$ 57,400.36	\$ 58,548.37
<b>Total Annual Installment</b>	<b>(4) = (1) + (2) + (3) \$ 1,317,245.90</b>	<b>\$ 1,317,481.43</b>	<b>\$ 1,319,093.62</b>	<b>\$ 1,319,975.36</b>	<b>\$ 1,320,080.87</b>

**ASSESSMENT ROLL**

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

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

Property ID <sup>[a]</sup>	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2025
118291	3	\$ 28,416.47	\$ 2,109.11
118292	3	\$ 28,416.47	\$ 2,109.11
118293	3	\$ 28,416.47	\$ 2,109.11
118294	3	\$ 28,416.47	\$ 2,109.11
118295	3	\$ 28,416.47	\$ 2,109.11
118296	3	\$ 28,416.47	\$ 2,109.11
118297	3	\$ 28,416.47	\$ 2,109.11
118298	3	\$ 28,416.47	\$ 2,109.11
118299	3	\$ 28,416.47	\$ 2,109.11
118300	3	\$ 28,416.47	\$ 2,109.11
118301	3	\$ 28,416.47	\$ 2,109.11
118302	3	\$ 28,416.47	\$ 2,109.11
118303	Non-Benefitted	\$ -	\$ -
118304	3	\$ 28,416.47	\$ 2,109.11
118305	3	\$ 28,416.47	\$ 2,109.11
118306	3	\$ 28,416.47	\$ 2,109.11
118307	3	\$ 28,416.47	\$ 2,109.11
118308	3	\$ 28,416.47	\$ 2,109.11
118309	3	\$ 28,416.47	\$ 2,109.11
118310	3	\$ 28,416.47	\$ 2,109.11
118311	3	\$ 28,416.47	\$ 2,109.11
118312	3	\$ 28,416.47	\$ 2,109.11
118313	3	\$ 28,416.47	\$ 2,109.11
118314	Non-Benefitted	\$ -	\$ -
118315	3	\$ 28,416.47	\$ 2,109.11
118316	3	\$ 28,416.47	\$ 2,109.11
118317	3	\$ 28,416.47	\$ 2,109.11
118318	3	\$ 28,416.47	\$ 2,109.11
118319	3	\$ 28,416.47	\$ 2,109.11
118320	3	\$ 28,416.47	\$ 2,109.11
118321	3	\$ 28,416.47	\$ 2,109.11
118322	3	\$ 28,416.47	\$ 2,109.11
118323	3	\$ 28,416.47	\$ 2,109.11
118324	3	\$ 28,416.47	\$ 2,109.11
118325	3	\$ 28,416.47	\$ 2,109.11
118326	3	\$ 28,416.47	\$ 2,109.11
118327	Non-Benefitted	\$ -	\$ -
118328	2	\$ 26,386.72	\$ 1,958.46
118329	2	\$ 26,386.72	\$ 1,958.46
118330	2	\$ 26,386.72	\$ 1,958.46



Property ID <sup>[a]</sup>	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2025
118331	2	\$ 26,386.72	\$ 1,958.46
118332	2	\$ 26,386.72	\$ 1,958.46
118333	2	\$ 26,386.72	\$ 1,958.46
118334	2	\$ 26,386.72	\$ 1,958.46
118335	Non-Benefitted	\$ -	\$ -
118336	2	\$ 26,386.72	\$ 1,958.46
118337	2	\$ 26,386.72	\$ 1,958.46
118338	2	\$ 26,386.72	\$ 1,958.46
118339	2	\$ 26,386.72	\$ 1,958.46
118340	Non-Benefitted	\$ -	\$ -
118341	1	\$ 22,733.18	\$ 1,687.29
118342	1	\$ 22,733.18	\$ 1,687.29
118343	1	\$ 22,733.18	\$ 1,687.29
118344	1	\$ 22,733.18	\$ 1,687.29
118345	1	\$ 22,733.18	\$ 1,687.29
118346	1	\$ 22,733.18	\$ 1,687.29
118347	1	\$ 22,733.18	\$ 1,687.29
118348	1	\$ 22,733.18	\$ 1,687.29
118349	1	\$ 22,733.18	\$ 1,687.29
118350	1	\$ 22,733.18	\$ 1,687.29
118351	1	\$ 22,733.18	\$ 1,687.29
118352	1	\$ 22,733.18	\$ 1,687.29
118353	1	\$ 22,733.18	\$ 1,687.29
118354	1	\$ 22,733.18	\$ 1,687.29
118355	1	\$ 22,733.18	\$ 1,687.29
118356	1	\$ 22,733.18	\$ 1,687.29
118357	1	\$ 22,733.18	\$ 1,687.29
118358	1	\$ 22,733.18	\$ 1,687.29
118359	1	\$ 22,733.18	\$ 1,687.29
118361	2	\$ 26,386.72	\$ 1,958.46
118362	2	\$ 26,386.72	\$ 1,958.46
118363	2	\$ 26,386.72	\$ 1,958.46
118364	2	\$ 26,386.72	\$ 1,958.46
118365	Non-Benefitted	\$ -	\$ -
118366	Non-Benefitted	\$ -	\$ -
118367	1	\$ 22,733.18	\$ 1,687.29
118368	1	\$ 22,733.18	\$ 1,687.29
118369	1	\$ 22,733.18	\$ 1,687.29
118370	1	\$ 22,733.18	\$ 1,687.29
118371	1	\$ 22,733.18	\$ 1,687.29

Property ID <sup>[a]</sup>	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2025
118372	1	\$ 22,733.18	\$ 1,687.29
118373	1	\$ 22,733.18	\$ 1,687.29
118374	1	\$ 22,733.18	\$ 1,687.29
118375	1	\$ 22,733.18	\$ 1,687.29
118376	1	\$ 22,733.18	\$ 1,687.29
118377	1	\$ 22,733.18	\$ 1,687.29
118378	1	\$ 22,733.18	\$ 1,687.29
118379	1	\$ 22,733.18	\$ 1,687.29
118380	1	\$ 22,733.18	\$ 1,687.29
118381	1	\$ 22,733.18	\$ 1,687.29
118382	1	\$ 22,733.18	\$ 1,687.29
118383	1	\$ 22,733.18	\$ 1,687.29
118384	1	\$ 22,733.18	\$ 1,687.29
118385	1	\$ 22,733.18	\$ 1,687.29
118386	1	\$ 22,733.18	\$ 1,687.29
118387	1	\$ 22,733.18	\$ 1,687.29
118388	1	\$ 22,733.18	\$ 1,687.29
118389	1	\$ 22,733.18	\$ 1,687.29
118390	1	\$ 22,733.18	\$ 1,687.29
118391	Non-Benefitted	\$ -	\$ -
118392	2	\$ 26,386.72	\$ 1,958.46
118393	2	\$ 26,386.72	\$ 1,958.46
118394	2	\$ 26,386.72	\$ 1,958.46
118395	2	\$ 26,386.72	\$ 1,958.46
118396	2	\$ 26,386.72	\$ 1,958.46
118397	Non-Benefitted	\$ -	\$ -
118398	2	\$ 26,386.72	\$ 1,958.46
118399	2	\$ 26,386.72	\$ 1,958.46
118400	2	\$ 26,386.72	\$ 1,958.46
118401	2	\$ 26,386.72	\$ 1,958.46
118402	2	\$ 26,386.72	\$ 1,958.46
118403	2	\$ 26,386.72	\$ 1,958.46
118404	2	\$ 26,386.72	\$ 1,958.46
118405	2	\$ 26,386.72	\$ 1,958.46
118406	2	\$ 26,386.72	\$ 1,958.46
118407	2	\$ 26,386.72	\$ 1,958.46
118408	2	\$ 26,386.72	\$ 1,958.46
118409	2	\$ 26,386.72	\$ 1,958.46
118410	2	\$ 26,386.72	\$ 1,958.46
118411	2	\$ 26,386.72	\$ 1,958.46

Property ID <sup>[a]</sup>	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2025
118412	2	\$ 26,386.72	\$ 1,958.46
118413	2	\$ 26,386.72	\$ 1,958.46
118414	2	\$ 26,386.72	\$ 1,958.46
118415	2	\$ 26,386.72	\$ 1,958.46
118416	2	\$ 26,386.72	\$ 1,958.46
118417	2	\$ 26,386.72	\$ 1,958.46
118418	2	\$ 26,386.72	\$ 1,958.46
118419	2	\$ 26,386.72	\$ 1,958.46
118420	2	\$ 26,386.72	\$ 1,958.46
118421	2	\$ 26,386.72	\$ 1,958.46
118422	2	\$ 26,386.72	\$ 1,958.46
118423	2	\$ 26,386.72	\$ 1,958.46
118424	2	\$ 26,386.72	\$ 1,958.46
118425	2	\$ 26,386.72	\$ 1,958.46
118426	2	\$ 26,386.72	\$ 1,958.46
118427	2	\$ 26,386.72	\$ 1,958.46
118428	2	\$ 26,386.72	\$ 1,958.46
118429	2	\$ 26,386.72	\$ 1,958.46
118430	2	\$ 26,386.72	\$ 1,958.46
118431	2	\$ 26,386.72	\$ 1,958.46
118432	2	\$ 26,386.72	\$ 1,958.46
118433	2	\$ 26,386.72	\$ 1,958.46
118434	2	\$ 26,386.72	\$ 1,958.46
118435	2	\$ 26,386.72	\$ 1,958.46
118436	2	\$ 26,386.72	\$ 1,958.46
118437	3	\$ 28,416.47	\$ 2,109.11
118438	3	\$ 28,416.47	\$ 2,109.11
118439	3	\$ 28,416.47	\$ 2,109.11
118440	3	\$ 28,416.47	\$ 2,109.11
118441	3	\$ 28,416.47	\$ 2,109.11
118442	3	\$ 28,416.47	\$ 2,109.11
118443	3	\$ 28,416.47	\$ 2,109.11
118444	3	\$ 28,416.47	\$ 2,109.11
118445	3	\$ 28,416.47	\$ 2,109.11
118446	3	\$ 28,416.47	\$ 2,109.11
118447	3	\$ 28,416.47	\$ 2,109.11
118448	3	\$ 28,416.47	\$ 2,109.11
118449	3	\$ 28,416.47	\$ 2,109.11
118450	3	\$ 28,416.47	\$ 2,109.11
118451	3	\$ 28,416.47	\$ 2,109.11

Property ID <sup>[a]</sup>	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2025
118452	3	\$ 28,416.47	\$ 2,109.11
118453	3	\$ 28,416.47	\$ 2,109.11
118454	3	\$ 28,416.47	\$ 2,109.11
118455	Non-Benefitted	\$ -	\$ -
118456	Non-Benefitted	\$ -	\$ -
118457	Non-Benefitted	\$ -	\$ -
<b>Total<sup>[b]</sup></b>		<b>\$ 4,011,999.66</b>	<b>\$ 297,776.33</b>

**Footnotes:**

[a] Per Rockwall Central Appraisal District.

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

**EXHIBIT A-2 – MAJOR IMPROVEMENT AREA ASSESSMENT ROLL**

Property ID <sup>[b]</sup>	Major Improvement Area <sup>[a]</sup>	
	Outstanding Assessment	Annual Installment Due 1/31/2025
11912	\$ 1,426,725.57	\$ 114,040.63
73541	\$ 230,511.97	\$ 18,425.22
73543	\$ 494,480.28	\$ 39,524.66
116127	\$ 1,298,282.19	\$ 103,773.93
<b>Total</b>	<b>\$ 3,450,000.01</b>	<b>\$ 275,764.44</b>

**Footnotes:**

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

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

**EXHIBIT A-3 – IMPROVEMENT AREA #2 ASSESSMENT ROLL**

Property ID <sup>[b]</sup>	Lot Type	Improvement Area #2 <sup>[a]</sup>	
		Outstanding Assessment	Annual Installment Due 1/31/2025
11912	Improvement Area #2 Initial Parcel	\$ 6,682,865.28	\$ 544,738.67
73541	Improvement Area #2 Initial Parcel	\$ 1,079,731.43	\$ 88,011.87
73543	Improvement Area #2 Initial Parcel	\$ 2,316,174.28	\$ 188,797.72
116127	Improvement Area #2 Initial Parcel	\$ 6,081,229.02	\$ 495,697.65
<b>Total</b>		<b>\$ 16,160,000.01</b>	<b>\$ 1,317,245.91</b>

**Footnotes:**

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

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

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



### BOND DEBT SERVICE

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

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

**BOND DEBT SERVICE**

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

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



**BOND DEBT SERVICE**

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

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

Note: FINAL NUMBERS

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



### BOND DEBT SERVICE

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

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

**BOND DEBT SERVICE**

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

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

**BOND DEBT SERVICE**

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

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

Note: FINAL NUMBERS

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



### BOND DEBT SERVICE

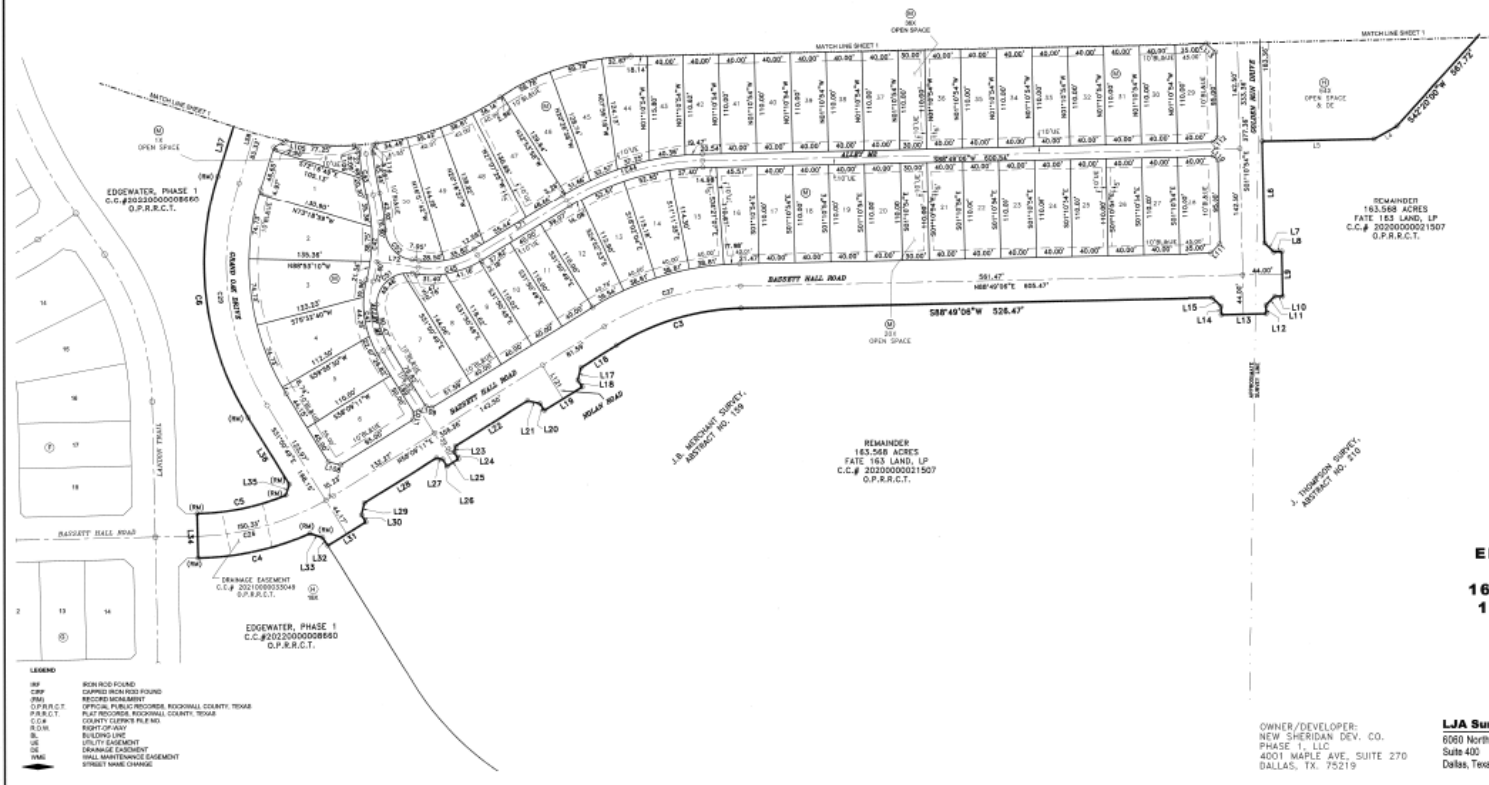
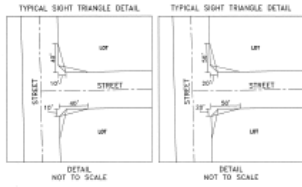
City of Fate, Texas  
 Special Assessment Revenue Bonds, Series 2022  
 Williamsburg East Public Improvement District  
 (Improvement Area #2 Project)  
 Callable on 8/15/2032 @ par  
 FINAL NUMBERS  
 Underwriter: FMSbonds Inc.

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

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

# EXHIBIT C – FINAL PLAT FOR EDGEWATER PHASE 2





**A FINAL PLAT  
OF  
EDGEMASTER, PHASE 2  
41.250 ACRES  
164 RESIDENTIAL LOTS  
13 OPEN SPACE LOTS**

IN THE  
J.B. MERCHANT SURVEY,  
ABSTRACT NO. 159 &  
THE J. THOMPSON SURVEY,  
ABSTRACT NO. 210  
CITY OF FATE,  
ROCKWALL COUNTY, TEXAS

Date: DECEMBER 2023 JOB NO. 0095

OWNER/DEVELOPER:  
NEW SHERIDAN DEV. CO.  
PHASE 1, LLC  
4001 MAPLE AVE., SUITE 270  
DALLAS, TX. 75219

**LJA Surveying, Inc.**  
6080 North Central Expressway  
Suite 400  
Dallas, Texas 75206  
Phone 469.621.0710  
T.B.P.E.L.S. Firm No. 10194382

WIDTHS OF LOTS AT BUILDING LINES																	
LOT	BLOCK	WIDTH	SQ. FT.	ACRES	ZONING	LOT	BLOCK	WIDTH	SQ. FT.	ACRES	ZONING	LOT	BLOCK	WIDTH	SQ. FT.	ACRES	ZONING
13	BLK A	69.07	7729	0.177	R1	1	BLK K	62.00	6102	0.140	R2	6	BLK M	55.00	5987	0.137	R2
14	BLK A	69.07	7729	0.177	R1	2	BLK K	62.00	6102	0.140	R2	7	BLK M	56.59	7594	0.177	R3
15	BLK A	69.07	7729	0.177	R1	3	BLK K	62.00	6102	0.140	R2	8	BLK M	40.00	5225	0.120	R3
16	BLK A	69.07	7729	0.177	R1	4	BLK K	49.00	4877	0.112	R3	9	BLK M	40.00	4519	0.104	R3
17	BLK A	69.07	7729	0.177	R1	5	BLK K	49.00	4877	0.112	R3	10	BLK M	40.00	4400	0.101	R3
21	BLK A	72.32	8813	0.202	R1	6	BLK K	49.00	4877	0.112	R3	11	BLK M	40.00	4400	0.101	R3
22	BLK A	63.48	8098	0.186	R1	7	BLK K	44.00	4666	0.107	R3	12	BLK M	40.00	5141	0.118	R3
23	BLK A	63.48	8054	0.185	R1	8	BLK K	40.00	4514	0.104	R3	13	BLK M	39.00	5216	0.120	R3
24	BLK A	63.48	8054	0.185	R1	9	BLK K	40.00	4658	0.107	R3	14	BLK M	39.00	5253	0.121	R3
25	BLK A	63.48	8054	0.185	R1	10	BLK K	40.00	4593	0.105	R3	15	BLK M	39.00	5126	0.118	R3
26	BLK A	63.48	8054	0.185	R1	11	BLK K	40.00	4480	0.103	R3	16	BLK M	40.00	4660	0.107	R3
27	BLK A	63.48	8054	0.185	R1	12	BLK K	40.00	4480	0.103	R3	17	BLK M	40.00	4400	0.101	R3
28	BLK A	63.48	8054	0.185	R1	13	BLK K	40.00	4480	0.103	R3	18	BLK M	40.00	4400	0.101	R3
17X	BLK H	67.944	1.560			14	BLK K	40.00	5166	0.119	R3	19	BLK M	40.00	4400	0.101	R3
65	BLK H	50.00	10204	0.234	R1	15	BLK K	52.00	6742	0.155	R2	20	BLK M	40.00	4400	0.101	R3
66	BLK H	43.00	12712	0.292	R1	16	BLK K	50.00	5600	0.129	R2	21	BLK M	40.00	4400	0.101	R3
67	BLK H	56.00	8328	0.191	R1	17	BLK K	50.00	5600	0.129	R2	22	BLK M	40.00	4400	0.101	R3
68	BLK H	60.00	7200	0.165	R1	18	BLK K	50.00	5685	0.131	R2	23	BLK M	40.00	4400	0.101	R3
69	BLK H	60.00	7200	0.165	R1	19	BLK K	50.00	5939	0.136	R2	24	BLK M	40.00	4400	0.101	R3
70	BLK H	60.00	7200	0.165	R1	20	BLK K	50.00	5600	0.129	R2	25	BLK M	40.00	4400	0.101	R3
71	BLK H	60.00	7304	0.161	R1	21	BLK K	70.00	6821	0.152	R2	26	BLK M	40.00	4400	0.101	R3
72	BLK H	60.00	6986	0.160	R1	22	BLK K	71.00	6687	0.154	R1	27	BLK M	40.00	4400	0.101	R3
73	BLK H	60.00	6968	0.160	R1	23	BLK K	71.00	6687	0.154	R2	28	BLK M	45.00	4888	0.112	R3
74	BLK H	66.64	7668	0.176	R1	24	BLK K	69.00	6494	0.149	R2	29	BLK M	45.00	4888	0.112	R3
75	BLK H	66.59	7662	0.176	R1	25	BLK K	41.00	7370	0.169	R3	30	BLK M	40.00	4400	0.101	R3
76	BLK H	64.46	7530	0.173	R1	26	BLK K	38.00	7776	0.179	R2	31	BLK M	40.00	4400	0.101	R3
77	BLK H	62.00	8230	0.189	R1	27	BLK K	50.00	5901	0.129	R2	32	BLK M	40.00	4400	0.101	R3
64X	BLK H	158668	3.643			28	BLK K	50.00	5600	0.129	R2	33	BLK M	40.00	4400	0.101	R3
72X	BLK H	23826	0.544			29	BLK K	50.00	5600	0.129	R2	34	BLK M	40.00	4400	0.101	R3
77X	BLK H	4055	0.093			30	BLK K	50.00	5600	0.129	R2	35	BLK M	40.00	4400	0.101	R3
1	BLK L	45.00	4888	0.112	R3	31	BLK K	61.00	6105	0.140	R2	36	BLK M	40.00	4400	0.101	R3
2	BLK L	40.00	4400	0.101	R3	32	BLK K	50.00	7080	0.163	R2	37	BLK M	40.00	4400	0.101	R3
3	BLK L	40.00	4400	0.101	R3	33	BLK K	50.00	11840	0.272	R2	38	BLK M	40.00	4400	0.101	R3
4	BLK L	40.00	4400	0.101	R3	34	BLK K	50.00	7871	0.181	R2	39	BLK M	40.00	4400	0.101	R3
5	BLK L	40.00	4400	0.101	R3	35	BLK K	50.00	7057	0.162	R2	40	BLK M	40.00	4400	0.101	R3
6	BLK L	40.00	4400	0.101	R3	36	BLK K	50.00	6999	0.154	R2	41	BLK M	40.00	4400	0.101	R3
7	BLK L	40.00	4400	0.101	R3	37	BLK K	54.00	7232	0.166	R2	42	BLK M	40.00	4404	0.101	R3
8	BLK L	40.00	4400	0.101	R3	38	BLK K	55.00	6686	0.153	R2	43	BLK M	40.00	4511	0.104	R3
9	BLK L	40.00	4400	0.101	R3	39	BLK K	50.00	5953	0.137	R2	44	BLK M	51.00	5241	0.120	R3
10	BLK L	40.00	4400	0.101	R3	40	BLK K	50.00	6194	0.142	R2	45	BLK M	60.00	5831	0.134	R3
11	BLK L	40.00	4411	0.101	R3	41	BLK K	50.00	6395	0.147	R2	46	BLK M	60.00	5919	0.136	R3
12	BLK L	40.00	4475	0.103	R3	42	BLK K	69.00	8364	0.192	R1	47	BLK M	36.00	5910	0.136	R3
13	BLK L	38.00	5097	0.117	R3	43	BLK K	74.57	7467	0.171	R3	48	BLK M	40.00	6290	0.144	R3
14	BLK L	40.00	4995	0.115	R3	44	BLK K	39.00	6075	0.139	R3	49	BLK M	40.00	6237	0.143	R3
15	BLK L	40.00	4663	0.107	R3	45	BLK K	39.00	5934	0.136	R3	50	BLK M	41.00	6663	0.153	R3
16	BLK L	40.00	4720	0.106	R3	46	BLK K	39.00	5956	0.137	R3	1	BLK M	21.00	0.049		
17	BLK L	40.00	4713	0.106	R3	47	BLK K	39.00	6033	0.138	R3	20X	BLK M	3300	0.076		
18	BLK L	40.00	4641	0.107	R3	48	BLK K	40.00	5573	0.128	R3	36X	BLK M	3300	0.076		
19	BLK L	40.00	4676	0.107	R3	49	BLK K	40.00	6020	0.138	R3	1	BLK N	66.40	7757	0.178	R1
20	BLK L	40.00	4621	0.106	R3	50	BLK K	40.00	6779	0.156	R3	2	BLK N	66.40	7757	0.178	R1
21	BLK L	40.00	4468	0.103	R3	51	BLK K	40.00	5946	0.137	R3	3	BLK N	66.40	7757	0.178	R1
22	BLK L	40.00	4506	0.103	R3	1X	BLK K		3893	0.089		4	BLK N	66.40	7757	0.178	R1
23	BLK L	39.00	4829	0.111	R3	24X	BLK K		18748	0.430		5	BLK N	66.40	7757	0.178	R1
24	BLK L	39.00	5049	0.116	R3	51X	BLK K		7712	0.177		6	BLK N	66.40	7757	0.178	R1
25	BLK L	39.00	5451	0.125	R3	1	BLK M	52.00	6007	0.138	R2	7	BLK N	66.40	7757	0.178	R1
26	BLK L	39.00	6054	0.139	R3	2	BLK M	75.00	7600	0.174	R2	8	BLK N	66.40	7757	0.178	R1
27	BLK L	49.00	6865	0.158	R3	3	BLK M	75.00	7421	0.170	R2	9	BLK N	66.40	7757	0.178	R1
14X	BLK L	2572	0.059			4	BLK M	75.00	6895	0.158	R2	10	BLK N	72.00	8220	0.189	R1
15X	BLK L	1538	0.035			5	BLK M	53.00	5644	0.130	R2	1X	BLK N	20716	0.476		

SUBJ.	CENTRAL AREA	VALUES	CHARGE	RECORDS	CHARGE	LENGTH	ARE	LENGTH
01	1711.34	1010.00	827.24	28.4	28.4	43.87	43.87	
02	1711.34	1010.00	827.24	28.4	28.4	43.87	43.87	
03	1711.34	1010.00	827.24	28.4	28.4	43.87	43.87	
04	1711.34	1010.00	827.24	28.4	28.4	43.87	43.87	
05	1711.34	1010.00	827.24	28.4	28.4	43.87	43.87	
06	1711.34	1010.00	827.24	28.4	28.4	43.87	43.87	
07	1711.34	1010.00	827.24	28.4	28.4	43.87	43.87	
08	1711.34	1010.00	827.24	28.4	28.4	43.87	43.87	
09	1711.34	1010.00	827.24	28.4	28.4	43.87	43.87	
10	1711.34	1010.00	827.24	28.4	28.4	43.87	43.87	
11	1711.34	1010.00	827.24	28.4	28.4	43.87	43.87	
12	1711.34	1010.00	827.24	28.4	28.4	43.87	43.87	
13	1711.34	1010.00	827.24	28.4	28.4	43.87	43.87	
14	1711.34	1010.00	827.24	28.4	28.4	43.87	43.87	
15	1711.34	1010.00	827.24	28.4	28.4	43.87	43.87	
16	1711.34	1010.00	827.24	28.4	28.4	43.87	43.87	
17	1711.34	1010.00	827.24	28.4	28.4	43.87	43.87	
18	1711.34	1010.00	827.24	28.4	28.4	43.87	43.87	
19	1711.34	1010.00	827.24	28.4	28.4	43.87	43.87	
20	1711.34	1010.00	827.24	28.4	28.4	43.87	43.87	
21	1711.34	1010.00	827.24	28.4	28.4	43.87	43.87	
22	1711.34	1010.00	827.24	28.4	28.4	43.87	43.87	
23	1711.34	1010.00	827.24	28.4	28.4	43.87	43.87	
24	1711.34	1010.00	827.24	28.4	28.4	43.87	43.87	
25	1711.34	1010.00	827.24	28.4	28.4	43.87	43.87	
26	1711.34	1010.00	827.24	28.4	28.4	43.87	43.87	
27	1711.34	1010.00	827.24	28.4	28.4	43.87	43.87	
28	1711.34	1010.00	827.24	28.4	28.4	43.87	43.87	
29	1711.34	1010.00	827.24	28.4	28.4	43.87	43.87	
30	1711.34	1010.00	827.24	28.4	28.4	43.87	43.87	
31	1711.34	1010.00	827.24	28.4	28.4	43.87	43.87	
32	1711.34	1010.00	827.24	28.4	28.4	43.87	43.87	
33	1711.34	1010.00	827.24	28.4	28.4	43.87	43.87	
34	1711.34	1010.00	827.24	28.4	28.4	43.87	43.87	





## EXHIBIT D – LOT TYPE MAP



## EXHIBIT E – BUYER DISCLOSURES

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

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

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

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

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

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

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

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

**IMPROVEMENT AREA #1 LOT TYPE 1 PRINCIPAL ASSESSMENT: \$22,733.18**

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

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

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

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

<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 #1 LOT TYPE 1**

<b>Installment Due 1/31</b>	<b>Principal</b>	<b>Interest<sup>[a]</sup></b>	<b>Additional Interest</b>	<b>Annual Collection Costs</b>	<b>Total Annual Installment<sup>[b]</sup></b>
2025	\$ 566.63	\$ 886.66	\$ 113.67	\$ 120.33	\$ 1,687.29
2026	\$ 577.96	\$ 871.79	\$ 110.83	\$ 122.73	\$ 1,683.32
2027	\$ 594.96	\$ 852.28	\$ 107.94	\$ 125.19	\$ 1,680.38
2028	\$ 611.96	\$ 832.20	\$ 104.97	\$ 127.69	\$ 1,676.82
2029	\$ 628.96	\$ 811.55	\$ 101.91	\$ 130.25	\$ 1,672.66
2030	\$ 651.62	\$ 790.32	\$ 98.76	\$ 132.85	\$ 1,673.56
2031	\$ 668.62	\$ 768.33	\$ 95.51	\$ 135.51	\$ 1,667.97
2032	\$ 691.29	\$ 742.42	\$ 92.16	\$ 138.22	\$ 1,664.09
2033	\$ 713.95	\$ 715.63	\$ 88.71	\$ 140.98	\$ 1,659.27
2034	\$ 742.28	\$ 687.97	\$ 85.14	\$ 143.80	\$ 1,659.19
2035	\$ 764.95	\$ 659.20	\$ 81.42	\$ 146.68	\$ 1,652.26
2036	\$ 793.28	\$ 629.56	\$ 77.60	\$ 149.61	\$ 1,650.06
2037	\$ 821.61	\$ 598.82	\$ 73.63	\$ 152.61	\$ 1,646.67
2038	\$ 849.94	\$ 566.98	\$ 69.53	\$ 155.66	\$ 1,642.11
2039	\$ 878.28	\$ 534.05	\$ 65.28	\$ 158.77	\$ 1,636.37
2040	\$ 912.27	\$ 500.02	\$ 60.88	\$ 161.95	\$ 1,635.12
2041	\$ 946.27	\$ 464.66	\$ 56.32	\$ 165.18	\$ 1,632.44
2042	\$ 980.27	\$ 425.63	\$ 51.59	\$ 168.49	\$ 1,625.98
2043	\$ 1,019.93	\$ 385.19	\$ 46.69	\$ 171.86	\$ 1,623.68
2044	\$ 1,053.93	\$ 343.12	\$ 41.59	\$ 175.30	\$ 1,613.94
2045	\$ 1,099.26	\$ 299.65	\$ 36.32	\$ 178.80	\$ 1,614.03
2046	\$ 1,138.93	\$ 254.30	\$ 30.82	\$ 182.38	\$ 1,606.43
2047	\$ 1,184.26	\$ 207.32	\$ 25.13	\$ 186.02	\$ 1,602.73
2048	\$ 1,229.59	\$ 158.47	\$ 19.21	\$ 189.75	\$ 1,597.01
2049	\$ 1,280.58	\$ 107.75	\$ 13.06	\$ 193.54	\$ 1,594.94
2050	\$ 1,331.58	\$ 54.93	\$ 6.66	\$ 197.41	\$ 1,590.58
<b>Total</b>	<b>\$ 22,733.18</b>	<b>\$ 14,148.82</b>	<b>\$ 1,755.33</b>	<b>\$ 4,051.56</b>	<b>\$ 42,688.89</b>

**Footnotes:**

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

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

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

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

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

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

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

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

**IMPROVEMENT AREA #1 LOT TYPE 2 PRINCIPAL ASSESSMENT: \$26,386.72**

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

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

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

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

<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 ROCKWALL

§

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

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

Notary Public, State of Texas]<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 ROCKWALL

§

§

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

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

Notary Public, State of Texas]<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 #1 LOT TYPE 2

Installment Due 1/31	Principal	Interest <sup>[a]</sup>	Additional Interest	Annual Collection Costs	Total Annual Installment <sup>[b]</sup>
2025	\$ 657.70	\$ 1,029.16	\$ 131.93	\$ 139.67	\$ 1,958.46
2026	\$ 670.85	\$ 1,011.90	\$ 128.65	\$ 142.46	\$ 1,953.85
2027	\$ 690.58	\$ 989.26	\$ 125.29	\$ 145.31	\$ 1,950.44
2028	\$ 710.31	\$ 965.95	\$ 121.84	\$ 148.22	\$ 1,946.31
2029	\$ 730.04	\$ 941.98	\$ 118.29	\$ 151.18	\$ 1,941.48
2030	\$ 756.35	\$ 917.34	\$ 114.64	\$ 154.20	\$ 1,942.53
2031	\$ 776.08	\$ 891.81	\$ 110.85	\$ 157.29	\$ 1,936.03
2032	\$ 802.39	\$ 861.74	\$ 106.97	\$ 160.43	\$ 1,931.53
2033	\$ 828.70	\$ 830.64	\$ 102.96	\$ 163.64	\$ 1,925.94
2034	\$ 861.58	\$ 798.53	\$ 98.82	\$ 166.91	\$ 1,925.85
2035	\$ 887.89	\$ 765.15	\$ 94.51	\$ 170.25	\$ 1,917.80
2036	\$ 920.77	\$ 730.74	\$ 90.07	\$ 173.66	\$ 1,915.24
2037	\$ 953.66	\$ 695.06	\$ 85.47	\$ 177.13	\$ 1,911.32
2038	\$ 986.54	\$ 658.11	\$ 80.70	\$ 180.67	\$ 1,906.02
2039	\$ 1,019.43	\$ 619.88	\$ 75.77	\$ 184.29	\$ 1,899.36
2040	\$ 1,058.89	\$ 580.37	\$ 70.67	\$ 187.97	\$ 1,897.91
2041	\$ 1,098.35	\$ 539.34	\$ 65.37	\$ 191.73	\$ 1,894.80
2042	\$ 1,137.81	\$ 494.04	\$ 59.88	\$ 195.57	\$ 1,887.30
2043	\$ 1,183.85	\$ 447.10	\$ 54.19	\$ 199.48	\$ 1,884.62
2044	\$ 1,223.31	\$ 398.27	\$ 48.27	\$ 203.47	\$ 1,873.32
2045	\$ 1,275.93	\$ 347.81	\$ 42.16	\$ 207.54	\$ 1,873.43
2046	\$ 1,321.97	\$ 295.17	\$ 35.78	\$ 211.69	\$ 1,864.61
2047	\$ 1,374.58	\$ 240.64	\$ 29.17	\$ 215.92	\$ 1,860.32
2048	\$ 1,427.20	\$ 183.94	\$ 22.30	\$ 220.24	\$ 1,853.68
2049	\$ 1,486.39	\$ 125.07	\$ 15.16	\$ 224.65	\$ 1,851.26
2050	\$ 1,545.58	\$ 63.76	\$ 7.73	\$ 229.14	\$ 1,846.20
<b>Total</b>	<b>\$ 26,386.72</b>	<b>\$ 16,422.74</b>	<b>\$ 2,037.44</b>	<b>\$ 4,702.70</b>	<b>\$ 49,549.60</b>

**Footnotes:**

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

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

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

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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



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

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

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

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

**IMPROVEMENT AREA #1 LOT TYPE 3 PRINCIPAL ASSESSMENT: \$28,416.47**

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

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

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

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

<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 ROCKWALL

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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 ROCKWALL

§

§

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

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

Notary Public, State of Texas]<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 #1 LOT TYPE 3

Installment Due 1/31	Principal	Interest <sup>[a]</sup>	Additional Interest	Annual Collection Costs	Total Annual Installment <sup>[b]</sup>
2025	\$ 708.29	\$ 1,108.33	\$ 142.08	\$ 150.41	\$ 2,109.11
2026	\$ 722.45	\$ 1,089.73	\$ 138.54	\$ 153.42	\$ 2,104.15
2027	\$ 743.70	\$ 1,065.35	\$ 134.93	\$ 156.49	\$ 2,100.47
2028	\$ 764.95	\$ 1,040.25	\$ 131.21	\$ 159.62	\$ 2,096.03
2029	\$ 786.20	\$ 1,014.44	\$ 127.39	\$ 162.81	\$ 2,090.83
2030	\$ 814.53	\$ 987.90	\$ 123.45	\$ 166.07	\$ 2,091.95
2031	\$ 835.78	\$ 960.41	\$ 119.38	\$ 169.39	\$ 2,084.96
2032	\$ 864.11	\$ 928.02	\$ 115.20	\$ 172.77	\$ 2,080.11
2033	\$ 892.44	\$ 894.54	\$ 110.88	\$ 176.23	\$ 2,074.09
2034	\$ 927.86	\$ 859.96	\$ 106.42	\$ 179.75	\$ 2,073.99
2035	\$ 956.19	\$ 824.00	\$ 101.78	\$ 183.35	\$ 2,065.32
2036	\$ 991.60	\$ 786.95	\$ 97.00	\$ 187.02	\$ 2,062.57
2037	\$ 1,027.02	\$ 748.53	\$ 92.04	\$ 190.76	\$ 2,058.34
2038	\$ 1,062.43	\$ 708.73	\$ 86.91	\$ 194.57	\$ 2,052.64
2039	\$ 1,097.84	\$ 667.56	\$ 81.59	\$ 198.46	\$ 2,045.46
2040	\$ 1,140.34	\$ 625.02	\$ 76.11	\$ 202.43	\$ 2,043.90
2041	\$ 1,182.84	\$ 580.83	\$ 70.40	\$ 206.48	\$ 2,040.55
2042	\$ 1,225.34	\$ 532.04	\$ 64.49	\$ 210.61	\$ 2,032.48
2043	\$ 1,274.92	\$ 481.49	\$ 58.36	\$ 214.82	\$ 2,029.60
2044	\$ 1,317.41	\$ 428.90	\$ 51.99	\$ 219.12	\$ 2,017.42
2045	\$ 1,374.08	\$ 374.56	\$ 45.40	\$ 223.50	\$ 2,017.54
2046	\$ 1,423.66	\$ 317.88	\$ 38.53	\$ 227.97	\$ 2,008.04
2047	\$ 1,480.32	\$ 259.15	\$ 31.41	\$ 232.53	\$ 2,003.42
2048	\$ 1,536.98	\$ 198.09	\$ 24.01	\$ 237.18	\$ 1,996.27
2049	\$ 1,600.73	\$ 134.69	\$ 16.33	\$ 241.93	\$ 1,993.67
2050	\$ 1,664.47	\$ 68.66	\$ 8.32	\$ 246.76	\$ 1,988.22
<b>Total</b>	<b>\$ 28,416.47</b>	<b>\$ 17,686.02</b>	<b>\$ 2,194.17</b>	<b>\$ 5,064.45</b>	<b>\$ 53,361.11</b>

**Footnotes:**

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

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

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

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

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

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

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

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

**IMPROVEMENT AREA #2 LOT TYPE 4 PRINCIPAL ASSESSMENT: \$38,522.54**

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

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

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

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

<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 ROCKWALL

§

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

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

Notary Public, State of Texas]<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 ROCKWALL

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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 - IMPROVEMENT AREA #2 LOT TYPE 4

Improvement Area #2 - Lot Type 4 Annual Installments							
Installment Due 1/31	Major Improvement Area Bonds		Improvement Area #2 Bonds		Additional Interest	Annual Collection Costs	Total Annual Installment <sup>[c]</sup>
	Principal	Interest <sup>[a]</sup>	Principal	Interest <sup>[b]</sup>			
2025	\$ 155.19	\$ 317.09	\$ 469.50	\$ 1,853.16	\$ 192.61	\$ 141.81	\$ 3,129.36
2026	\$ 161.08	\$ 310.69	\$ 493.07	\$ 1,830.27	\$ 189.49	\$ 144.64	\$ 3,129.25
2027	\$ 165.01	\$ 304.05	\$ 520.57	\$ 1,806.24	\$ 186.22	\$ 147.53	\$ 3,129.62
2028	\$ 170.91	\$ 297.24	\$ 548.08	\$ 1,780.86	\$ 182.79	\$ 150.49	\$ 3,130.36
2029	\$ 176.80	\$ 290.19	\$ 577.54	\$ 1,752.08	\$ 179.20	\$ 153.50	\$ 3,129.31
2030	\$ 182.69	\$ 282.90	\$ 608.97	\$ 1,721.76	\$ 175.42	\$ 156.56	\$ 3,128.32
2031	\$ 190.55	\$ 275.36	\$ 642.37	\$ 1,689.79	\$ 171.47	\$ 159.70	\$ 3,129.23
2032	\$ 196.44	\$ 266.55	\$ 679.69	\$ 1,656.07	\$ 167.30	\$ 162.89	\$ 3,128.94
2033	\$ 204.30	\$ 257.46	\$ 718.98	\$ 1,620.38	\$ 162.92	\$ 166.15	\$ 3,130.20
2034	\$ 214.12	\$ 248.01	\$ 760.24	\$ 1,578.14	\$ 158.30	\$ 169.47	\$ 3,128.29
2035	\$ 221.98	\$ 238.11	\$ 809.35	\$ 1,533.48	\$ 153.43	\$ 172.86	\$ 3,129.21
2036	\$ 231.80	\$ 227.84	\$ 858.46	\$ 1,485.93	\$ 148.28	\$ 176.32	\$ 3,128.63
2037	\$ 241.63	\$ 217.12	\$ 911.50	\$ 1,435.49	\$ 142.82	\$ 179.84	\$ 3,128.41
2038	\$ 251.45	\$ 205.95	\$ 968.47	\$ 1,381.94	\$ 137.06	\$ 183.44	\$ 3,128.31
2039	\$ 261.27	\$ 194.32	\$ 1,031.33	\$ 1,325.05	\$ 130.96	\$ 187.11	\$ 3,130.03
2040	\$ 271.09	\$ 182.24	\$ 1,096.15	\$ 1,264.46	\$ 124.50	\$ 190.85	\$ 3,129.29
2041	\$ 282.88	\$ 169.70	\$ 1,164.91	\$ 1,200.06	\$ 117.66	\$ 194.67	\$ 3,129.87
2042	\$ 296.63	\$ 155.91	\$ 1,235.63	\$ 1,131.62	\$ 110.42	\$ 198.56	\$ 3,128.77
2043	\$ 308.42	\$ 141.45	\$ 1,314.21	\$ 1,059.03	\$ 102.76	\$ 202.53	\$ 3,128.39
2044	\$ 322.17	\$ 126.41	\$ 1,398.68	\$ 980.17	\$ 94.65	\$ 206.58	\$ 3,128.66
2045	\$ 337.88	\$ 110.71	\$ 1,487.08	\$ 896.25	\$ 86.04	\$ 210.72	\$ 3,128.68
2046	\$ 353.60	\$ 94.23	\$ 1,581.37	\$ 807.03	\$ 76.92	\$ 214.93	\$ 3,128.08
2047	\$ 369.31	\$ 77.00	\$ 1,683.52	\$ 712.15	\$ 67.24	\$ 219.23	\$ 3,128.45
2048	\$ 385.03	\$ 58.99	\$ 1,793.53	\$ 611.14	\$ 56.98	\$ 223.61	\$ 3,129.28
2049	\$ 402.71	\$ 40.22	\$ 1,907.46	\$ 503.52	\$ 46.09	\$ 228.09	\$ 3,128.09
2050	\$ 422.35	\$ 20.59	\$ 2,029.26	\$ 389.08	\$ 34.53	\$ 232.65	\$ 3,128.46
2051	\$ -	\$ -	\$ 2,158.91	\$ 267.32	\$ 22.28	\$ 177.81	\$ 2,626.32
2052	\$ -	\$ -	\$ 2,296.42	\$ 137.79	\$ 11.48	\$ 181.37	\$ 2,627.06
Total	\$ 6,777.30	\$ 5,110.34	\$ 31,745.24	\$ 34,410.25	\$ 3,429.81	\$ 5,133.90	\$ 86,606.84

**Footnotes:**

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

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

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

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

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

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

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

This notice requirement does not apply to a transfer:

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

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

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

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

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

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

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

**IMPROVEMENT AREA #2 LOT TYPE 5 PRINCIPAL ASSESSMENT: \$44,605.05**

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

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

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

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

<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 ROCKWALL

§

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

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

Notary Public, State of Texas]<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 ROCKWALL

§

§

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

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

Notary Public, State of Texas]<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 #2 LOT TYPE 5

Improvement Area #2 - Lot Type 5 Annual Installments								
Installment Due 1/31	Major Improvement Area Bonds		Improvement Area #2 Bonds		Additional Interest	Annual Collection Costs	Total Annual Installment <sup>[c]</sup>	
	Principal	Interest <sup>[a]</sup>	Principal	Interest <sup>[b]</sup>				
2025	\$ 179.69	\$ 367.16	\$ 543.63	\$ 2,145.76	\$ 223.03	\$ 164.20	\$ 3,623.47	
2026	\$ 186.52	\$ 359.75	\$ 570.93	\$ 2,119.26	\$ 219.41	\$ 167.48	\$ 3,623.34	
2027	\$ 191.07	\$ 352.06	\$ 602.77	\$ 2,091.43	\$ 215.62	\$ 170.83	\$ 3,623.77	
2028	\$ 197.89	\$ 344.17	\$ 634.62	\$ 2,062.05	\$ 211.65	\$ 174.25	\$ 3,624.62	
2029	\$ 204.71	\$ 336.01	\$ 668.73	\$ 2,028.73	\$ 207.49	\$ 177.73	\$ 3,623.41	
2030	\$ 211.54	\$ 327.57	\$ 705.13	\$ 1,993.62	\$ 203.12	\$ 181.29	\$ 3,622.26	
2031	\$ 220.64	\$ 318.84	\$ 743.80	\$ 1,956.60	\$ 198.54	\$ 184.91	\$ 3,623.32	
2032	\$ 227.46	\$ 308.64	\$ 787.01	\$ 1,917.55	\$ 193.72	\$ 188.61	\$ 3,622.99	
2033	\$ 236.56	\$ 298.12	\$ 832.51	\$ 1,876.23	\$ 188.64	\$ 192.38	\$ 3,624.44	
2034	\$ 247.93	\$ 287.17	\$ 880.27	\$ 1,827.32	\$ 183.30	\$ 196.23	\$ 3,622.23	
2035	\$ 257.03	\$ 275.71	\$ 937.14	\$ 1,775.61	\$ 177.66	\$ 200.15	\$ 3,623.30	
2036	\$ 268.40	\$ 263.82	\$ 994.00	\$ 1,720.55	\$ 171.69	\$ 204.16	\$ 3,622.62	
2037	\$ 279.78	\$ 251.41	\$ 1,055.42	\$ 1,662.15	\$ 165.38	\$ 208.24	\$ 3,622.37	
2038	\$ 291.15	\$ 238.47	\$ 1,121.38	\$ 1,600.15	\$ 158.70	\$ 212.41	\$ 3,622.25	
2039	\$ 302.52	\$ 225.00	\$ 1,194.17	\$ 1,534.27	\$ 151.64	\$ 216.65	\$ 3,624.25	
2040	\$ 313.90	\$ 211.01	\$ 1,269.23	\$ 1,464.11	\$ 144.15	\$ 220.99	\$ 3,623.38	
2041	\$ 327.54	\$ 196.49	\$ 1,348.84	\$ 1,389.54	\$ 136.24	\$ 225.41	\$ 3,624.06	
2042	\$ 343.47	\$ 180.52	\$ 1,430.73	\$ 1,310.30	\$ 127.86	\$ 229.91	\$ 3,622.78	
2043	\$ 357.11	\$ 163.78	\$ 1,521.71	\$ 1,226.24	\$ 118.98	\$ 234.51	\$ 3,622.34	
2044	\$ 373.04	\$ 146.37	\$ 1,619.52	\$ 1,134.94	\$ 109.59	\$ 239.20	\$ 3,622.66	
2045	\$ 391.23	\$ 128.19	\$ 1,721.88	\$ 1,037.77	\$ 99.63	\$ 243.99	\$ 3,622.68	
2046	\$ 409.43	\$ 109.11	\$ 1,831.06	\$ 934.45	\$ 89.06	\$ 248.87	\$ 3,621.98	
2047	\$ 427.63	\$ 89.15	\$ 1,949.34	\$ 824.59	\$ 77.86	\$ 253.84	\$ 3,622.41	
2048	\$ 445.82	\$ 68.31	\$ 2,076.72	\$ 707.63	\$ 65.97	\$ 258.92	\$ 3,623.37	
2049	\$ 466.29	\$ 46.57	\$ 2,208.64	\$ 583.03	\$ 53.36	\$ 264.10	\$ 3,622.00	
2050	\$ 489.04	\$ 23.84	\$ 2,349.67	\$ 450.51	\$ 39.99	\$ 269.38	\$ 3,622.43	
2051	\$ -	\$ -	\$ 2,499.79	\$ 309.53	\$ 25.79	\$ 205.89	\$ 3,041.00	
2052	\$ -	\$ -	\$ 2,659.02	\$ 159.54	\$ 13.30	\$ 210.00	\$ 3,041.85	
Total	\$ 7,847.39	\$ 5,917.23	\$ 36,757.65	\$ 39,843.45	\$ 3,971.36	\$ 5,944.52	\$ 100,281.61	

**Footnotes:**

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

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

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

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

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

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

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

This notice requirement does not apply to a transfer:

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

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

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

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

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

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

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

**IMPROVEMENT AREA #2 LOT TYPE 6 PRINCIPAL ASSESSMENT: \$50,687.55**

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

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

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

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

<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 ROCKWALL

§

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

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

Notary Public, State of Texas]<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 ROCKWALL

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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 - IMPROVEMENT AREA #2 LOT TYPE 6

Improvement Area #2 - Lot Type 6 Annual Installments							
Installment Due 1/31	Major Improvement Area Bonds		Improvement Area #2 Bonds		Additional Interest	Annual Collection Costs	Total Annual Installment <sup>[c]</sup>
	Principal	Interest <sup>[a]</sup>	Principal	Interest <sup>[b]</sup>			
2025	\$ 204.20	\$ 417.23	\$ 617.76	\$ 2,438.37	\$ 253.44	\$ 186.59	\$ 4,117.58
2026	\$ 211.95	\$ 408.81	\$ 648.78	\$ 2,408.25	\$ 249.33	\$ 190.32	\$ 4,117.44
2027	\$ 217.12	\$ 400.06	\$ 684.97	\$ 2,376.63	\$ 245.02	\$ 194.12	\$ 4,117.93
2028	\$ 224.88	\$ 391.11	\$ 721.15	\$ 2,343.23	\$ 240.51	\$ 198.01	\$ 4,118.89
2029	\$ 232.63	\$ 381.83	\$ 759.93	\$ 2,305.37	\$ 235.78	\$ 201.97	\$ 4,117.51
2030	\$ 240.38	\$ 372.23	\$ 801.28	\$ 2,265.48	\$ 230.82	\$ 206.01	\$ 4,116.20
2031	\$ 250.72	\$ 362.32	\$ 845.22	\$ 2,223.41	\$ 225.61	\$ 210.13	\$ 4,117.41
2032	\$ 258.48	\$ 350.72	\$ 894.33	\$ 2,179.03	\$ 220.13	\$ 214.33	\$ 4,117.03
2033	\$ 268.82	\$ 338.77	\$ 946.03	\$ 2,132.08	\$ 214.37	\$ 218.62	\$ 4,118.68
2034	\$ 281.74	\$ 326.34	\$ 1,000.31	\$ 2,076.50	\$ 208.29	\$ 222.99	\$ 4,116.17
2035	\$ 292.08	\$ 313.30	\$ 1,064.93	\$ 2,017.73	\$ 201.88	\$ 227.45	\$ 4,117.38
2036	\$ 305.00	\$ 299.80	\$ 1,129.55	\$ 1,955.17	\$ 195.10	\$ 232.00	\$ 4,116.62
2037	\$ 317.93	\$ 285.69	\$ 1,199.34	\$ 1,888.81	\$ 187.93	\$ 236.64	\$ 4,116.33
2038	\$ 330.85	\$ 270.99	\$ 1,274.30	\$ 1,818.35	\$ 180.34	\$ 241.37	\$ 4,116.19
2039	\$ 343.78	\$ 255.68	\$ 1,357.01	\$ 1,743.48	\$ 172.31	\$ 246.20	\$ 4,118.46
2040	\$ 356.70	\$ 239.78	\$ 1,442.31	\$ 1,663.76	\$ 163.81	\$ 251.12	\$ 4,117.48
2041	\$ 372.21	\$ 223.29	\$ 1,532.78	\$ 1,579.02	\$ 154.82	\$ 256.14	\$ 4,118.25
2042	\$ 390.30	\$ 205.14	\$ 1,625.83	\$ 1,488.97	\$ 145.29	\$ 261.27	\$ 4,116.80
2043	\$ 405.81	\$ 186.11	\$ 1,729.22	\$ 1,393.46	\$ 135.21	\$ 266.49	\$ 4,116.30
2044	\$ 423.90	\$ 166.33	\$ 1,840.36	\$ 1,289.70	\$ 124.53	\$ 271.82	\$ 4,116.66
2045	\$ 444.58	\$ 145.67	\$ 1,956.68	\$ 1,179.28	\$ 113.21	\$ 277.26	\$ 4,116.68
2046	\$ 465.26	\$ 123.99	\$ 2,080.75	\$ 1,061.88	\$ 101.21	\$ 282.80	\$ 4,115.89
2047	\$ 485.94	\$ 101.31	\$ 2,215.16	\$ 937.03	\$ 88.48	\$ 288.46	\$ 4,116.38
2048	\$ 506.62	\$ 77.62	\$ 2,359.90	\$ 804.13	\$ 74.97	\$ 294.23	\$ 4,117.47
2049	\$ 529.88	\$ 52.92	\$ 2,509.82	\$ 662.53	\$ 60.64	\$ 300.11	\$ 4,115.91
2050	\$ 555.73	\$ 27.09	\$ 2,670.08	\$ 511.94	\$ 45.44	\$ 306.11	\$ 4,116.40
2051	\$ -	\$ -	\$ 2,840.67	\$ 351.74	\$ 29.31	\$ 233.96	\$ 3,455.68
2052	\$ -	\$ -	\$ 3,021.61	\$ 181.30	\$ 15.11	\$ 238.64	\$ 3,456.65
Total	\$ 8,917.49	\$ 6,724.13	\$ 41,770.06	\$ 45,276.64	\$ 4,512.91	\$ 6,755.14	\$ 113,956.37

**Footnotes:**

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

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

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

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

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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



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

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

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

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

**IMPROVEMENT AREA #2 INITIAL PARCEL PRINCIPAL ASSESSMENT:  
\$19,610,000.00**

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

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

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

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

<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 ROCKWALL

§

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

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

Notary Public, State of Texas]<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 ROCKWALL

§

§

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

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

Notary Public, State of Texas]<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 #2 INITIAL PARCEL

Improvement Area #2 Initial Parcel - Annual Installments							
Installment Due 1/31	Major Improvement Area Bonds		Improvement Area #2 Bonds		Additional Interest	Annual Collection Costs	Total Annual Installment <sup>[c]</sup>
	Principal	Interest <sup>[a]</sup>	Principal	Interest <sup>[b]</sup>			
2025	\$ 79,000.00	\$ 161,417.50	\$ 239,000.00	\$ 943,356.26	\$ 98,050.00	\$ 72,186.57	\$ 1,593,010.33
2026	\$ 82,000.00	\$ 158,158.76	\$ 251,000.00	\$ 931,705.00	\$ 96,460.00	\$ 73,630.30	\$ 1,592,954.06
2027	\$ 84,000.00	\$ 154,776.26	\$ 265,000.00	\$ 919,468.76	\$ 94,795.00	\$ 75,102.91	\$ 1,593,142.93
2028	\$ 87,000.00	\$ 151,311.26	\$ 279,000.00	\$ 906,550.00	\$ 93,050.00	\$ 76,604.97	\$ 1,593,516.23
2029	\$ 90,000.00	\$ 147,722.50	\$ 294,000.00	\$ 891,902.50	\$ 91,220.00	\$ 78,137.06	\$ 1,592,982.06
2030	\$ 93,000.00	\$ 144,010.00	\$ 310,000.00	\$ 876,467.50	\$ 89,300.00	\$ 79,699.81	\$ 1,592,477.31
2031	\$ 97,000.00	\$ 140,173.76	\$ 327,000.00	\$ 860,192.50	\$ 87,285.00	\$ 81,293.80	\$ 1,592,945.06
2032	\$ 100,000.00	\$ 135,687.50	\$ 346,000.00	\$ 843,025.00	\$ 85,165.00	\$ 82,919.68	\$ 1,592,797.18
2033	\$ 104,000.00	\$ 131,062.50	\$ 366,000.00	\$ 824,860.00	\$ 82,935.00	\$ 84,578.07	\$ 1,593,435.57
2034	\$ 109,000.00	\$ 126,252.50	\$ 387,000.00	\$ 803,357.50	\$ 80,585.00	\$ 86,269.63	\$ 1,592,464.63
2035	\$ 113,000.00	\$ 121,211.26	\$ 412,000.00	\$ 780,621.26	\$ 78,105.00	\$ 87,995.03	\$ 1,592,932.55
2036	\$ 118,000.00	\$ 115,985.00	\$ 437,000.00	\$ 756,416.26	\$ 75,480.00	\$ 89,754.93	\$ 1,592,636.19
2037	\$ 123,000.00	\$ 110,527.50	\$ 464,000.00	\$ 730,742.50	\$ 72,705.00	\$ 91,550.03	\$ 1,592,525.03
2038	\$ 128,000.00	\$ 104,838.76	\$ 493,000.00	\$ 703,482.50	\$ 69,770.00	\$ 93,381.03	\$ 1,592,472.29
2039	\$ 133,000.00	\$ 98,918.76	\$ 525,000.00	\$ 674,518.76	\$ 66,665.00	\$ 95,248.65	\$ 1,593,351.17
2040	\$ 138,000.00	\$ 92,767.50	\$ 558,000.00	\$ 643,675.00	\$ 63,375.00	\$ 97,153.62	\$ 1,592,971.12
2041	\$ 144,000.00	\$ 86,385.00	\$ 593,000.00	\$ 610,892.50	\$ 59,895.00	\$ 99,096.69	\$ 1,593,269.19
2042	\$ 151,000.00	\$ 79,365.00	\$ 629,000.00	\$ 576,053.76	\$ 56,210.00	\$ 101,078.63	\$ 1,592,707.39
2043	\$ 157,000.00	\$ 72,003.76	\$ 669,000.00	\$ 539,100.00	\$ 52,310.00	\$ 103,100.20	\$ 1,592,513.96
2044	\$ 164,000.00	\$ 64,350.00	\$ 712,000.00	\$ 498,960.00	\$ 48,180.00	\$ 105,162.20	\$ 1,592,652.20
2045	\$ 172,000.00	\$ 56,355.00	\$ 757,000.00	\$ 456,240.00	\$ 43,800.00	\$ 107,265.45	\$ 1,592,660.45
2046	\$ 180,000.00	\$ 47,970.00	\$ 805,000.00	\$ 410,820.00	\$ 39,155.00	\$ 109,410.75	\$ 1,592,355.75
2047	\$ 188,000.00	\$ 39,195.00	\$ 857,000.00	\$ 362,520.00	\$ 34,230.00	\$ 111,598.97	\$ 1,592,543.97
2048	\$ 196,000.00	\$ 30,030.00	\$ 913,000.00	\$ 311,100.00	\$ 29,005.00	\$ 113,830.95	\$ 1,592,965.95
2049	\$ 205,000.00	\$ 20,475.00	\$ 971,000.00	\$ 256,320.00	\$ 23,460.00	\$ 116,107.57	\$ 1,592,362.57
2050	\$ 215,000.00	\$ 10,481.26	\$ 1,033,000.00	\$ 198,060.00	\$ 17,580.00	\$ 118,429.72	\$ 1,592,550.98
2051	\$ -	\$ -	\$ 1,099,000.00	\$ 136,080.00	\$ 11,340.00	\$ 90,514.58	\$ 1,336,934.58
2052	\$ -	\$ -	\$ 1,169,000.00	\$ 70,140.00	\$ 5,845.00	\$ 92,324.88	\$ 1,337,309.88
Total	\$ 3,450,000.00	\$ 2,601,431.34	\$ 16,160,000.00	\$ 17,516,627.56	\$ 1,745,955.00	\$ 2,613,426.65	\$ 44,087,440.55

**Footnotes:**

- [a] Interest on the Major Improvement Area Bonds is calculated at 4.125%, 4.625%, and 4.875% for term bonds maturing in 2030, 2040, and 2050 respectively.
- [b] Interest on the Improvement Area #2 Bonds is calculated at 4.875%, 5.250%, 5.875% and 6.000% for term bonds maturing in 2057, 2032, 2042 and 2052 respectively.
- [c] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.