Monday, August 21, 2023
City Council Meeting

Council Chambers
3815 Sachse Road, Building B
6:30 p.m.

Sachse City Council meetings are streamed live online or available on-demand (https://sachsetx.swagit.com/live).

The City of Sachse reserves the right to reconvene, recess, or realign the meeting, called Executive Session, or order of business at any time prior to adjournment.

As authorized by Section 551.071(2) of the Texas Government Code, these meetings may be convened into closed Executive Session at any time during the City Council workshop or regular meeting for the purpose of seeking confidential legal advice from the City Attorney on any workshop or regular meeting agenda item listed herein.

A. Meeting Opening

1. Call to Order: The City Council of the City of Sachse will hold a Regular Meeting on Monday, August 21, 2023, at 6:30 p.m. to consider the following items of business:

2. Invocation and Pledges of Allegiance.

B. Public Comment

1. The public is invited to address Council regarding any topic not already on the agenda. The time limit is 3 minutes per speaker. A Public Comment Card should be presented to the City Secretary prior to the meeting. According to the Texas Open Meetings Act, Council is prohibited from discussing any item not posted on the agenda but will take comments under advisement.

C. Council/Staff Reports and Updates

1. Mayor and City Council announcements regarding special events, current activities, and local achievements.

D. Consent Agenda - All items listed on the consent agenda will be considered by the City Council and will be enacted on by one motion. There will be no separate discussion of these items unless a Councilmember or a member of the public so requests.

1. Approve the July 31, 2023, special meeting minutes.

2. Approve the August 7, 2023, meeting minutes.

3. Approve a resolution approving Amendment No. 1 to the Household Hazardous Waste Interlocal Agreement between Dallas County and the City of Sachse, for household hazardous waste disposal services for fiscal year 2023-2024; and providing an effective date.

4. Accept the 2023 certified tax rolls as approved by the Dallas County and Collin County Appraisal Districts.

5. Accept the submission of the 2023 no-new-revenue tax rate of $0.626779 per $100 taxable value and the voter-approval tax rate of $0.803834 per $100 taxable value.

6. Approve scheduling a public hearing on the FY 2023-2024 Proposed Budget at the September 5, 2023, Council meeting.

7. Approve scheduling a public hearing on the FY 2023-2024 proposed tax rate at the September 18, 2023, Council meeting.

E. Regular Agenda Items

1. Conduct a public hearing and consider the adoption of an ordinance related to the Sachse Public Improvement District No. 1; ratifying and conforming prior actions of the City Council in connection with the District; approving an Operations and Maintenance Service and Assessment Plan Update for maintenance of authorized improvements within the District which lies within the corporate limits of the city; levying assessments against the assessed property to pay for maintenance of authorized improvements within the District; providing for the collection of assessments; creating a charge and lien against the assessed property; providing for penalties for delinquent assessments; creating a District Project Fund; making legislative findings; providing for severability; and providing an effective date.

2. Consider an ordinance accepting and approving the 2023 Annual Service Plan Update to the Service and Assessment Plan, including the Assessment Roll, for the Sachse Public Improvement District No. 1, and providing an effective date

3. Consider placing a proposal to adopt a tax rate of $0.650416 per $100 of assessed property values for the 2023-2024 fiscal year as an action item on the September 18, 2023, City Council meeting agenda.

4. Discuss and provide feedback on Capital Improvement Plan Update.

5. Consider receipt of the City Manager's Proposed Budget for programs and services for the 2023-2024 fiscal year.

6. Discuss amending the Master Fee Schedule by amending services and rates and providing an effective date.

7. Adjournment.

I, the undersigned authority, do hereby certify that this notice of a public meeting was posted in accordance with the regulations of the Texas Open Meetings Act and was posted on the bulletin board, an accessible location at Sachse City Hall.

Leah K Granger

Leah K Granger, City Secretary

Posted: by 08/17/2023 by 5:30 pm Removed: ________________

Accommodation requests for persons with disabilities should be made at least 48 hours prior to the meeting by contacting Amanda Chi, ADA Coordinator, via phone at 972-495-1212, via email at achi@cityofsachse.com, or by appointment at 3815 Sachse Road, Building B, Sachse, Texas 75048.

D. Consent Agenda - All items listed on the consent agenda will be considered by the City Council and will be enacted on by one motion. There will be no separate discussion of these items unless a Councilmember or a member of the public so requests.

Subject	**1. Approve the July 31, 2023, special meeting minutes.**
Meeting	Aug 21, 2023 - City Council Meeting
Access	Public
Type	Action (Consent), Minutes
Recommended Action	Approve the July 31, 2023, special meeting minutes.
Minutes	View Minutes for Jul 31, 2023 - Special City Council Meeting

BACKGROUND
Minutes from the July 31, 2023, special Council meeting.

POLICY CONSIDERATIONS
There are no policy considerations affiliated with this item.

RECOMMENDATION
Approve the July 31, 2023, special meeting minutes.

File Attachments
D1. 07.31.23 Special City Council Minutes.pdf (107 KB)

All items listed on the consent agenda will be considered by the City Council and will be enacted on by one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests.

CITY COUNCIL OF THE CITY OF SACHSE
SPECIAL MEETING MINUTES
JULY 31, 2023

The City Council of the City of Sachse held a regular meeting on Monday, July 31, 2023, at 6 p.m. at Sachse City Hall, 3815-B Sachse Road. Councilmembers present were Mayor Jeff Bickerstaff; Councilmembers Michelle Howarth, Frank Millsap, Chance Lindsey, Lindsay Buhler, and Matt Prestenberg.

SPECIAL AGENDA ITEMS

1. Call to Order

Mayor Bickerstaff called the meeting to order at 6 p.m.

2. Consider a resolution accepting a preliminary 2023 annual service plan update for Operation and Maintenance for the Sachse Public Improvement District No. 1, including a determination of cost, a service plan, and assessment rolls; directing that the Preliminary 2023 annual service plan update be made available for public inspection; ordering a public hearing for August 21, 2023, to consider an ordinance levying assessments against that assessed property within the District that is specially benefitted by authorized services being financed; authorizing and directing the publication and mailing of notices for the public hearing; providing a severability clause; and providing an effective date.

Kirk McDaniel with P3 Works explained that the state statute requires the O&M PID to re-levy the assessment on an annual basis. This creates a fund for the overall maintenance and operation of services within the PID boundaries.

Councilmember Howarth made a motion to approve the item as presented. Councilmember Buhler seconded the motion and it carried unanimously.

3. Discuss the Fiscal Year 2023-2024 Preliminary Budget.

Mr. Baldwin gave an overview of the draft budget for Council to consider and ask questions. He noted that Sachse is in a healthy financial position. He reviewed revenue streams, particularly that property tax collections make up a smaller part of the total revenue collected in the General Fund, and sales tax makes up a slightly larger piece of the total than last year.

Councilmember Franks entered the meeting at 6:09 p.m.

Councilmember Prestenberg asked about ramifications if a recession were to hit in relation to the budget presented. Mr. Baldwin explained that the current process does build in conservatism. Each economic situation is unique but the method employed does put Sachse in a good position, the Finance Department does pay attention to the economy, and Council does always have the option of making changes down the road to accommodate the market appropriately. Councilmember

Buhler asked about the fund drawdown plan. Mr. Baldwin noted that individual projects would be brought to Council for approval. Ms. Nash interjected that Council has already voted on the Heritage Park project, the Public Works and Parks facility as well as the screening walls would be brought back in the next month or two for consideration. The Woodbridge Parkway project did not receive funding from Collin County as staff was hoping so alternative options are being prepared.

Ms. Nash reviewed the budget process and schedule. She noted that the appraisal districts are still finalizing their numbers and will be included as soon as staff receives them. As required by the Charter, the proposed budget will be available to Council and the public on August 15. A public hearing on the budget is scheduled at the September 5 Council meeting. Then, a public hearing on the tax rate will be held at the September 18 Council meeting. She also mentioned a new Budget Town Hall that will be held on August 29. This is an opportunity for the public to ask questions related to the budget and budget process. Ms. Nash went on to explain the base budgets, those funds needed to maintain the basic operation and maintenance of City facilities and services. It does not include any one-time supplemental requests, capital projects, and vacancy assumptions. Despite inflation, there is a limited base budget growth. The contributions to Vehicle and Equipment Replacement Fund (VERF) have been increased to accommodate the significant increases in the cost of vehicles. Councilmembers asked several questions related to the base budget portion of the presentation.

Ms. Nash provided an overview of the compensation philosophy and efforts to remain competitive with Sachse's comparator cities. She recommended creating a new step plan for sworn public safety to reflect the market increase. She also recommended a 3% increase on pay ranges and in-grade increases.

Ms. Rose and Ms. Nash enumerated and explained the recommended supplemental requests. Included were new employees needed to fulfil the requests made in the resident survey and approved by Council, and new construction inspector to keep up with the upcoming bond projects. Vehicles and technology upgrades are needed for several departments.

4. Adjournment.

Mayor Bickerstaff adjourned the meeting at 7:40 p.m.

____
Jeff Bickerstaff, Mayor

ATTEST:

____
Leah K Granger, City Secretary

D. Consent Agenda - All items listed on the consent agenda will be considered by the City Council and will be enacted on by one motion. There will be no separate discussion of these items unless a Councilmember or a member of the public so requests.

Subject	**2. Approve the August 7, 2023, meeting minutes.**
Meeting	Aug 21, 2023 - City Council Meeting
Access	Public
Type	Action (Consent), Minutes
Recommended Action	Approve the August 7, 2023, meeting minutes.
Minutes	View Minutes for Aug 7, 2023 - City Council Meeting

BACKGROUND
Minutes from the August 7, 2023, Council meeting.

POLICY CONSIDERATIONS
There are no policy considerations affiliated with this item.

RECOMMENDATION
Approve the August 7, 2023, meeting minutes.

File Attachments
D2. 08.07.23 City Council Minutes.pdf (149 KB)

All items listed on the consent agenda will be considered by the City Council and will be enacted on by one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests.

CITY COUNCIL OF THE CITY OF SACHSE
MEETING MINUTES
AUGUST 7, 2023

The City Council of the City of Sachse held a regular meeting on Monday, August 7, 2023, at 6:30 p.m. at Sachse City Hall, 3815-B Sachse Road. Councilmembers present were Mayor Jeff Bickerstaff; Mayor Pro Tem Brett Franks; Councilmembers Michelle Howarth, Frank Millsap, Chance Lindsey, Lindsay Buhler, and Matt Prestenberg.

MEETING OPENING

1. Call to Order

Mayor Bickerstaff called the meeting to order at 6:30 p.m.

2. Invocation and Pledges of Allegiance.

Mayor Pro Tem Franks offered the invocation and Councilmember Howarth led the pledges.

PUBLIC COMMENT:

Sachse resident, Matthew Holboke, addressed Council regarding a legislative trip, short term rentals, sound on meeting videos, and The Station.

COUNCIL/STAFF REPORTS AND UPDATES:

1. Mayor and City Council announcements regarding special events, current activities, and local achievements.

Councilmember Buhler reminded everyone that kids are back in school and encouraged the public to slow down in school zones. She also wished teachers, students, and staff good luck for a good new year. Councilmember Prestenberg also wished those returning to school a good year. He noted that the groundbreaking for the new Animal Shelter happened recently and urged everyone to watch the progress. Councilmember Millsap noted the Summer Reading Program finished with a very well attended event.

Ms. Nash's announcements:

- Staff is excited to include new employees: Arturo Arzola Muniz and Uriel Longroia to the Public Works team; Abigail Hughes and Joe Fabian to the Public Safety dispatchers; and Brian Le and Braxton Gomez as Firefighters.
- Congratulations to new hire Cameron Cermin who recently passed the Professional Engineer Exam.
- Two Library employees have been promoted, Julie Bird is now the full-time Library Programming Specialist, and Matina Newsom is now the Senior Librarian.
- Best wishes to Plans Examiner Charles Mott on his retirement after 20 years of service to the City of Sachse. She thanked him for his dedication and he will be missed.

Mayor Bickerstaff's announcements:

- Applications for Boards and Commissions are being taken by the City Secretary. Applications and information about the different boards can be found on the City website.
- The North Texas Food Bank's Annual Peanut Butter Challenge is coming up in September. Watch for more information.
- City offices will be closed on September 4 in observance of Labor Day.

2. Report on Public Comment from the June 5, 2023, City Council meeting.

Ms. Rose clarified statements made at the June 5, 2023 Council meeting.

3. Report on Public Comment from the June 20, 2023, City Council meeting.

Ms. Rose clarified statements made at the June 20, 2023 Council meeting.

<u>CONSENT AGENDA:</u>

1. Approve the June 20, 2023, regular meeting minutes.

This item was removed from the Consent Agenda and addressed after the Consent Agenda vote. Sachse resident, Matthew Holboke, addressed the Council regarding meeting minutes in relation to the mural discussion.

Councilmember Howarth made a motion to approve the minutes as presented. Councilmember Prestenberg seconded the motion, and it carried unanimously.

2. Accept the monthly revenue and expenditure report for the period ending May 31, 2023.
3. Accept the monthly revenue and expenditure report for the period ending June 30, 2023.
4. Move the September 4 meeting to September 5 in observance of Labor Day.

Councilmember Howarth made a motion to approve items two, three, and four. Councilmember Buhler seconded the motion, and it carried unanimously.

5. Approve the goals and objectives of the Sachse Economic Development Corporation (EDC).

This item was removed from the Consent Agenda and addressed after the Consent Agenda vote. Sachse resident, Matthew Holboke, addressed the Council regarding the EDC goals in relation to his taxes.

Councilmember Millsap made a motion to postpone the vote on the EDC goals until the next meeting, but the motion died for lack of a second. Councilmember Prestenberg made a motion to approve the item as presented. Councilmember Buhler seconded the motion. Councilmember Howarth clarified that the EDC is funded by a 0.5% sales tax that has been unchanged since the

EDC was formed and that no property taxes go to fund the EDC. The amount is specified by state law and can only be used for economic development. As the EDC funding comes from sales tax generated in the city, property tax bills are not affected by the amount of funding the EDC has or its expenditures. The motion carried 6-1, with Councilmember Millsap voting against the measure.

REGULAR AGENDA ITEMS:

1. **Consider authorizing the City Manager to execute and award the bid for the construction of the Screening Wall Replacement project, EN-23-01, to A&C Construction, Inc. in the amount of Eight Hundred Sixteen Thousand, Five Hundred and No/100 Dollars ($816,500.00).**

Ms. Nash reminded the Council that the issue of screening walls goes back roughly 12 years and has been discussed many times. Though there are many differing opinions on this item, she is proud of the work staff has done to bring this solution to Council for consideration.

Mr. Jaffe, Assistant Director of CIP and Public Works, explained the condition of the existing wall on Miles Road and the details of the proposed project. The wall, constructed between 1998 - 1999, is on a major entrance into the city and is in bad condition. The proposed replacement is a roughly five-inch-thick pre-cast concrete wall that is extremely durable. Staff's recommendation is to award the agreement to A&C Construction, Inc.

Ms. Nash corrected an error on the agenda item details: funding for this project will be from the unreserved fund balance as discussed at the previous Council meeting. After questions regarding logistics, Councilmember Prestenberg noted that the wall was first discussed 10 to 12 years ago and the cost is presumably around twice as much today as it would have been back then. He stated that the cost is high but he thinks the project needs to be done now. Councilmember Buhler asked about life expectancy for the wall and the possibility of value-engineering the project to bring the price down. Mr. Jaffe noted that it should last 25 years or longer. Ms. Nash interjected that the cost of the wall is value-engineered as it is and if Council directs staff to find a less expensive solution, a different option will be explored. Councilmember Buhler supported the current project as it is presented. Mayor Pro Tem Franks noted that the pre-cast wall is durable and the best option. He would like to see this happen now. Councilmember Millsap feels this has been needed for a long time since Miles Road is a major entrance to the city.

Resident, Matthew Holboke, addressed the Council about the new standard for screening walls, timing of the approval process, and connections to the wall.

Councilmember Millsap made a motion to approve the item as presented. Councilmember Lindsey seconded the motion for discussion. Councilmember Lindsey thinks that the City is already committed to the project and wants to follow through on promises of previous councils but does not want this to be a precedent. He added that the worst thing Council could do would be to push the project to a later date or year. Councilmember Prestenberg clarified that this project is stated to be the first in the Neighborhood Partnership Program that residents can apply for, so that does not create precedent but opportunity for discussion and consideration. Councilmember Lindsey disagreed that this project is a partnership since the City is taking ownership of the wall. Mayor

Pro Tem Franks asked for examples of promises, but Councilmember Lindsey noted they are anecdotal since they were not written down.

Mayor Bickerstaff noted that staff was asked to do a feasibility study. Upon staff's findings, quotes were gathered to bring back to Council for consideration. He went on that Council has the opportunity to say yes, no, or maybe after having heard public comment, and he is comfortable with the transparency shown in the process.

Restating the motion by Councilmember Millsap and seconded by Councilmember Lindsey, the motion caries unanimously.

2. Discuss and provide direction on reestablishing a local business grant program.

Mr. Potts, Economic Development Manager, presented an overview of the proposed Local Business Grant Program. This program has been on hold for the last few years but has been brought back to help enhance the Highway 78 Corridor. He emphasized that it is not for new construction but to enhance current infrastructure and aesthetics. Boundaries would include the corridor south of Woodbridge Corners to south of Oak Grove Plaza and includes the 5th Street District. He detailed projects that would and would not be eligible for consideration.

Mayor Pro Tem Franks asked why the previous program failed. Mr. Potts responded that a key element will be marketing and promoting the program. Mayor Pro Tem Franks prefers a 50/50 responsibility split with applicants. Councilmember Prestenberg asked if there are requirements for maintenance for approved projects. He asked about commercial centers with one owner and multiple businesses. Mr. Potts replied the EDC Board discussed this issue and decided to start the program with one project per owner to maximize the impact of the grant, but he noted that this could be adjusted as the program moves forward. Councilmember Buhler liked the 75/25 split in order to help businesses flourish in the current economy. Councilmember Lindsey would like to see the boundaries open to the entire city. He also stated he liked the 75/25 split in order to provide flexibility to approve any percentage within that range, allowing for a potential 50/50 split. Councilmember Howarth interjected that the EDC Board discussed the boundary potentially including the entire city but decided that focusing on the Highway 78 corridor initially was important because that is where businesses need the most obvious help. They felt this area would have the most impact and constituted a good place to start. Councilmember Millsap would prefer for the Board to be more involved in review of each applicant. Mr. Potts clarified that the proposal is for an administratively-approved program. The Board authorizes staff administration and, by virtue of approving the budget, the Council approves the framework of an administrative program. Mayor Pro Tem Franks asked if, historically, there has been a problem of enough funding. Ms. Nash confirmed that there have never been more projects than available funding.

Butch Kemper, Sachse resident, addressed the Council regarding details of the program.
Matthew Holboke, Sachse resident, addressed the Council regarding details of the program.

Mr. Potts clarified some details of the program, including that reimbursement would be for dollars spent on the project only, not for in-kind contributions. Mayor Bickerstaff summarized that

Council consensus is that the boundaries are good, an administratively run program is supported, and the 75/25 split is suitable.

3. Consider an Ordinance of the City of Sachse, TX, amending the Code of Ordinances by amending Chapter 9 "Traffic Regulations" by amending Section 9-4 titled "Speed Limits by amending Subsection B titled "Special Speed Zones" to amend the Maximum Prima Facie Speed Limits on (1) titled Sachse Road; deleting (10) titled Maxwell Creek Road in its entirety; renumbering remaining paragraphs; providing a repealing clause; providing a savings clause; providing a severability clause; providing for a penalty of fine not to exceed the sum of Two Hundred Dollars ($200) for each offense; and providing for an effective date.

Mr. Nesbit, Director of CIP and Public Works, gave an overview of the speed study and the engineer's findings. He then summarized the recommendation for new speed limits on Sachse Road, Fifth Street, DeWitt Road, and McCreary Road.

Mayor Pro Tem Franks is pleased with the more consistent speed limit proposed. Councilmember Prestenberg asked for clarification on the data presented. John Denholm with Lee Engineering explained the percentile breakdown. City Attorney Joe Gorfida noted that the 85th percentile is the standard that the City follows. Though there are laws that allow cities to deviate from that, since the study has been done, the recommendation from the engineer is to lower the speed limit near the roundabout from 35 to 30, and his legal recommendation is to not deviate from those speeds. Councilmember Lindsey agrees that Council should follow the recommendations of the engineers that have studied the road use. Councilmember Howarth also believes Council should follow what the engineers have shown the numbers to be.

Councilmember Howarth made a motion to approve the item as presented. Mayor Pro Tem Franks seconded the motion, and it carried unanimously.

4. Receive a presentation regarding Utility Fund recommendations.

Mr. Baldwin, Finance Director, noted that the five-year water and wastewater rate study completed in 2019 was coming to an end so this was a good time to invite NewGen Strategies and Solutions to review the Utility Fund Policies, practices, and financial resources to make recommendations. Rebecca Shafer gave an overview of the study and recommendations. The first recommendation is to establish a separate Utility Capital Improvement Program Fund to facilitate and improve planning. The second recommendation is to establish a separate Utility Vehicle Equipment Replacement Fund to reduce spikes in supplemental requests and help facilitate long term planning for these vehicles and equipment. The third recommendation is to increase the Utility Fund reserve target and goal from 75 days to 90 days. This would account for volatility in the revenue stream.

After some questions and clarification, the general consensus was to move forward with the recommendations.

5. **Receive an update from HUB International, the City's benefits consultant, regarding the City's current claims status.**

Ms. Blakely from HUB International, the City's insurance advisor, gave an overview of the City's plan and use of that plan. She stated that United Healthcare had an 87 percent loss ratio for last year, which is a little higher than insurance companies want to see. The first quarter with Aetna shows about an 88 percent loss ratio. Given the use factors and projections, there is a potential for a 12 percent increase for the 2024 insurance plan year. Due to some administrative challenges and program terms coming up, HUB does recommend evaluating the HRA/HSA vendor and the Employee Assistance Program. After some discussion and questions, Ms. Nash summarized that these numbers are based on limited data, HUB will continue to monitor claims, and staff will continue to plan the budget according to the projected increase.

EXECUTIVE SESSION:

Mayor Bickerstaff adjourned the Council to Executive Session at 8:45 p.m.

1. Executive Session pursuant to Texas Government Code Section 551.087: Deliberation regarding Economic Development Negotiations: Discussion of an Economic Development incentive for Bunker Hill Retail, LLC, for a project generally located along Bunker Hill Road and Miles Road, and for retail or commercial business projects seeking to locate within the City of Sachse.

2. Executive Session Pursuant to Texas Government Code 551.087: Deliberation regarding Economic Development Negotiations: Discussion of an economic development incentive for Project Fern.

The Council returned to Regular Session at 9:02 p.m.

REGULAR AGENDA ITEMS / MEETING CLOSING:

1. **Take action as a result of executive session: Consider authorizing the City Manager to negotiate and execute an economic development agreement on behalf of the City of Sachse with Bunker Hill Retail, LLC, for a project generally located along Bunker Hill Road and Miles Road, and any amendments and instruments related thereto.**

Mayor Pro Tem Franks made a motion to authorize the City Manager to negotiate and execute an economic development agreement on behalf of the City of Sachse with Bunker Hill Retail, LLC, for a project generally located along Bunker Hill Road and Miles Road, and any amendments and instruments related thereto. Councilmember Howarth seconded the motion, and it carried unanimously.

2. **Take action as a result of Executive Session: Consider authorizing the City Manager to negotiate and execute an economic development agreement on behalf of the City of Sachse for Project Fern and any amendments and instruments related thereto.**

Mayor Pro Tem Franks made a motion to authorize the City Manager to negotiate and execute an economic development agreement on behalf of the City of Sachse for Project Fern and any amendments and instruments related thereto. Councilmember Howarth seconded the motion and it carried unanimously.

3. Adjournment.

Mayor Bickerstaff adjourned the meeting at 9:05 p.m.

____
Jeff Bickerstaff, Mayor

ATTEST:

____
Leah K Granger, City Secretary

D. Consent Agenda - All items listed on the consent agenda will be considered by the City Council and will be enacted on by one motion. There will be no separate discussion of these items unless a Councilmember or a member of the public so requests.

Subject	**3. Approve a resolution approving Amendment No. 1 to the Household Hazardous Waste Interlocal Agreement between Dallas County and the City of Sachse, for household hazardous waste disposal services for fiscal year 2023-2024; and providing an effective date.**
Meeting	Aug 21, 2023 - City Council Meeting
Access	Public
Type	Action (Consent)
Absolute Date	Sep 18, 2023
Recommended Action	Approve the resolution for the FY2024 Renewal Agreement to the Household Hazardous Waste Interlocal Agreement with Dallas County.

BACKGROUND

The City of Sachse has participated in the Household Hazardous Waste Interlocal Agreement with Dallas County since FY 2002-2003. The interlocal agreement allows Sachse residents to drop-off household hazardous waste materials at the Dallas County Home Chemical Collection Center facility, located at 11234 Plano Road in Dallas, free of charge by showing proof of Sachse residency.

The 2022 interlocal agreement permits four additional one-year renewals for a five-year total contract term authorized by Dallas County Court Order 2022-0661.
This is the first amendment to the 2022 interlocal agreement and was authorized by Dallas County Court Order 2023-0727.

OVERVIEW

This Agreement renewal will begin a new term from October 1, 2023, through September 30, 2024, and has no major changes. This service is also offered in addition to the two X-treme Green events provided by Community Waste Disposal (outside of this contract), which include household hazardous waste collection, held each year.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Approve the resolution for the FY2024 Renewal Agreement to the Household Hazardous Waste Interlocal Agreement with Dallas County.

File Attachments
D3.1 Resolution Approve Household Hazardous Waste Interlocal Agreement Amendment 1 w Dallas County.pdf (132 KB)
D3.2 Dallas County Household Hazardous Waste Agreement FY 2023-2024 Amendment 1.pdf (789 KB)

All items listed on the consent agenda will be considered by the City Council and will be enacted on by one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests.

RESOLUTION NO. _______

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS, APPROVING AMENDMENT NO. 1 TO THE HOUSEHOLD HAZARDOUS WASTE INTERLOCAL AGREEMENT BETWEEN DALLAS COUNTY AND THE CITY OF SACHSE, FOR HOUSEHOLD HAZARDOUS WASTE DISPOSAL SERVICES FOR FISCAL YEAR 2023-2024; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Amendment No. 1 to the Interlocal Agreement for the Dallas Area Household Hazardous Waste (HHW) Network between Dallas County and the City of Sachse has been presented to the Sachse City Council; and

WHEREAS, the Agreement will continue to provide an opportunity to safely dispose of household hazardous waste items for residents of the City of Sachse; and

WHEREAS, staff reviews the data on budget usage, capital needs, and carryover fund amounts; and

WHEREAS, the participated city has committed to pay an operational cost, capital expense cost, and collection/disposal cost according to the number of residents that participate during the billing period; and

WHEREAS, participation in the HHW network helps to satisfy the mandated federal storm water regulations for public education and measurable public involvement.

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

SECTION 1. The City Manager is hereby authorized to execute Amendment No. 1, which is attached hereto as Exhibit "A," on behalf of the City of Sachse.

SECTION 2. This Resolution shall become effective immediately upon its passage.

DULY RESOLVED AND ADOPTED by the City Council of the City of Sachse, Texas, this the 21st day of August 2023.

CITY OF SACHSE, TEXAS

____

Jeff Bickerstaff, Mayor

ATTEST:

____

Leah K Granger, City Secretary
(08-07-2023: ND 4883-2262-2325, v. 1)

EXHIBIT "A"
Amendment No. 1 to the
Household Hazardous Waste
Interlocal Agreement

4883-2262-2325, v. 1

STATE OF TEXAS §
§
COUNTY OF DALLAS §

AMENDMENT NO. 1
TO THE HOUSEHOLD HAZARDOUS WASTE INTERLOCAL AGREEMENT
(The "Agreement")
BETWEEN
DALLAS COUNTY
AND
CITY OF SACHSE
(The "City")
A MEMBER CITY OF
THE DALLAS AREA HOUSEHOLD HAZARDOUS WASTE NETWORK

WHEREAS, on, June 20, 2023, the Dallas County Commissioners Court was briefed on a request from the cities of the Dallas Area Household Hazardous Waste Network to renew and revise the effective term and specify new fiscal year budgets for the Household Hazardous Waste Program Interlocal Agreement ("Agreement") that permits four additional one-year renewals for a five-year total contract term and was authorized by Court Order 2022-0661; and

WHEREAS, the proposed Amendment No.1, along with the attachment C2024, will serve to continue the Household Hazardous Waste Program through fiscal year 2024, while updating overall program budget amounts and individual city budget limits for the new fiscal year; and

WHEREAS, proposed Amendment No. 1 contains no other changes in the basic terms and conditions of the Agreement and incurs no cost to Dallas County.

NOW THEREFORE, by execution of this Amendment No. 1, the Agreement is amended hereby with respect to the items and features described in the Articles below.

I.
PURPOSE

The purpose of this Amendment is to amend the effective term and fiscal year budget of the Agreement without change to the basic terms and provisions. No other sections, provisions, clauses or conditions of the Agreement are waived, deleted or changed hereby, and they shall remain in full force and effect throughout the term of the Agreement and any duly authorized amendments.

II.
AMENDED PROVISIONS

A. The new term of the Agreement shall be October 1, 2023, through September 30, 2024.

B. The language contained in Paragraph 1, *Section IV. City Responsibilities* shall be deleted in its entirety and replaced with the following language:

1. "A sum not to exceed ____$28,000______for disposal, setup, operational, capital, and

transportation costs for HHW collection for residents of the City during the period from October 1, 2023 through September 30, 2024. This figure is based on the program's annual budget contained in **Exhibit C2024** which is incorporated herein for all purposes.

a. Collection, setup, and disposal costs will be paid after-the-fact, based on actual usage by the City at events and at the collection center.
b. Operational and capital costs shall be paid quarterly in advance.
c. In the event of early withdrawal, the operational and capital costs will not be pro-rated for partial quarter participation, but will become immediately due and payable in full."

C. Exhibit C2023 of the Agreement entitled *FY2023 HHW Program Budget Summary* shall be deleted and replaced with the attached Exhibit C2024 entitled *FY2024 HHW Program Budget Summary*.

IN WITNESS WHEREOF, by their signatures below, the duly authorized representatives of Dallas County and City of Sachse, a member city of the Dallas Area Household Hazardous Waste Network, do hereby agree and append this Amendment No. 1 to the Agreement.

EXECUTED THIS the 21st day of August, 2023.

DALLAS COUNTY:

BY: Clay Lewis Jenkins
County Judge

APPROVED AS TO FORM:*
John Creuzot
District Attorney

BY: Lacey B. Lucas

CITY OF SACHSE

BY: Gina Nash
City Manager

ATTESTED TO:

BY: ____________________
Leah K Granger, City Secretary

APPROVED AS TO FORM:

BY: ____________________
Joseph J. Gorfida, Jr., City Attorney

* By law, the Dallas County District Attorney's Office may only advise or approve contracts or legal documents on behalf of its clients. It may not advise or approve a contract or legal document on behalf of other parties. Our review of this document was conducted solely from the legal perspective of our client. Our approval of this document was offered solely for the benefit of our client. Other parties should not rely on this approval, and should seek review and approval by their own respective attorney(s).

Exhibit C2024

FY2022 HHW PROGRAM BUDGET SUMMARY

This exhibit summarizes the total program funding for FY2024 as approved by the Dallas Area Household Hazardous Waste Network at its regular meeting on March 23, 2023, and replaces the language contained in Exhibit C2022 of the Household Hazardous Waste Program Interlocal Agreement that was authorized by Court Order 2022-0661.

- Fixed Costs include personnel expense, operating costs, and capital budget, which are shared by the Network cities based on single-family household projections published by North Central Texas Council of Governments.
- Personnel Expense includes all HHW staff salaries and fringe.
- Operating Expense includes supplies, equipment, advertising, public education, volunteer support, staff development, printing, postage, facility maintenance, utilities, and all other direct programming costs.
- Capital Expense includes building repairs, equipment repair or replacement, mechanical upgrades, and expansion projects.
- Variable costs include estimated direct costs for collection and disposal of hazardous household wastes, which vary according to actual usage and are indicated in the budget summary for planning purposes only. ***Funding for actual collection, contract labor, and disposal costs will be collected from the cities after the fact, on an as-used basis.***
- Collection/Mobilization/Disposal Budget includes estimated costs for staging of events, recycling services, waste containers, waste transportation, and disposal.
- Contract Labor Expense is for part-time, seasonal labor provided by the disposal vendor.

Budget adjustments made to the Operational Budget during the term of the Agreement shall not result in a City Funding amount that exceeds the approved budget total shown herein. The County may make line item transfers within the operating budget when these transfers do not exceed $5,000. Budget adjustments in excess of $5,000 must be approved by the HHW Network.

BUDGET SECTION	CITY FUNDING
FIXED COSTS (OPERATIONAL BUDGET)	
Personnel Costs	$ 592,626
Operating Costs	$ 238,625
Capital Expense	$ 100,000
Sub-Total	$ 931,251
ESTIMATED VARIABLE COSTS (COLLECTION / LABOR / DISPOSAL BUDGET)	$ 1,404,000
TOTAL PROGRAM BUDGET	**$2,335,251**

DALLAS COUNTY HOUSEHOLD HAZARDOUS WASTE PROGRAM

FY24 HHW Budget

Proposed by the HHW Network Cities on March 31, 2023

Line #	Budget Item	FY23	FY24	Increase
1	**OPERATIONAL AND CAPITAL BUDGETS**			
2	PERSONNEL EXPENSE			
3	Salary, Pgm. Mgr.	$95,220	$97,125	2%
4	Fringe, Pgm. Mgr.	$28,851	$29,428	2%
5	Salary, Pgm. Coordinator	$79,913	$81,511	2%
6	Fringe, Pgm. Coordinator	$25,873	$26,391	2%
7	Salary, HHW Admin. Asst.	$55,641	$56,754	2%
8	Fringe, HHW Admin. Asst.	$21,639	$22,072	2%
9	Salary, Haz. Waste Specialist (A)	$67,662	$69,016	2%
10	Fringe, Haz. Waste Specialist	$23,626	$24,099	2%
11	Salary, Haz. Waste Specialist (B)	$67,662	$69,016	2%
12	Fringe, Haz. Waste Specialist	$23,626	$24,099	2%
13	Salary, Haz. Waste Specialist	$67,662	$69,016	2%
14	Fringe, Haz. Waste Specialist	$23,626	$24,099	2%
15	PERSONNEL BUDGET SUB-TOTAL	$581,001	$592,626	2%
16	PROGRAM OPERATING EXPENSE			
17	Advertising	$ -	$ -	#DIV/0!
18	Books & Supplements	$ 175	$ 175	0%
19	Collection Supplies & Tools	$ 35,000	$ 42,000	20%
20	Communications (Cell Phones, Pagers)	$ 2,000	$ 3,200	60%
21	Computer Expense (Hardware, Software, Etc.)	$ 2,000	$ 3,000	50%
22	Dues/Subscriptions	$ 600	$ 600	0%
23	Equipment Rental	$ 900	$ 1,200	33%
24	Equipment Repair	$ 5,000	$ 5,000	0%
25	Fuel	$ 6,000	$ 8,000	33%
26	Laundry Service	$ 2,750	$ 2,750	0%
27	Medical Surveillance	$ 2,400	$ 2,400	0%
28	Mileage/Parking for Routine Business	$ 1,500	$ 1,500	0%
29	Office Equipment Purchase/Rentals	$ 2,300	$ 2,700	17%
30	Office furnishings	$ 300	$ 1,500	400%
31	Office Supplies	$ 2,600	$ 2,800	8%
32	Personal Safety Equipment/Devices	$ 43,000	$ 51,000	19%
33	Postage/Freight/Courier	$ 1,200	$ 1,200	0%
34	Printing/Signage	$ 1,000	$ 1,000	0%
35	Public Education Materials	$ 1,000	$ 1,000	0%
36	Staff Development/Training Fees & Supplies	$ 3,400	$ 3,400	0%
37	Travel for Staff Development & Special Business	$ 1,200	$ 1,200	0%
38	Uniforms	$ 6,000	$ 6,000	0%
39	Utilities/Maintenance Expense for HC3	$ 84,000	$ 91,000	8%
40	Vehicle Maintenance	$ 6,000	$ 6,000	0%
41	Volunteer Support/Incentives	$ -	$ -	#DIV/0!
42	TOTAL OPERATING EXPENSE BUDGET	$ 210,325	$ 238,625	13%
43	COMBINED PERSONNEL AND OPERATING EXPENSE	$ 791,326	$ 831,251	5%
44	[2] OPERATIONS OFFSET FROM CARRYOVER	$ (20,000)	$ (20,000)	0%
45	[3] NET OPERATING & PERSONNEL COST TO CITIES	$ 771,326	$ 811,251	5%
46	CAPITAL EXPENSE			
47	Capital Expense for Equipment and Repairs	$ 93,000	$ 100,000	8%
48	Capital Offset from Carryover	$ (50,000)	$ (50,000)	0%
49	NET CAPITAL EXPENSE COST TO CITIES IN FY20	$ 43,000	$ 50,000	16%
50	[3] NET OPERATING, PERSONNEL, AND CAPITAL COST TO CITIES	$ 814,326	$ 861,251	6%
51				
52	**COLLECTION/DISPOSAL BUDGET**			

DALLAS COUNTY HOUSEHOLD HAZARDOUS WASTE PROGRAM

FY24 HHW Budget

Proposed by the HHW Network Cities on March 31, 2023

Line #	Budget Item	FY23	FY24	Increase
53	[4] Collection/Mobilization/Disposal	$ 865,000	$ 1,081,000	25%
54	[4] Contractual Labor/Temp Labor	$ 293,000	$ 323,000	10%
55	[4] ESTIMATED TOTAL COLLECTION/DISPOSAL COST	$ 1,158,000	$ 1,404,000	21%
56	[2] LABOR OFFSET FROM CARRYOVER	$ (70,000)	$ (30,000)	-57%
57	[3] NET COLLECTION/DISPOSAL COST TO CITIES	$ 1,088,000	$ 1,374,000	26%
58				
59	**OVERALL PROGRAM BUDGET (Operational, Collection/Disposal, Capital)**			
60	[3] NET COST TO CITIES	$ 2,042,326	$ 2,335,251	14%
61	[2] TOTAL OFFSET FROM CARRYOVER	$ (140,000)	$ (100,000)	-29%
62	TOTAL PROGRAM BUDGET	$ 1,902,326	$ 2,235,251	18%
63				

Note

[1] Salary Structure Adjustment for a FY2023 salary increase of 3% and an anticipated 2% increase for FY2024 by Dallas County.

[2] OFFSET FROM CARRYOVER represents funds carried over from prior year budgets and applied to current year budget in order to offset out-

[3] NET COST TO CITIES represents the actual cost billed to participating cities before carryover offset is applied.

COURT ORDER 2023-0727

Proposed FY2024 Budget/Continuation of Household Hazardous Waste Program

On a motion made by Commissioner Dr. Theresa Daniel, and seconded by Commissioner Andrew Sommerman, the following order was passed and adopted by the Commissioners Court of Dallas County, State of Texas:

BRIEFING DATE: June 20, 2023
FUNDING SOURCE: N/A

Be it resolved and ordered that the Dallas County Commissioners Court does hereby
Be it resolved and ordered that the Dallas County Commissioners Court does hereby approve the continuation of the Household Hazardous Waste program, its FY2024 interlocal agreement with participating cities, and its proposed FY2024 budget of $2,335,521 (of which $100,000 consists of carryover from prior years for contract labor, capital expenses, and other operational expenses).

It is further resolved and ordered that the County Judge is authorized to sign the aforementioned FY2024 interlocal agreements on behalf of the County.

Done in open Court June 20, 2023 by the following vote:

IN FAVOR:	Commissioner Dr. Theresa Daniel, Commissioner John Wiley Price, Commissioner Dr. Elba Garcia, and Commissioner Andrew Sommerman
OPPOSED:	None
ABSTAINED:	None
ABSENT:	County Judge Clay Jenkins

Recommended by: Christopher Hooper
Originating Department: Consolidated Services

D. Consent Agenda - All items listed on the consent agenda will be considered by the City Council and will be enacted on by one motion. There will be no separate discussion of these items unless a Councilmember or a member of the public so requests.

Subject	**4. Accept the 2023 certified tax rolls as approved by the Dallas County and Collin County Appraisal Districts.**
Meeting	Aug 21, 2023 - City Council Meeting
Access	Public
Type	Action (Consent)
Recommended Action	Accept the 2023 certified tax rolls as approved by the Dallas County and Collin County Appraisal Districts.

BACKGROUND
The City received the certified 2023 appraisal rolls from Dallas County and Collin County Chief Appraisers. The combined Appraisal Review Board approved taxable values are $4,138,101,222. Taxable values include the City's TIRZ districts and values subject to tax ceilings.

OVERVIEW
The 2023 appraisal roll taxable value for Colling County was certified at $1,575,800,361 and includes Appraisal Review Board approved taxable values, plus the lower value used for properties remaining under protest, minus exemptions already granted on properties remaining under protest. The taxable value certified by the Dallas County Central Appraisal District is $2,562,300,861 and includes estimated net taxable values under protest. The total appraisal roll increased by $560,358,455, or 15.66% compared to the 2022 taxable value of $3,577,742,767.

POLICY CONSIDERATIONS
Section 26.04 of the Texas Tax Code states that a taxing unit's assessor "shall submit the appraisal roll for the taxing unit showing the total appraised, assessed, and taxable values of all property and the total taxable value of new property to the governing body of the taxing unit by August 1 or as soon thereafter as practicable."

The City is required to accept the appraisal rolls annually. The Dallas County Appraisal District and Collin County Appraisal District are responsible for determining the appraised values for all properties in the City of Sachse. These values are certified annually by the Chief Appraisers of Dallas County and Collin County Central Appraisal Districts.

RECOMMENDATION
Accept the 2023 certified tax rolls as approved by the Dallas County and Collin County Appraisal Districts.

File Attachments
D4.1 Collin CAD 2023 Certified Totals.pdf (147 KB)
D4.2 Dallas CAD 2023 Certified Totals.pdf (147 KB)

All items listed on the consent agenda will be considered by the City Council and will be enacted on by one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests.

2023 CERTIFIED TOTALS

Land		Value			
Homesite:		373,400,594			
Non Homesite:		71,655,264			
Ag Market:		4,920,100			
Timber Market:		0	**Total Land**	(+)	449,975,958

Improvement		Value			
Homesite:		1,066,682,009			
Non Homesite:		266,493,606	**Total Improvements**	(+)	1,333,175,615

Non Real	Count	Value			
Personal Property:	166	29,709,165			
Mineral Property:	0	0			
Autos:	0	0	**Total Non Real**	(+)	29,709,165
			Market Value	=	**1,812,860,738**

Ag	Non Exempt	Exempt			
Total Productivity Market:	4,920,100	0			
Ag Use:	6,590	0	**Productivity Loss**	(-)	4,913,510
Timber Use:	0	0	**Appraised Value**	=	**1,807,947,228**
Productivity Loss:	4,913,510	0			
			Homestead Cap	(-)	158,071,803
			Assessed Value	=	**1,649,875,425**
			Total Exemptions Amount (Breakdown on Next Page)	(-)	96,075,516
			Net Taxable	=	**1,553,799,909**

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	13,590,976	11,885,976	46,291.21	46,291.21	36			
OV65	175,729,452	150,287,166	692,949.11	699,029.83	441			
Total	189,320,428	162,173,142	739,240.32	745,321.04	477	**Freeze Taxable**	(-)	162,173,142
						Freeze Adjusted Taxable	=	**1,391,626,767**

*APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX*
*9,790,603.47 = 1,391,626,767 * (0.650416 / 100) + 739,240.32*

Calculated Estimate of Market Value:	1,812,860,738
Calculated Estimate of Taxable Value:	1,553,799,909

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	36	1,700,000	0	1,700,000
DV1	10	0	59,000	59,000
DV2	11	0	96,000	96,000
DV2S	1	0	7,500	7,500
DV3	13	0	116,000	116,000
DV4	38	0	280,949	280,949
DV4S	2	0	24,000	24,000
DVHS	29	0	12,877,731	12,877,731
DVHSS	1	0	354,413	354,413
EX-XV	58	0	53,871,060	53,871,060
EX366	39	0	29,458	29,458
LVE	20	3,743,872	0	3,743,872
OV65	481	22,795,500	0	22,795,500
OV65S	1	50,000	0	50,000
PC	1	9,461	0	9,461
PPV	1	30,000	0	30,000
SO	2	30,572	0	30,572
	Totals	**28,359,405**	**67,716,111**	**96,075,516**

Land		Value			
Homesite:		6,962,756			
Non Homesite:		0			
Ag Market:		0			
Timber Market:		0	**Total Land**	(+)	6,962,756

Improvement		Value			
Homesite:		21,420,741			
Non Homesite:		0	**Total Improvements**	(+)	21,420,741

Non Real	Count	Value			
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	**Total Non Real**	(+)	0
			Market Value	=	**28,383,497**

Ag	Non Exempt	Exempt			
Total Productivity Market:	0	0			
Ag Use:	0	0	**Productivity Loss**	(-)	0
Timber Use:	0	0	**Appraised Value**	=	**28,383,497**
Productivity Loss:	0	0			
			Homestead Cap	(-)	2,848,840
			Assessed Value	=	**25,534,657**
			Total Exemptions Amount (Breakdown on Next Page)	(-)	200,000
			Net Taxable	=	**25,334,657**

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
OV65	971,341	871,341	5,002.09	5,002.09	2			
Total	971,341	871,341	5,002.09	5,002.09	2	**Freeze Taxable**	(-)	871,341
						Freeze Adjusted Taxable	=	**24,463,316**

*APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX*
*164,115.41 = 24,463,316 * (0.650416 / 100) + 5,002.09*

Calculated Estimate of Market Value:	23,983,495
Calculated Estimate of Taxable Value:	22,200,452

Exemption Breakdown

Exemption	Count	Local	State	Total
OV65	4	200,000	0	200,000
	Totals	**200,000**	**0**	**200,000**

Land		Value			
Homesite:		380,363,350			
Non Homesite:		71,655,264			
Ag Market:		4,920,100			
Timber Market:		0	**Total Land**	(+)	456,938,714
Improvement		**Value**			
Homesite:		1,088,102,750			
Non Homesite:		266,493,606	**Total Improvements**	(+)	1,354,596,356
Non Real	**Count**	**Value**			
Personal Property:	166	29,709,165			
Mineral Property:	0	0			
Autos:	0	0	**Total Non Real**	(+)	29,709,165
			Market Value	=	**1,841,244,235**
Ag	**Non Exempt**	**Exempt**			
Total Productivity Market:	4,920,100	0			
Ag Use:	6,590	0	**Productivity Loss**	(-)	4,913,510
Timber Use:	0	0	**Appraised Value**	=	**1,836,330,725**
Productivity Loss:	4,913,510	0			
			Homestead Cap	(-)	160,920,643
			Assessed Value	=	**1,675,410,082**
			Total Exemptions Amount (Breakdown on Next Page)	(-)	96,275,516
			Net Taxable	=	**1,579,134,566**

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	13,590,976	11,885,976	46,291.21	46,291.21	36			
OV65	176,700,793	151,158,507	697,951.20	704,031.92	443			
Total	190,291,769	163,044,483	744,242.41	750,323.13	479	**Freeze Taxable**	(-)	163,044,483
						Freeze Adjusted Taxable	=	**1,416,090,083**

*APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX*
*9,954,718.88 = 1,416,090,083 * (0.650416 / 100) + 744,242.41*

Calculated Estimate of Market Value:	1,836,844,233
Calculated Estimate of Taxable Value:	1,576,000,361

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	36	1,700,000	0	1,700,000
DV1	10	0	59,000	59,000
DV2	11	0	96,000	96,000
DV2S	1	0	7,500	7,500
DV3	13	0	116,000	116,000
DV4	38	0	280,949	280,949
DV4S	2	0	24,000	24,000
DVHS	29	0	12,877,731	12,877,731
DVHSS	1	0	354,413	354,413
EX-XV	58	0	53,871,060	53,871,060
EX366	39	0	29,458	29,458
LVE	20	3,743,872	0	3,743,872
OV65	485	22,995,500	0	22,995,500
OV65S	1	50,000	0	50,000
PC	1	9,461	0	9,461
PPV	1	30,000	0	30,000
SO	2	30,572	0	30,572
	Totals	**28,559,405**	**67,716,111**	**96,275,516**

State Category Breakdown

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-Family Residential	2,990	181.5327	$23,454,546	$1,426,287,973	$1,229,855,076
B	Multi-Family Residential	3		$0	$177,372,840	$177,372,840
C1	Vacant Lots and Tracts	65	105.1451	$0	$13,748,965	$13,748,965
D1	Qualified Ag Land	7	40.9277	$0	$4,920,100	$6,590
D2	Improvements on Qualified Ag Land	1		$0	$30,532	$30,532
E	Rural Non-Ag Land & Imprvs	2	26.1670	$0	$1,063,748	$1,063,748
F1	Commercial Real Property	35	54.2012	$1,531,175	$94,104,326	$94,104,326
J3	Electric Companies and Co-Ops	1		$0	$2,808,000	$2,808,000
J4	Telephone Companies and Co-Ops	2		$0	$703,733	$703,733
J5	Railroads	4	11.3200	$0	$0	$0
J7	Cable Television Companies	3		$0	$1,470,426	$1,470,426
L1	Commercial Personal Property	120		$0	$20,894,743	$20,854,711
L2	Industrial and Manufacturing Personal Property	1		$0	$28,933	$28,933
O	Residential Real Property Inventory	43		$6,523,019	$11,752,029	$11,752,029
X	Totally Exempt Property	117	268.5868	$0	$57,674,390	$0
		Totals	**687.8805**	**$31,508,740**	**$1,812,860,738**	**$1,553,799,909**

State Category Breakdown

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-Family Residential	55	1.6545	$1,029,587	$28,383,497	$25,334,657
		Totals	**1.6545**	**$1,029,587**	**$28,383,497**	**$25,334,657**

State Category Breakdown

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-Family Residential	3,045	183.1872	$24,484,133	$1,454,671,470	$1,255,189,733
B	Multi-Family Residential	3		$0	$177,372,840	$177,372,840
C1	Vacant Lots and Tracts	65	105.1451	$0	$13,748,965	$13,748,965
D1	Qualified Ag Land	7	40.9277	$0	$4,920,100	$6,590
D2	Improvements on Qualified Ag Land	1		$0	$30,532	$30,532
E	Rural Non-Ag Land & Imprvs	2	26.1670	$0	$1,063,748	$1,063,748
F1	Commercial Real Property	35	54.2012	$1,531,175	$94,104,326	$94,104,326
J3	Electric Companies and Co-Ops	1		$0	$2,808,000	$2,808,000
J4	Telephone Companies and Co-Ops	2		$0	$703,733	$703,733
J5	Railroads	4	11.3200	$0	$0	$0
J7	Cable Television Companies	3		$0	$1,470,426	$1,470,426
L1	Commercial Personal Property	120		$0	$20,894,743	$20,854,711
L2	Industrial and Manufacturing Personal Property	1		$0	$28,933	$28,933
O	Residential Real Property Inventory	43		$6,523,019	$11,752,029	$11,752,029
X	Totally Exempt Property	117	268.5868	$0	$57,674,390	$0
		Totals	**689.5350**	**$32,538,327**	**$1,841,244,235**	**$1,579,134,566**

New Value

TOTAL NEW VALUE MARKET:	**$32,538,327**
TOTAL NEW VALUE TAXABLE:	**$32,533,439**

New Exemptions

Exemption	Description	Count		
EX-XV	Other Exemptions (public, religious, charitable, and other proper	2	2022 Market Value	$10,000
EX366	House Bill 366 - Under $500	9	2022 Market Value	$11,566
NEW ABSOLUTE EXEMPTIONS VALUE LOSS				**$21,566**

Exemption	Description	Count	Exemption Amount
DV1	Disabled Veteran 10% - 29%	1	$5,000
DV2	Disabled Veteran 30% - 49%	1	$12,000
DV3	Disabled Veteran 50% - 69%	1	$10,000
DV4	Disabled Veteran 70% - 100%	5	$60,000
DVHS	100% Disabled Veteran Homestead	1	$600,853
OV65	Age 65 or Older	40	$1,858,000
NEW PARTIAL EXEMPTIONS VALUE LOSS		**49**	**$2,545,853**
		TOTAL NEW EXEMPTIONS VALUE LOSS	**$2,567,419**

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount

INCREASED EXEMPTIONS VALUE LOSS

TOTAL NEW/INCREASED EXEMPTIONS VALUE LOSS **$2,567,419**

New Ag / Timber Exemptions

New Annexations

New Deannexations

Average Homestead Value

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
2,489	$493,365	$64,653	$428,712

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
2,488	$493,326	$64,679	$428,647

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
55	$28,383,497.00	$22,200,452

DALLAS CENTRAL APPRAISAL DISTRICT
CERTIFICATION OF APPRAISAL ROLL

Year: 2023

Jurisdiction: City of SACHSE

In accordance with the requirements of the Texas Property Tax Code, Chapter 26, Section 26.01, paragraphs (A) and (B), the following values are hereby certified:

Market Value of all Real & Business Personal Property Before Qualified Exemptions*	$3,100,145,870
Taxable Value of all Real & Business Personal Property	$2,512,705,286

In accordance with the requirements of the Texas Property Tax Code, Chapter 26, Section 26.01, paragraph (C), the following values are hereby certified as disputed values and are not included in the above totals:

	Market Value	**Taxable Value**
Values under protest as determined by the Appraisal District**	$85,425,980	$70,850,821
Values under protest as claimed by property owner or estimated by Appraisal District in event property owner's claim is upheld	$61,108,127	$49,595,575
Freeport Estimated Loss		$0
Estimated Net Taxable		$49,595,575

I, W. Kenneth Nolan, Executive Director/Chief Appraiser of the Dallas Central Appraisal District, do hereby certify the aforementioned values and totals to the taxing jurisdiction indicated above, in accordance with the requirements of the laws of the State of Texas on this 25th day of July, 2023 .

Dallas Central Appraisal District

W. Kenneth Nolan

W. Kenneth Nolan
Executive Director/Chief Appraiser

*Total Value of New Construction in Certified Market Value above	$178,416,825
**Value of Disputed New Construction in Protested Market Value Above	$1,649,340

Dallas Central Appraisal District
Certified Estimated Values Report

JURSIDICTION:		SACHSE
REPORT TYPE:		JURISDICTION TOTALS
DATABASE:		CERTIFICATION (2023)
TAX YEAR:		2023
REPORT DATE:		July 18, 2023
RUN DATE:	July 19, 2023	10:59 am

	PARCELS	LAND VALUE	IMPROVEMENT VALUE	BPP MKT VALUE	TOTAL MKT VALUE
JURISDICTION TOTALS	6,758	762,690,170	2,272,816,110	64,639,590	3,100,145,870

	TOTAL MKT VALUE	CAPPED LOSS	EXEMPTIONS	AG LOSS	TAXABLE VALUE
JURISDICTION TOTALS	3,100,145,870	328,280,669	237,247,548	21,912,367	2,512,705,286

TOTAL EXEMPTIONS	PARCELS	MARKET VALUE	CAPPED LOSS	EXEMPTION AMOUNT	OTHER EXEMPTIONS	TAXABLE VALUE
TOTALLY EXEMPT	112	149,930,300	0	149,930,300	0	0
PRORATED TOTAL EXEMPT	0	0	0	0	0	0
UNDER 2500	83	64,640	0	64,640	0	0
MINERAL RIGHTS	0	0	0	0	0	0
PARTIAL EXEMPTIONS						
HOMESTEAD	4,242	1,900,138,450	328,280,669	0	83,213,798	1,488,643,983
CAPPED VALUE LOSS	3,658	1,663,755,490	328,280,669	0	72,932,044	1,262,542,777
OVER-65	1,122	487,041,320	94,563,474	55,049,000	6,291,076	331,137,770
DISABLED PERSONS	86	33,807,720	6,814,629	4,181,500	1,035,501	21,776,090
DISABLED VETERANS	107	48,476,280	7,928,717	1,128,000	7,578,842	31,840,721
100% DISABLED VETERANS	64	33,399,260	4,737,040	26,716,788	1,358,000	587,432
DISABLED VET DONATED HOME	0	0	0	0	0	0
ABATEMENTS	0	0	0	0	0	0
HISTORIC SITE	0	0	0	0	0	0
POLLUTION CONTROL	8	177,320	0	177,320	0	0
FREEPORT	0	0	0	0	0	0
FREEPORT IN PROCESS	0	0	0	0	0	0
GOODS IN TRANSIT	0	0	0	0	0	0
LOW INCOME	0	0	0	0	0	0
DISASTER	0	0	0	0	0	0
TOTAL PARTIAL EXEMPT				87,252,608		
TOTAL REAL PARTIAL EXEMPT				87,075,288		
TOTAL BPP PARTIAL EXEMPT				177,320		

AG SPECIAL VALUATION	PARCELS	LAND VALUE	IMPROVEMENT VALUE	MARKET VALUE
AGRICULTURAL 1D	0	0	0	0
AGRICULTURAL 1D1	50	22,011,400	362,540	22,373,940

AG SPECIAL VALUATION	MARKET VALUE	CAPPED LOSS	LOSS AMOUNT	NON AG EXEMPTIONS	TAXABLE VALUE
AGRICULTURAL 1D	0	0	0	0	0
AGRICULTURAL 1D1	22,373,940	0	21,912,367	0	461,573

	LAND DEV COSTS	REAL PROP NEW CONSTR	PERS PROP NEW CONSTR	TOTAL NEW CONSTR
NEW CONSTRUCTION	6,494,400	171,237,815	684,610	178,416,825

Dallas Central Appraisal District
Certified Estimated Values Report

JURSIDICTION:		SACHSE
REPORT TYPE:		RESIDENTIAL TOTALS
DATABASE:		CERTIFICATION (2023)
TAX YEAR:		2023
REPORT DATE:		July 18, 2023
RUN DATE:	July 19, 2023	10:59 am

	PARCELS	LAND VALUE	IMPROVEMENT VALUE	BPP MKT VALUE	TOTAL MKT VALUE
JURISDICTION TOTALS	6,040	586,897,780	1,892,177,370	0	2,479,075,150

	TOTAL MKT VALUE	CAPPED LOSS	EXEMPTIONS	AG LOSS	TAXABLE VALUE
JURISDICTION TOTALS	2,479,075,150	328,280,669	89,301,968	0	2,061,492,513

TOTAL EXEMPTIONS	PARCELS	MARKET VALUE	CAPPED LOSS	EXEMPTION AMOUNT	OTHER EXEMPTIONS	TAXABLE VALUE
TOTALLY EXEMPT	33	2,226,680	0	2,226,680	0	0
PRORATED TOTAL EXEMPT	0	0	0	0	0	0
UNDER 2500	0	0	0	0	0	0
MINERAL RIGHTS	0	0	0	0	0	0
PARTIAL EXEMPTIONS						
HOMESTEAD	4,242	1,900,138,450	328,280,669	0	83,213,798	1,488,643,983
CAPPED VALUE LOSS	3,658	1,663,755,490	328,280,669	0	72,932,044	1,262,542,777
OVER-65	1,122	487,041,320	94,563,474	55,049,000	6,291,076	331,137,770
DISABLED PERSONS	86	33,807,720	6,814,629	4,181,500	1,035,501	21,776,090
DISABLED VETERANS	107	48,476,280	7,928,717	1,128,000	7,578,842	31,840,721
100% DISABLED VETERANS	64	33,399,260	4,737,040	26,716,788	1,358,000	587,432
DISABLED VET DONATED HOME	0	0	0	0	0	0
ABATEMENTS	0	0	0	0	0	0
HISTORIC SITE	0	0	0	0	0	0
POLLUTION CONTROL	0	0	0	0	0	0
FREEPORT	0	0	0	0	0	0
FREEPORT IN PROCESS	0	0	0	0	0	0
GOODS IN TRANSIT	0	0	0	0	0	0
LOW INCOME	0	0	0	0	0	0
DISASTER	0	0	0	0	0	0
TOTAL PARTIAL EXEMPT				87,075,288		
TOTAL REAL PARTIAL EXEMPT				87,075,288		
TOTAL BPP PARTIAL EXEMPT				0		

AG SPECIAL VALUATION	PARCELS	LAND VALUE	IMPROVEMENT VALUE	MARKET VALUE
AGRICULTURAL 1D	0	0	0	0
AGRICULTURAL 1D1	0	0	0	0

AG SPECIAL VALUATION	MARKET VALUE	CAPPED LOSS	LOSS AMOUNT	NON AG EXEMPTIONS	TAXABLE VALUE
AGRICULTURAL 1D	0	0	0	0	0
AGRICULTURAL 1D1	0	0	0	0	0

	LAND DEV COSTS	REAL PROP NEW CONSTR	PERS PROP NEW CONSTR	TOTAL NEW CONSTR
NEW CONSTRUCTION	6,494,400	70,108,315	0	76,602,715

Dallas Central Appraisal District
Certified Estimated Values Report

JURSIDICTION:		SACHSE
REPORT TYPE:		COMMERCIAL TOTALS
DATABASE:		CERTIFICATION (2023)
TAX YEAR:		2023
REPORT DATE:		July 18, 2023
RUN DATE:	July 19, 2023	10:59 am

	PARCELS	LAND VALUE	IMPROVEMENT VALUE	BPP MKT VALUE	TOTAL MKT VALUE
JURISDICTION TOTALS	360	175,792,390	380,638,740	0	556,431,130

	TOTAL MKT VALUE	CAPPED LOSS	EXEMPTIONS	AG LOSS	TAXABLE VALUE
JURISDICTION TOTALS	556,431,130	0	147,181,930	21,912,367	387,336,833

TOTAL EXEMPTIONS	**PARCELS**	**MARKET VALUE**	**CAPPED LOSS**	**EXEMPTION AMOUNT**	**OTHER EXEMPTIONS**	**TAXABLE VALUE**
TOTALLY EXEMPT	75	147,181,930	0	147,181,930	0	0
PRORATED TOTAL EXEMPT	0	0	0	0	0	0
UNDER 2500	0	0	0	0	0	0
MINERAL RIGHTS	0	0	0	0	0	0
PARTIAL EXEMPTIONS						
HOMESTEAD	0	0	0	0	0	0
CAPPED VALUE LOSS	0	0	0	0	0	0
OVER-65	0	0	0	0	0	0
DISABLED PERSONS	0	0	0	0	0	0
DISABLED VETERANS	0	0	0	0	0	0
100% DISABLED VETERANS	0	0	0	0	0	0
DISABLED VET DONATED HOME	0	0	0	0	0	0
ABATEMENTS	0	0	0	0	0	0
HISTORIC SITE	0	0	0	0	0	0
POLLUTION CONTROL	0	0	0	0	0	0
FREEPORT	0	0	0	0	0	0
FREEPORT IN PROCESS	0	0	0	0	0	0
GOODS IN TRANSIT	0	0	0	0	0	0
LOW INCOME	0	0	0	0	0	0
DISASTER	0	0	0	0	0	0
TOTAL PARTIAL EXEMPT				0		
TOTAL REAL PARTIAL EXEMPT				0		
TOTAL BPP PARTIAL EXEMPT				0		

AG SPECIAL VALUATION	**PARCELS**	**LAND VALUE**	**IMPROVEMENT VALUE**	**MARKET VALUE**
AGRICULTURAL 1D	0	0	0	0
AGRICULTURAL 1D1	50	22,011,400	362,540	22,373,940

AG SPECIAL VALUATION	**MARKET VALUE**	**CAPPED LOSS**	**LOSS AMOUNT**	**NON AG EXEMPTIONS**	**TAXABLE VALUE**
AGRICULTURAL 1D	0	0	0	0	0
AGRICULTURAL 1D1	22,373,940	0	21,912,367	0	461,573

	LAND DEV COSTS	REAL PROP NEW CONSTR	PERS PROP NEW CONSTR	TOTAL NEW CONSTR
NEW CONSTRUCTION	0	101,129,500	0	101,129,500

Dallas Central Appraisal District
Certified Estimated Values Report

JURSIDICTION:		SACHSE
REPORT TYPE:		BPP TOTALS
DATABASE:		CERTIFICATION (2023)
TAX YEAR:		2023
REPORT DATE:		July 18, 2023
RUN DATE:	July 19, 2023	10:59 am

	PARCELS	LAND VALUE	IMPROVEMENT VALUE	BPP MKT VALUE	TOTAL MKT VALUE
JURISDICTION TOTALS	358	0	0	64,639,590	64,639,590

	TOTAL MKT VALUE	CAPPED LOSS	EXEMPTIONS	AG LOSS	TAXABLE VALUE
JURISDICTION TOTALS	64,639,590	0	763,650	0	63,875,940

TOTAL EXEMPTIONS	PARCELS	MARKET VALUE	CAPPED LOSS	EXEMPTION AMOUNT	OTHER EXEMPTIONS	TAXABLE VALUE
TOTALLY EXEMPT	4	521,690	0	521,690	0	0
PRORATED TOTAL EXEMPT	0	0	0	0	0	0
UNDER 2500	83	64,640	0	64,640	0	0
MINERAL RIGHTS	0	0	0	0	0	0
PARTIAL EXEMPTIONS						
HOMESTEAD	0	0	0	0	0	0
CAPPED VALUE LOSS	0	0	0	0	0	0
OVER-65	0	0	0	0	0	0
DISABLED PERSONS	0	0	0	0	0	0
DISABLED VETERANS	0	0	0	0	0	0
100% DISABLED VETERANS	0	0	0	0	0	0
DISABLED VET DONATED HOME	0	0	0	0	0	0
ABATEMENTS	0	0	0	0	0	0
HISTORIC SITE	0	0	0	0	0	0
POLLUTION CONTROL	8	177,320	0	177,320	0	0
FREEPORT	0	0	0	0	0	0
FREEPORT IN PROCESS	0	0	0	0	0	0
GOODS IN TRANSIT	0	0	0	0	0	0
LOW INCOME	0	0	0	0	0	0
DISASTER	0	0	0	0	0	0
TOTAL PARTIAL EXEMPT				177,320		
TOTAL REAL PARTIAL EXEMPT				0		
TOTAL BPP PARTIAL EXEMPT				177,320		

AG SPECIAL VALUATION	PARCELS	LAND VALUE	IMPROVEMENT VALUE	MARKET VALUE
AGRICULTURAL 1D	0	0	0	0
AGRICULTURAL 1D1	0	0	0	0

AG SPECIAL VALUATION	MARKET VALUE	CAPPED LOSS	LOSS AMOUNT	NON AG EXEMPTIONS	TAXABLE VALUE
AGRICULTURAL 1D	0	0	0	0	0
AGRICULTURAL 1D1	0	0	0	0	0

	LAND DEV COSTS	REAL PROP NEW CONSTR	PERS PROP NEW CONSTR	TOTAL NEW CONSTR
NEW CONSTRUCTION	0	0	684,610	684,610

Dallas Central Appraisal District
Certified Estimated Value Report
Property Class Breakdown

JURISDICTION	SACHSE
REPORT TYPE:	PROPERTY CLASS BREAKDOWN
DATABASE:	CERTIFICATION (2023)
TAX YEAR:	2023
REPORT DATE:	July 18, 2023
RUN DATE:	July 19, 2023 10:59 am

DCAD SPTD	PTD CODE	DESCRIPTION	PARCELS	MARKET VALUE	TAXABLE VALUE
A11	A	SINGLE FAMILY RESIDENCES	5,378	2,368,015,110	1,954,564,413
A12	A	SFR - TOWNHOUSES	172	51,070,370	48,752,497
A20	A	MOBILE HOME ON OWNERS LAND	1	80,850	80,850
	A - TOTAL	REAL: RESIDENTIAL SINGLE FAMILY	5,551	2,419,166,330	2,003,397,760
B11	B	MFR - APARTMENTS	18	14,256,310	14,240,143
B12	B	MFR - DUPLEXES	125	27,184,640	26,769,929
	B - TOTAL	REAL: RESIDENTIAL MULTI-FAMILY	143	41,440,950	41,010,072
C11	C1	SFR - VACANT LOTS/TRACTS	237	18,287,520	16,033,984
C12	C1	COMMERCIAL - VACANT PLOTTED LOTS/TRACTS	163	71,616,280	49,649,070
C14	C1	RURAL VACANT - LESS THAN 5 ACRES	4	418,490	418,490
	C1 - TOTAL	REAL: VACANT LOTS/TRACTS	404	90,322,290	66,101,544
D10	D1	QUALIFIED OPEN SPACE LAND	50	22,373,940	461,573
	D1 - TOTAL	REAL: QUALIFIED LAND	50	22,373,940	461,573
E11	E	RURAL LAND AND IMPROVEMENTS NON QUALIFIE	2	1,113,970	1,038,417
	E - TOTAL	REAL: FARM AND RANCH IMPROVEMENTS	2	1,113,970	1,038,417
F10	F1	COMMERCIAL IMPROVEMENTS	130	453,776,920	329,508,100
	F1 - TOTAL	REAL: COMMERCIAL	130	453,776,920	329,508,100
F20	F2	INDUSTRIAL IMPROVEMENTS	2	748,300	748,300
	F2 - TOTAL	REAL: INDUSTRIAL	2	748,300	748,300
J20	J	GAS COMPANIES	1	7,068,860	7,068,860
J30	J	ELECTRIC COMPANIES	1	6,323,480	6,323,480
J40	J	TELEPHONE COMPANIES	4	2,258,980	2,257,090
J51	J	RAILROAD CORRIDOR	2	972,900	972,900
J70	J	CABLE COMPANIES	6	276,750	276,750
	J - TOTAL	REAL AND TANGIBLE PERSONAL UTILITIES	14	16,900,970	16,899,080
L10	L1	COMMERCIAL BPP	339	47,896,800	47,135,050
	L1 - TOTAL	PERSONAL: COMMERCIAL	339	47,896,800	47,135,050
L20	L2	INDUSTRIAL BPP	1	6,200	6,200
	L2 - TOTAL	PERSONAL: INDUSTRIAL	1	6,200	6,200
M31	M1	MOBILE HOMES ON LEASED SPACES	31	214,580	214,580
	M1 - TOTAL	MOBILE HOMES	31	214,580	214,580
O10	O	RESIDENTIAL - VACANT LOTS AS INVENTORY	84	5,376,000	5,376,000
O11	O	RESIDENTIAL - IMPROVEMENTS AS INVENTORY	1	100	100
	O - TOTAL	REAL PROPERTY: INVENTORY	85	5,376,100	5,376,100
S10	S	SPECIAL INVENTORY	6	808,520	808,510
	S - TOTAL	SPECIAL INVENTORY	6	808,520	808,510

Dallas Central Appraisal District
Certified Estimated Value Report
Property Class Breakdown

GRAND TOTALS	6,758	3,100,145,870	2,512,705,286

D. Consent Agenda - All items listed on the consent agenda will be considered by the City Council and will be enacted on by one motion. There will be no separate discussion of these items unless a Councilmember or a member of the public so requests.

Subject	**5. Accept the submission of the 2023 no-new-revenue tax rate of $0.626779 per $100 taxable value and the voter-approval tax rate of $0.803834 per $100 taxable value.**
Meeting	Aug 21, 2023 - City Council Meeting
Access	Public
Type	Action (Consent)
Recommended Action	Accept the submission of the 2023 no-new-revenue tax rate of $0.626779 per $100 taxable value and the voter-approval tax rate of $0.803834 per $100 taxable value.

BACKGROUND

State law requires municipalities to submit to their governing boards and publish on the City's website a notice showing their no-new-revenue and voter-approval tax rates for the upcoming fiscal year.

This item is being submitted for transparency purposes relative to the no-new-revenue rate. A complete discussion of the proposed tax rate will be addressed during the regular agenda item E#, which is the consideration of the proposed tax rate as recommended by the City Manager.

OVERVIEW

The no-new revenue rate will produce the same amount of tax revenue if applied to the same properties in both 2022 and 2023. The voter-approval rate is the highest tax rate the City can set without holding an election to seek voter approval of the rate.

All taxing units that levied property taxes in 2022 and intend to levy them in 2023 must calculate a no-new-revenue tax rate and a voter-approval tax rate. Although the actual calculation is more detailed, the City's no-new-revenue tax rate is generally equal to the prior year's taxes divided by the current taxable value of properties that were also on the tax roll in the prior year.

The no-new-revenue tax rate is intended to enable the public to evaluate the relationship between taxes for the current year and taxes that a proposed tax rate would produce if applied to the same properties in both years.

The voter-approval tax rate is split into two separate components: an operating and maintenance rate and a debt rate. The voter-approval rate calculation allows municipalities to raise 3.5 percent of the prior year's operating and maintenance money plus the necessary debt rate.

POLICY CONSIDERATIONS

Section 26.04 of the Texas Tax Code states that by August 7, or as soon thereafter as practicable, the designated officer or employee shall submit the no-new-revenue and voter-approval tax rates to the City Council. State law also requires municipalities to publish the no-new-revenue tax rate and a voter-approval tax rate and to hold one public hearing if the proposed tax rate exceeds the lower of the no-new revenue or voter-approval tax rate.

RECOMMENDATION

Accept the submission of the 2023 no-new-revenue tax rate of $0.626779 per $100 taxable value and the voter-approval tax rate of $0.803834 per $100 taxable value.

File Attachments
D5. 2023 Tax Rate Calculation Sheet.pdf (6,032 KB)

All items listed on the consent agenda will be considered by the City Council and will be enacted on by one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests.

QR 8/1/23

2023 Tax Rate Calculation Worksheet
Taxing Units Other Than School Districts or Water Districts

Form 50-856

DB 8/2/23

City of Sachse	469.429.4772
Taxing Unit Name	Phone *(area code and number)*
3815-B Sachse Rd., Sachse, TX 75048	www.cityofsachse.com
Taxing Unit's Address, City, State, ZIP Code	Taxing Unit's Website Address

GENERAL INFORMATION: Tax Code Section 26.04(c) requires an officer or employee designated by the governing body to calculate the no-new-revenue (NNR) tax rate and voter-approval tax rate for the taxing unit. These tax rates are expressed in dollars per $100 of taxable value calculated. The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll and the estimated values of properties under protest. The designated officer or employee shall certify that the officer or employee has accurately calculated the tax rates and used values shown for the certified appraisal roll or certified estimate. The officer or employee submits the rates to the governing body by Aug. 7 or as soon thereafter as practicable.

School districts do not use this form, but instead use Comptroller Form 50-859 *Tax Rate Calculation Worksheet, School District without Chapter 313 Agreements* or Comptroller Form 50-884 *Tax Rate Calculation Worksheet, School District with Chapter 313 Agreements.*

Water districts as defined under Water Code Section 49.001(1) do not use this form, but instead use Comptroller Form 50-858 *Water District Voter-Approval Tax Rate Worksheet for Low Tax Rate and Developing Districts* or Comptroller Form 50-860 *Developed Water District Voter-Approval Tax Rate Worksheet.*

The Comptroller's office provides this worksheet to assist taxing units in determining tax rates. The information provided in this worksheet is offered as technical assistance and not legal advice. Taxing units should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

SECTION 1: No-New-Revenue Tax Rate

The NNR tax rate enables the public to evaluate the relationship between taxes for the prior year and for the current year based on a tax rate that would produce the same amount of taxes (no new taxes) if applied to the same properties that are taxed in both years. When appraisal values increase, the NNR tax rate should decrease.

The NNR tax rate for a county is the sum of the NNR tax rates calculated for each type of tax the county levies.

While uncommon, it is possible for a taxing unit to provide an exemption for only maintenance and operations taxes. In this case, the taxing unit will need to calculate the NNR tax rate separately for the maintenance and operations tax and the debt tax, then add the two components together.

Line	No-New-Revenue Tax Rate Worksheet		Amount/Rate
1.	**2022 total taxable value.** Enter the amount of 2022 taxable value on the 2022 tax roll today. Include any adjustments since last year's certification; exclude Tax Code Section 25.25(d) one-fourth and one-third over-appraisal corrections from these adjustments. Exclude any property value subject to an appeal under Chapter 42 as of July 25 (will add undisputed value in Line 6). This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (adjustment is made by deducting TIF taxes, as reflected in Line 17).[1]		$ 3,457,969,450
2.	**2022 tax ceilings.** Counties, cities and junior college districts. Enter 2022 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in 2022 or a prior year for homeowners age 65 or older or disabled, use this step.[2]		$ 461,480,243
3.	**Preliminary 2022 adjusted taxable value.** Subtract Line 2 from Line 1.		$ 2,996,489,207
4.	**2022 total adopted tax rate.**		$ 0.650416 /$100
5.	**2022 taxable value lost because court appeals of ARB decisions reduced 2022 appraised value.**		
	A. **Original 2022 ARB values:**	$ 19,843,859	
	B. **2022 values resulting from final court decisions:**	- $ 18,923,698	
	C. **2022 value loss.** Subtract B from A.[3]		$ 920,161
6.	**2022 taxable value subject to an appeal under Chapter 42, as of July 25.**		
	A. **2022 ARB certified value:**	$ 175,022,974	
	B. **2022 disputed value:**	- $ 74,595,409	
	C. **2022 undisputed value.** Subtract B from A.[4]		$ 100,427,565
7.	**2022 Chapter 42 related adjusted values.** Add Line 5C and Line 6C.		$ 101,347,726

[1] Tex. Tax Code §26.012(14)
[2] Tex. Tax Code §26.012(14)
[3] Tex. Tax Code §26.012(13)
[4] Tex. Tax Code §26.012(13)

Line	No-New-Revenue Tax Rate Worksheet		Amount/Rate
8.	**2022 taxable value, adjusted for actual and potential court-ordered adjustments.** Add Line 3 and Line 7.		$ 3,097,836,933
9.	**2022 taxable value of property in territory the taxing unit deannexed after Jan. 1, 2022.** Enter the 2022 value of property in deannexed territory. [5]		$ 0
10.	**2022 taxable value lost because property first qualified for an exemption in 2023.** If the taxing unit increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost due to freeport, goods-in-transit, temporary disaster exemptions. Note that lowering the amount or percentage of an existing exemption in 2023 does not create a new exemption or reduce taxable value.		
	A. **Absolute exemptions.** Use 2022 market value:	$ 51,306	
	B. **Partial exemptions.** 2023 exemption amount or 2023 percentage exemption times 2022 value:	+ $ 5,535,853	
	C. **Value loss.** Add A and B. [6]		$ 5,587,159
11.	**2022 taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/scenic appraisal or public access airport special appraisal in 2023.** Use only properties that qualified in 2023 for the first time; do not use properties that qualified in 2022.		
	A. **2022 market value:**	$ 492,000	
	B. **2023 productivity or special appraised value:**	- $ 1,537	
	C. **Value loss.** Subtract B from A. [7]		$ 490,463
12.	**Total adjustments for lost value.** Add Lines 9, 10C and 11C.		$ 6,077,622
13.	**2022 captured value of property in a TIF.** Enter the total value of 2022 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which 2022 taxes were deposited into the tax increment fund. [8] If the taxing unit has no captured appraised value in line 18D, enter 0.		$ 211,910,651
14.	**2022 total value.** Subtract Line 12 and Line 13 from Line 8.		$ 2,879,848,660
15.	**Adjusted 2022 total levy.** Multiply Line 4 by Line 14 and divide by $100.		$ 18,730,996
16.	**Taxes refunded for years preceding tax year 2022.** Enter the amount of taxes refunded by the taxing unit for tax years preceding tax year 2022. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2022. This line applies only to tax years preceding tax year 2022. [9]		$ 14,191
17.	**Adjusted 2022 levy with refunds and TIF adjustment.** Add Lines 15 and 16. [10]		$ 18,745,187
18.	**Total 2023 taxable value on the 2023 certified appraisal roll today.** This value includes only certified values or certified estimate of values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 20). These homesteads include homeowners age 65 or older or disabled. [11]		
	A. **Certified values:**	$ 4,066,505,195	
	B. **Counties:** Include railroad rolling stock values certified by the Comptroller's office:	+ $	
	C. **Pollution control and energy storage system exemption:** Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property:	- $ 0	
	D. **Tax increment financing:** Deduct the 2023 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the 2023 taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 23 below. [12]	- $ 410,934,627	
	E. **Total 2023 value.** Add A and B, then subtract C and D.		$ 3,655,570,568

[5] Tex. Tax Code §26.012(15)
[6] Tex. Tax Code §26.012(15)
[7] Tex. Tax Code §26.012(15)
[8] Tex. Tax Code §26.03(c)
[9] Tex. Tax Code §26.012(13)
[10] Tex. Tax Code §26.012(13)
[11] Tex. Tax Code §26.012, 26.04(c-2)
[12] Tex. Tax Code §26.03(c)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
19.	**Total value of properties under protest or not included on certified appraisal roll.** [13]	
	A. 2023 taxable value of properties under protest. The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any, or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value under protest. [14] .... $ 71,796,027	
	B. 2023 value of properties not under protest or included on certified appraisal roll. The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about but are not included in the appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value of property not on the certified roll. [15] .... + $ 0	
	C. Total value under protest or not certified. Add A and B.	$ 71,796,027
20.	**2023 tax ceilings.** Counties, cities and junior colleges enter 2023 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in 2022 or a prior year for homeowners age 65 or older or disabled, use this step.[16]	$ 524,050,890
21.	**2023 total taxable value.** Add Lines 18E and 19C. Subtract Line 20. [17]	$ 3,203,315,705
22.	**Total 2023 taxable value of properties in territory annexed after Jan. 1, 2022.** Include both real and personal property. Enter the 2023 value of property in territory annexed. [18]	$ 0
23.	**Total 2023 taxable value of new improvements and new personal property located in new improvements.** New means the item was not on the appraisal roll in 2022. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after Jan. 1, 2022 and be located in a new improvement. New improvements **do** include property on which a tax abatement agreement has expired for 2023. [19]	$ 212,599,604
24.	**Total adjustments to the 2023 taxable value.** Add Lines 22 and 23.	$ 212,599,604
25.	**Adjusted 2023 taxable value.** Subtract Line 24 from Line 21.	$ 2,990,716,101
26.	**2023 NNR tax rate.** Divide Line 17 by Line 25 and multiply by $100. [20]	$ 0.626779 /$100
27.	**COUNTIES ONLY.** Add together the NNR tax rates for each type of tax the county levies. The total is the 2023 county NNR tax rate. [21]	$ ______ /$100

SECTION 2: Voter-Approval Tax Rate

The voter-approval tax rate is the highest tax rate that a taxing unit may adopt without holding an election to seek voter approval of the rate. The voter-approval tax rate is split into two separate rates:

1. **Maintenance and Operations (M&O) Tax Rate:** The M&O portion is the tax rate that is needed to raise the same amount of taxes that the taxing unit levied in the prior year plus the applicable percentage allowed by law. This rate accounts for such things as salaries, utilities and day-to-day operations.
2. **Debt Rate:** The debt rate includes the debt service necessary to pay the taxing unit's debt payments in the coming year. This rate accounts for principal and interest on bonds and other debt secured by property tax revenue.

The voter-approval tax rate for a county is the sum of the voter-approval tax rates calculated for each type of tax the county levies. In most cases the voter-approval tax rate exceeds the no-new-revenue tax rate, but occasionally decreases in a taxing unit's debt service will cause the NNR tax rate to be higher than the voter-approval tax rate.

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
28.	**2022 M&O tax rate.** Enter the 2022 M&O tax rate.	$ 0.456209 /$100
29.	**2022 taxable value, adjusted for actual and potential court-ordered adjustments.** Enter the amount in Line 8 of the *No-New-Revenue Tax Rate Worksheet.*	$ 3,097,836,933

[13] Tex. Tax Code §26.01(c) and (d)
[14] Tex. Tax Code §26.01(c)
[15] Tex. Tax Code §26.01(d)
[16] Tex. Tax Code §26.012(6)(B)
[17] Tex. Tax Code §26.012(6)
[18] Tex. Tax Code §26.012(17)
[19] Tex. Tax Code §26.012(17)
[20] Tex. Tax Code §26.04(c)
[21] Tex. Tax Code §26.04(d)

Line	Voter-Approval Tax Rate Worksheet		Amount/Rate
30.	**Total 2022 M&O levy.** Multiply Line 28 by Line 29 and divide by $100		$ 14,132,610
31.	**Adjusted 2022 levy for calculating NNR M&O rate.**		
	A. **M&O taxes refunded for years preceding tax year 2022.** Enter the amount of M&O taxes refunded in the preceding year for taxes before that year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2022. This line applies only to tax years preceding tax year 2022.	+ $ 10,287	
	B. **2022 taxes in TIF.** Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no 2023 captured appraised value in Line 18D, enter 0.	– $ 966,755	
	C. **2022 transferred function.** If discontinuing all of a department, function or activity and transferring it to another taxing unit by written contract, enter the amount spent by the taxing unit discontinuing the function in the 12 months preceding the month of this calculation. If the taxing unit did not operate this function for this 12-month period, use the amount spent in the last full fiscal year in which the taxing unit operated the function. The taxing unit discontinuing the function will subtract this amount in D below. The taxing unit receiving the function will add this amount in D below. Other taxing units enter 0.	+/- $ 0	
	D. **2022 M&O levy adjustments.** Subtract B from A. For taxing unit with C, subtract if discontinuing function and add if receiving function.	$ -956,468	
	E. Add Line 30 to 31D.		$ 13,176,142
32.	**Adjusted 2023 taxable value.** Enter the amount in Line 25 of the *No-New-Revenue Tax Rate Worksheet.*		$ 2,990,716,101
33.	**2023 NNR M&O rate (unadjusted).** Divide Line 31E by Line 32 and multiply by $100.		$ 0.440568 /$100
34.	**Rate adjustment for state criminal justice mandate.** [23] **If not applicable or less than zero, enter 0.**		
	A. **2023 state criminal justice mandate.** Enter the amount spent by a county in the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose.	$ 0	
	B. **2022 state criminal justice mandate.** Enter the amount spent by a county in the 12 months prior to the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. Enter zero if this is the first time the mandate applies.	– $ 0	
	C. Subtract B from A and divide by Line 32 and multiply by $100.	$ 0 /$100	
	D. Enter the rate calculated in C. If not applicable, enter 0.		$ 0 /$100
35.	**Rate adjustment for indigent health care expenditures.** [24] **If not applicable or less than zero, enter 0.**		
	A. **2023 indigent health care expenditures.** Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2022 and ending on June 30, 2023, less any state assistance received for the same purpose.	$ 0	
	B. **2022 indigent health care expenditures.** Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2021 and ending on June 30, 2022, less any state assistance received for the same purpose.	– $ 0	
	C. Subtract B from A and divide by Line 32 and multiply by $100.	$ 0 /$100	
	D. Enter the rate calculated in C. If not applicable, enter 0.		$ 0 /$100

[22] [Reserved for expansion]
[23] Tex. Tax Code §26.044
[24] Tex. Tax Code §26.0441

Line	Voter-Approval Tax Rate Worksheet		Amount/Rate
36.	**Rate adjustment for county indigent defense compensation.** [25] **If not applicable or less than zero, enter 0.**		
	A. 2023 indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, 2022 and ending on June 30, 2023, less any state grants received by the county for the same purpose	$ 0	
	B. 2022 indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, 2021 and ending on June 30, 2022, less any state grants received by the county for the same purpose	$ 0	
	C. Subtract B from A and divide by Line 32 and multiply by $100	$ 0 /$100	
	D. Multiply B by 0.05 and divide by Line 32 and multiply by $100	$ 0 /$100	
	E. Enter the lesser of C and D. If not applicable, enter 0.		$ 0 /$100
37.	**Rate adjustment for county hospital expenditures.** [26] **If not applicable or less than zero, enter 0.**		
	A. 2023 eligible county hospital expenditures. Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2022 and ending on June 30, 2023	$ 0	
	B. 2022 eligible county hospital expenditures. Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2021 and ending on June 30, 2022	$ 0	
	C. Subtract B from A and divide by Line 32 and multiply by $100	$ 0 /$100	
	D. Multiply B by 0.08 and divide by Line 32 and multiply by $100	$ 0 /$100	
	E. Enter the lesser of C and D, if applicable. If not applicable, enter 0.		$ 0 /$100
38.	**Rate adjustment for defunding municipality.** This adjustment only applies to a municipality that is considered to be a defunding municipality for the current tax year under Chapter 109, Local Government Code. Chapter 109, Local Government Code only applies to municipalities with a population of more than 250,000 and includes a written determination by the Office of the Governor. See Tax Code Section 26.0444 for more information.		
	A. Amount appropriated for public safety in 2022. Enter the amount of money appropriated for public safety in the budget adopted by the municipality for the preceding fiscal year	$ 0	
	B. Expenditures for public safety in 2022. Enter the amount of money spent by the municipality for public safety during the preceding fiscal year	$ 0	
	C. Subtract B from A and divide by Line 32 and multiply by $100	$ 0 /$100	
	D. Enter the rate calculated in C. If not applicable, enter 0.		$ 0 /$100
39.	**Adjusted 2023 NNR M&O rate.** Add Lines 33, 34D, 35D, 36E, and 37E. Subtract Line 38D.		$ 0.440568 /$100 ✓
40.	**Adjustment for 2022 sales tax specifically to reduce property taxes.** Cities, counties and hospital districts that collected and spent additional sales tax on M&O expenses in 2022 should complete this line. These entities will deduct the sales tax gain rate for 2023 in Section 3. Other taxing units, enter zero.		
	A. Enter the amount of additional sales tax collected and spent on M&O expenses in 2022, if any. Counties must exclude any amount that was spent for economic development grants from the amount of sales tax spent	$ 0	
	B. Divide Line 40A by Line 32 and multiply by $100	$ 0 /$100	
	C. Add Line 40B to Line 39.		$ 0.440568 /$100
41.	**2023 voter-approval M&O rate.** Enter the rate as calculated by the appropriate scenario below. **Special Taxing Unit.** If the taxing unit qualifies as a special taxing unit, multiply Line 40C by 1.08. **- or -** **Other Taxing Unit.** If the taxing unit does not qualify as a special taxing unit, multiply Line 40C by 1.035.		$ 0.455987 /$100 ✓

[25] Tex. Tax Code §26.0442
[26] Tex. Tax Code §26.0443

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
D41.	***Disaster Line 41 (D41):*** **2023 voter-approval M&O rate for taxing unit affected by disaster declaration.** If the taxing unit is located in an area declared a disaster area and at least one person is granted an exemption under Tax Code Section 11.35 for property located in the taxing unit, the governing body may direct the person calculating the voter-approval tax rate to calculate in the manner provided for a special taxing unit. The taxing unit shall continue to calculate the voter-approval tax rate in this manner until the earlier of 1) the first year in which total taxable value on the certified appraisal roll exceeds the total taxable value of the tax year in which the disaster occurred, or 2) the third tax year after the tax year in which the disaster occurred If the taxing unit qualifies under this scenario, multiply Line 40C by 1.08. [27] If the taxing unit does not qualify, do not complete Disaster Line 41 (Line D41).	$ 0 /$100
42.	**Total 2023 debt to be paid with property taxes and additional sales tax revenue.** Debt means the interest and principal that will be paid on debts that: **(1)** are paid by property taxes, **(2)** are secured by property taxes, **(3)** are scheduled for payment over a period longer than one year, and **(4)** are not classified in the taxing unit's budget as M&O expenses. **A. Debt** also includes contractual payments to other taxing units that have incurred debts on behalf of this taxing unit, if those debts meet the four conditions above. Include only amounts that will be paid from property tax revenue. Do not include appraisal district budget payments. If the governing body of a taxing unit authorized or agreed to authorize a bond, warrant, certificate of obligation, or other evidence of indebtedness on or after Sept. 1, 2021, verify if it meets the amended definition of debt before including it here. [28] Enter debt amount .... $ 7,806,646 **B.** Subtract **unencumbered fund amount** used to reduce total debt. .... –$ 0 **C.** Subtract **certified amount spent from sales tax to reduce debt** (enter zero if none) .... –$ 0 **D.** Subtract **amount paid** from other resources .... –$ 777,613 **E. Adjusted debt.** Subtract B, C and D from A.	$ 7,029,033
43.	**Certified 2022 excess debt collections.** Enter the amount certified by the collector. [29]	$ 0
44.	**Adjusted 2023 debt.** Subtract Line 43 from Line 42E.	$ 7,029,033
45.	**2023 anticipated collection rate.** **A.** Enter the 2023 anticipated collection rate certified by the collector. [30] .... 100.00 % **B.** Enter the 2022 actual collection rate. .... 102.10 % **C.** Enter the 2021 actual collection rate. .... 100.71 % **D.** Enter the 2020 actual collection rate. .... 107.60 % **E.** If the anticipated collection rate in A is lower than actual collection rates in B, C and D, enter the lowest collection rate from B, C and D. If the anticipated rate in A is higher than at least one of the rates in the prior three years, enter the rate from A. Note that the rate can be greater than 100%. [31]	100.71 %
46.	**2023 debt adjusted for collections.** Divide Line 44 by Line 45E.	$ 6,979,478
47.	**2023 total taxable value.** Enter the amount on Line 21 of the *No-New-Revenue Tax Rate Worksheet.*	$ 3,203,315,705
48.	**2023 debt rate.** Divide Line 46 by Line 47 and multiply by $100.	$ 0.217882 /$100
49.	**2023 voter-approval tax rate.** Add Lines 41 and 48.	$ 0.673869 /$100
D49.	***Disaster Line 49 (D49):*** **2023 voter-approval tax rate for taxing unit affected by disaster declaration.** Complete this line if the taxing unit calculated the voter-approval tax rate in the manner provided for a special taxing unit on Line D41. Add Line D41 and 48.	$ ______ /$100

[27] Tex. Tax Code §26.042(a)
[28] Tex. Tax Code §26.012(7)
[29] Tex. Tax Code §26.012(10) and 26.04(b)
[30] Tex. Tax Code §26.04(b)
[31] Tex. Tax Code §§26.04(h), (h-1) and (h-2)

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
50.	**COUNTIES ONLY.** Add together the voter-approval tax rates for each type of tax the county levies. The total is the 2023 county voter-approval tax rate.	$ 0 /$100

SECTION 3: NNR Tax Rate and Voter-Approval Tax Rate Adjustments for Additional Sales Tax to Reduce Property Taxes

Cities, counties and hospital districts may levy a sales tax specifically to reduce property taxes. Local voters by election must approve imposing or abolishing the additional sales tax. If approved, the taxing unit must reduce its NNR and voter-approval tax rates to offset the expected sales tax revenue.

This section should only be completed by a county, city or hospital district that is required to adjust its NNR tax rate and/or voter-approval tax rate because it adopted the additional sales tax.

Line	Additional Sales and Use Tax Worksheet	Amount/Rate
51.	**Taxable Sales.** For taxing units that adopted the sales tax in November 2022 or May 2023, enter the Comptroller's estimate of taxable sales for the previous four quarters. [32] Estimates of taxable sales may be obtained through the Comptroller's Allocation Historical Summary webpage. Taxing units that adopted the sales tax before November 2022, enter 0.	$ 0
52.	**Estimated sales tax revenue.** Counties exclude any amount that is or will be spent for economic development grants from the amount of estimated sales tax revenue. [33] **Taxing units that adopted the sales tax in November 2022 or in May 2023.** Multiply the amount on Line 51 by the sales tax rate (.01, .005 or .0025, as applicable) and multiply the result by .95. [34] **- or -** **Taxing units that adopted the sales tax before November 2022.** Enter the sales tax revenue for the previous four quarters. Do not multiply by .95.	$ 0
53.	**2023 total taxable value.** Enter the amount from Line 21 of the *No-New-Revenue Tax Rate Worksheet.*	$ 3,203,315,705
54.	**Sales tax adjustment rate.** Divide Line 52 by Line 53 and multiply by $100.	$ 0 /$100
55.	**2023 NNR tax rate, unadjusted for sales tax.**[35] Enter the rate from Line 26 or 27, as applicable, on the *No-New-Revenue Tax Rate Worksheet.*	$ 0.626779 /$100
56.	**2023 NNR tax rate, adjusted for sales tax.** **Taxing units that adopted the sales tax in November 2022 or in May 2023.** Subtract Line 54 from Line 55. Skip to Line 57 if you adopted the additional sales tax before November 2022.	$ 0.626779 /$100
57.	**2023 voter-approval tax rate, unadjusted for sales tax.**[36] Enter the rate from Line 49, Line D49 (disaster) or Line 50 (counties) as applicable, of the *Voter-Approval Tax Rate Worksheet.*	$ 0.673869 /$100
58.	**2023 voter-approval tax rate, adjusted for sales tax.** Subtract Line 54 from Line 57.	$ 0.673869 /$100

SECTION 4: Voter-Approval Tax Rate Adjustment for Pollution Control

A taxing unit may raise its rate for M&O funds used to pay for a facility, device or method for the control of air, water or land pollution. This includes any land, structure, building, installation, excavation, machinery, equipment or device that is used, constructed, acquired or installed wholly or partly to meet or exceed pollution control requirements. The taxing unit's expenses are those necessary to meet the requirements of a permit issued by the Texas Commission on Environmental Quality (TCEQ). The taxing unit must provide the tax assessor with a copy of the TCEQ letter of determination that states the portion of the cost of the installation for pollution control.

This section should only be completed by a taxing unit that uses M&O funds to pay for a facility, device or method for the control of air, water or land pollution.

Line	Voter-Approval Rate Adjustment for Pollution Control Requirements Worksheet	Amount/Rate
59.	**Certified expenses from the Texas Commission on Environmental Quality (TCEQ).** Enter the amount certified in the determination letter from TCEQ. [37] The taxing unit shall provide its tax assessor-collector with a copy of the letter. [38]	$ 0
60.	**2023 total taxable value.** Enter the amount from Line 21 of the *No-New-Revenue Tax Rate Worksheet.*	$ 3,203,315,705
61.	**Additional rate for pollution control.** Divide Line 59 by Line 60 and multiply by $100.	$ 0 /$100
62.	**2023 voter-approval tax rate, adjusted for pollution control.** Add Line 61 to one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties) or Line 58 (taxing units with the additional sales tax).	$ 0.673869 /$100

[32] Tex. Tax Code §26.041(d)
[33] Tex. Tax Code §26.041(i)
[34] Tex. Tax Code §26.041(d)
[35] Tex. Tax Code §26.04(c)
[36] Tex. Tax Code §26.04(c)
[37] Tex. Tax Code §26.045(d)
[38] Tex. Tax Code §26.045(i)

SECTION 5: Voter-Approval Tax Rate Adjustment for Unused Increment Rate

The unused increment rate is the rate equal to the difference between the adopted tax rate and voter-approval tax rate adjusted to remove the unused increment rate for the prior three years. [39] In a year where a taxing unit adopts a rate by applying any portion of the unused increment rate, the portion of the unused increment rate must be backed out of the calculation for that year.

The difference between the adopted tax rate and adjusted voter-approval tax rate is considered zero in the following scenarios:

- a tax year before 2020; [40]
- a tax year in which the municipality is a defunding municipality, as defined by Tax Code Section 26.0501(a); [41] or
- after Jan. 1, 2022, a tax year in which the comptroller determines that the county implemented a budget reduction or reallocation described by Local Government Code Section 120.002(a) without the required voter approval. [42]

Individual components can be negative, but the overall rate would be the greater of zero or the calculated rate.

This section should only be completed by a taxing unit that does not meet the definition of a special taxing unit. [43]

Line	Unused Increment Rate Worksheet		Amount/Rate
63.	**Year 3 component.** Subtract the 2022 actual tax rate and the 2022 unused increment rate from the 2022 voter-approval tax rate.		
	A. Voter-approval tax rate (Line 67)	$ 0.780381 /$100	
	B. Unused increment rate (Line 66)	$ 0.086497 /$100	
	C. Subtract B from A	$ 0.693884 /$100	
	D. Adopted Tax Rate	$ 0.650416 /$100	
	E. Subtract D from C	$ 0.043468 /$100	
64.	**Year 2 component.** Subtract the 2021 actual tax rate and the 2021 unused increment rate from the 2021 voter-approval tax rate.		
	A. Voter-approval tax rate (Line 67)	$ 0.787231 /$100	
	B. Unused increment rate (Line 66)	$ 0.040240 /$100	
	C. Subtract B from A	$ 0.746991 /$100	
	D. Adopted Tax Rate	$ 0.700734 /$100	
	E. Subtract D from C	$ 0.046257 /$100	
65.	**Year 1 component.** Subtract the 2020 actual tax rate and the 2020 unused increment rate from the 2020 voter-approval tax rate.		
	A. Voter-approval tax rate (Line 65)	$ 0.760240 /$100	
	B. Unused increment rate (Line 64)	$ 0 /$100	
	C. Subtract B from A	$ 0.760240 /$100	
	D. Adopted Tax Rate	$ 0.720000 /$100	
	E. Subtract D from C	$ 0.040240 /$100	
66.	**2023 unused increment rate.** Add Lines 63E, 64E and 65E.		$ 0.129965 /$100
67.	**Total 2023 voter-approval tax rate, including the unused increment rate.** Add Line 66 to one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties), Line 58 (taxing units with the additional sales tax) or Line 62 (taxing units with pollution control).		$ 0.803834 /$100

[39] Tex. Tax Code §26.013(a)
[40] Tex. Tax Code §26.013(c)
[41] Tex. Tax Code §§26.0501(a) and (c)
[42] Tex. Local Gov't Code §120.007(d), effective Jan. 1, 2022
[43] Tex. Tax Code §26.063(a)(1)
[44] Tex. Tax Code §26.012(8-a)
[45] Tex. Tax Code §26.063(a)(1)

SECTION 6: De Minimis Rate

The de minimis rate is the rate equal to the sum of the no-new-revenue maintenance and operations rate, the rate that will raise $500,000, and the current debt rate for a taxing unit. [44]

This section should only be completed by a taxing unit that is a municipality of less than 30,000 or a taxing unit that does not meet the definition of a special taxing unit. [45]

Line	De Minimis Rate Worksheet	Amount/Rate
68.	**Adjusted 2023 NNR M&O tax rate.** Enter the rate from Line 39 of the *Voter-Approval Tax Rate Worksheet*	$ 0.440568 /$100
69.	**2023 total taxable value.** Enter the amount on Line 21 of the *No-New-Revenue Tax Rate Worksheet.*	$ 3,203,315,705
70.	**Rate necessary to impose $500,000 in taxes.** Divide $500,000 by Line 69 and multiply by $100.	$ 0.015608 /$100
71.	**2023 debt rate.** Enter the rate from Line 48 of the *Voter-Approval Tax Rate Worksheet.*	$ 0.217882 /$100
72.	**De minimis rate.** Add Lines 68, 70 and 71.	$ 0.674058 /$100

SECTION 7: Voter Approval Tax Rate Adjustment for Emergency Revenue Rate

In the tax year after the end of the disaster calculation time period detailed in Tax Code Section 26.042(a), a taxing unit that calculated its voter-approval tax rate in the manner provided for a special taxing unit due to a disaster must calculate its emergency revenue rate and reduce its voter-approval tax rate for that year.[46]

Similarly, if a taxing unit adopted a tax rate that exceeded its voter-approval tax rate, calculated normally, without holding an election to respond to a disaster, as allowed by Tax Code Section 26.042(d), in the prior year, it must also reduce its voter-approval tax rate for the current tax year. [47]

This section will apply to a taxing unit other than a special taxing unit that:

- directed the designated officer or employee to calculate the voter-approval tax rate of the taxing unit in the manner provided for a special taxing unit in the prior year; and
- the current year is the first tax year in which the total taxable value of property taxable by the taxing unit as shown on the appraisal roll for the taxing unit submitted by the assessor for the taxing unit to the governing body exceeds the total taxable value of property taxable by the taxing unit on January 1 of the tax year in which the disaster occurred or the disaster occurred four years ago. This section will apply to a taxing unit in a disaster area that adopted a tax rate greater than its voter-approval tax rate without holding an election in the prior year.

Note: This section does not apply if a taxing unit is continuing to calculate its voter-approval tax rate in the manner provided for a special taxing unit because it is still within the disaster calculation time period detailed in Tax Code Section 26.042(a) because it has not met the conditions in Tax Code Section 26.042(a)(1) or (2).

Line	Emergency Revenue Rate Worksheet	Amount/Rate
73.	**2022 adopted tax rate.** Enter the rate in Line 4 of the *No-New-Revenue Tax Rate Worksheet.*	$ 0.650416 /$100
74.	**Adjusted 2022 voter-approval tax rate.** Use the taxing unit's Tax Rate Calculation Worksheets from the prior year(s) to complete this line. If a disaster occurred in 2022 and the taxing unit calculated its 2022 voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) of the 2022 worksheet due to a disaster, complete the applicable sections or lines of Form 50-856-a, Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet. **- or -** If a disaster occurred prior to 2022 for which the taxing unit continued to calculate its voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) in 2022, complete the separate *Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet* to recalculate the voter-approval tax rate the taxing unit would have calculated in 2022 if it had generated revenue based on an adopted tax rate using a multiplier of 1.035 in the year(s) following the disaster. [48] Enter the final adjusted 2022 voter-approval tax rate from the worksheet. **- or -** If the taxing unit adopted a tax rate above the 2022 voter-approval tax rate without calculating a disaster tax rate or holding an election due to a disaster, no recalculation is necessary. Enter the voter-approval tax rate from the prior year's worksheet.	$ 0 /$100
75.	**Increase in 2022 tax rate due to disaster.** Subtract Line 74 from Line 73.	$ 0 /$100
76.	**Adjusted 2022 taxable value.** Enter the amount in Line 14 of the *No-New-Revenue Tax Rate Worksheet.*	$ 2,879,848,660
77.	**Emergency revenue.** Multiply Line 75 by Line 76 and divide by $100.	$ 0
78.	**Adjusted 2023 taxable value.** Enter the amount in Line 25 of the *No-New-Revenue Tax Rate Worksheet.*	$ 2,990,716,101
79.	**Emergency revenue rate.** Divide Line 77 by Line 78 and multiply by $100. [49]	$ 0 /$100

[46] Tex. Tax Code §26.042(b)
[47] Tex. Tax Code §26.042(f)
[48] Tex. Tax Code §26.042(c)
[49] Tex. Tax Code §26.042(b)

Line	Emergency Revenue Rate Worksheet	Amount/Rate
80.	**2023 voter-approval tax rate, adjusted for emergency revenue.** Subtract Line 79 from one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties), Line 58 (taxing units with the additional sales tax), Line 62 (taxing units with pollution control) or Line 67 (taxing units with the unused increment rate).	$ 0.803834 /$100

SECTION 8: Total Tax Rate

Indicate the applicable total tax rates as calculated above.

No-new-revenue tax rate. .... $ 0.626779 /$100
As applicable, enter the 2023 NNR tax rate from: Line 26, Line 27 (counties), or Line 56 (adjusted for sales tax).
Indicate the line number used: 26

Voter-approval tax rate .... $ 0.803834 /$100
As applicable, enter the 2023 voter-approval tax rate from: Line 49, Line D49 (disaster), Line 50 (counties), Line 58 (adjusted for sales tax), Line 62 (adjusted for pollution control), Line 67 (adjusted for unused increment), or Line 80 (adjusted for emergency revenue).
Indicate the line number used: 67

De minimis rate. .... $ 0.674058 /$100
If applicable, enter the 2023 de minimis rate from Line 72.

SECTION 9: Taxing Unit Representative Name and Signature

Enter the name of the person preparing the tax rate as authorized by the governing body of the taxing unit. By signing below, you certify that you are the designated officer or employee of the taxing unit and have accurately calculated the tax rates using values that are the same as the values shown in the taxing unit's certified appraisal roll or certified estimate of taxable value, in accordance with requirements in the Tax Code. [50]

print here John R. Ames, PCC, CTA
Printed Name of Taxing Unit Representative

sign here John R. Ames
Taxing Unit Representative

8/1/23
Date

DB
8/2/23

[50] Tex. Tax Code §§26.04(c-2) and (d-2)

D. Consent Agenda - All items listed on the consent agenda will be considered by the City Council and will be enacted on by one motion. There will be no separate discussion of these items unless a Councilmember or a member of the public so requests.

Subject	**6. Approve scheduling a public hearing on the FY 2023-2024 Proposed Budget at the September 5, 2023, Council meeting.**
Meeting	Aug 21, 2023 - City Council Meeting
Access	Public
Type	Action (Consent)
Recommended Action	Approve scheduling a public hearing on the FY 2023-2024 Proposed Budget for September 5, 2023, at 6:30p.m. with the meeting taking place in the Council Chambers of Sachse City Hall, located at 3815-B Sachse Road, Sachse, Texas 75048.

BACKGROUND

The Texas Local Government Code requires the City to hold a public hearing on the proposed budget and publish the notice for this meeting in addition to the notice required under Truth in Taxation guidelines.

OVERVIEW

The September 5 City Council meeting fulfills the public hearing requirements of the Local Government Code. Staff will submit the notice of the public hearing on the proposed budget to print in the August 24 Sachse News.

POLICY CONSIDERATIONS

Chapter 1022 of the Texas Local Government Code requires the City to hold a public hearing on the proposed budget and publish the notice for this meeting in addition to the notice required under Truth in Taxation guidelines.

RECOMMENDATION

Approve scheduling a public hearing on the FY 2023-2024 Proposed Budget for September 5, 2023, at 6:30p.m. with the meeting taking place in the Council Chambers of Sachse City Hall, located at 3815-B Sachse Road, Sachse, Texas 75048.

File Attachments
D6. 2023-2024 Notice of Public Hearing on Budget_lkg.pdf (107 KB)

All items listed on the consent agenda will be considered by the City Council and will be enacted on by one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests.

NOTICE OF PUBLIC HEARING

CITY OF SACHSE

PROPOSED OPERATING BUDGET FISCAL YEAR 2023-2024

The City of Sachse will hold a Public Hearing on the proposed budget for the fiscal year 2023-2024 on **September 5, 2023, at 6:30 p.m.** at Sachse City Hall, 3815-B Sachse Road, Sachse, Texas 75048.

This budget will raise more revenue from property taxes than last year's budget by an amount of $3,519,803, which is a 15.73 percent increase from last year's budget. The property tax revenue to be raised from new property added to the tax roll this year is $1,382,782.

The public is invited to attend and make comments. A copy of the proposed budget is on file with the City Secretary's Office located at 3815-B Sachse Road, Sachse, Texas 75048, at the Sachse Public Library located at 3815-C Sachse Road, Sachse, Texas 75048, and it is also available on the City of Sachse website www.cityofsachse.com.

D. Consent Agenda - All items listed on the consent agenda will be considered by the City Council and will be enacted on by one motion. There will be no separate discussion of these items unless a Councilmember or a member of the public so requests.

Subject	**7. Approve scheduling a public hearing on the FY 2023-2024 proposed tax rate at the September 18, 2023, Council meeting.**
Meeting	Aug 21, 2023 - City Council Meeting
Access	Public
Type	Action (Consent)
Recommended Action	Approve scheduling a public hearing on the FY 2023-2024 proposed tax rate for September 18, 2023, at 6:30p.m. with the meeting taking place in the Council Chambers of Sachse City Hall, located at 3815-B Sachse Road, Sachse, Texas 75048.

BACKGROUND
Texas Property Tax Code requires the City to hold a public hearing and publish a newspaper ad for a tax rate that exceeds the no-new-revenue or voter-approval rate.

OVERVIEW
According to Section 26.05(d) of the Property Tax Code, the City is required to hold one public hearing and publish a newspaper ad if proposing to consider a tax rate that exceeds the lower of the voter-approval rate ($0.803834) or the no-new-revenue rate ($0.626779). The proposed rate of $0.650416 exceeds the no-new-revenue rate of $0.626779 by $0.023637 and requires a public hearing and published newspaper ad.

Section 26.05(e) of the Texas Property Tax Code states that a meeting to vote on the tax increase may not be held later than the seventh day after the date of the public hearing. Due to this limitation, staff requests to hold the public hearing and vote on the tax rate at the City Council September 18 regular meeting. A hearing on this date satisfies tax code requirements.

POLICY CONSIDERATIONS
Per Section 26.05(d) of the Texas Property Tax Code, the City is required to hold one public hearing and publish a newspaper ad if proposing to consider a tax rate that exceeds the no-new-revenue or voter-approval rate, whichever is lower. Section 26.05(e) of the Texas Property Tax Code states that a meeting to vote on the tax increase may not be held later than the seventh day after the date of the public hearing.

RECOMMENDATION
Approve scheduling a public hearing on the FY 2023-2024 proposed tax rate for September 18, 2023, at 6:30p.m. with the meeting taking place in the Council Chambers of Sachse City Hall, located at 3815-B Sachse Road, Sachse, Texas 75048.

File Attachments
D7. Notice of Public Hearing_Tax Rate.pdf (37 KB)

All items listed on the consent agenda will be considered by the City Council and will be enacted on by one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests.

NOTICE OF PUBLIC HEARING
ON TAX INCREASE

A tax rate of $0.650416 per $100 valuation has been proposed by the governing body of City of Sachse.

PROPOSED TAX RATE	$0.650416 per $100
NO-NEW-REVENUE TAX RATE	$0.626779 per $100
VOTER-APPROVAL TAX RATE	$0.803834 per $100

The no-new-revenue tax rate is the tax rate for the 2023 tax year that will raise the same amount of property tax revenue for City of Sachse from the same properties in both the 2022 tax year and the 2023 tax year.

The voter-approval rate is the highest tax rate that City of Sachse may adopt without holding an election to seek voter approval of the rate.

The proposed tax rate is greater than the no-new-revenue tax rate. This means that City of Sachse is proposing to increase property taxes for the 2023 tax year.

A PUBLIC HEARING ON THE PROPOSED TAX RATE WILL BE HELD ON September 18, 2023, AT 06:30 PM AT 3815-B Sachse Road, Sachse, TX 75048.

The proposed tax rate is not greater than the voter-approval tax rate. As a result, City of Sachse is not required to hold an election at which voters may accept or reject the proposed tax rate. However, you may express your support for or opposition to the proposed tax rate by contacting the City of Sachse or by attending the public hearing mentioned above.

YOUR TAXES OWED UNDER ANY OF THE RATES
MENTIONED ABOVE CAN BE CALCULATED AS FOLLOWS:

Property tax amount= (tax rate) x (taxable value of your property)/100

FOR the proposal:

AGAINST the proposal:

PRESENT and not voting:

ABSENT:

Visit Texas.gov/PropertyTaxes to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information about proposed tax rates and scheduled public hearings of each entity that taxes your property.

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.

The following table compares the taxes imposed on the average residence homestead by City of Sachse last year to the taxes proposed to be imposed on the average residence homestead by City of Sachse this year.

	2022	2023	Change
Total tax rate (per $100 of value)	$0.650416	$0.650416	increase of 0.000000, or 0.00%
Average homestead taxable value	$344,012	$387,297	increase of 43,284, or 12.58%
Tax on average homestead	$2,237.51	$2,519.04	increase of 281.53, or 12.58%
Total tax levy on all properties	$22,372,731	$25,892,534	increase of 3,519,803, or 15.73%

For assistance with tax calculations, please contact the tax assessor for City of Sachse at 972-495-1212 or visit https://www.cityofsachse.com for more information.

E. Regular Agenda Items

Subject	**1. Conduct a public hearing and consider the adoption of an ordinance related to the Sachse Public Improvement District No. 1; ratifying and conforming prior actions of the City Council in connection with the District; approving an Operations and Maintenance Service and Assessment Plan Update for maintenance of authorized improvements within the District which lies within the corporate limits of the city; levying assessments against the assessed property to pay for maintenance of authorized improvements within the District; providing for the collection of assessments; creating a charge and lien against the assessed property; providing for penalties for delinquent assessments; creating a District Project Fund; making legislative findings; providing for severability; and providing an effective date.**
Meeting	Aug 21, 2023 - City Council Meeting
Access	Public
Type	Action
Preferred Date	Jul 26, 2021
Absolute Date	Jul 26, 2021
Recommended Action	Adopt an ordinance ratifying and approving an Operations and Maintenance Service and Assessment Plan Update for maintenance of authorized improvements for the Sachse Public Improvement District No. 1, levying special assessments against certain property in the District, and approving all other matters related thereto.

BACKGROUND

The Public Improvement District Assessment Act (the PID Act), Texas Local Government Code, Chapter 372, as amended, authorizes the City Council to create a public improvement district within the city. On January 22, 2019, the Council approved Resolution No. 3905 authorizing, establishing, and creating the Sachse Public Improvement District No. 1, and, on December 2, 2019, the Council approved Resolution No. 3958 adding land to the District. On October 5, 2020, the City Council adopted Resolution No. 3995 determining total costs for certain operation and maintenance services to be undertaken for the benefit of property within the District (the Authorized Services), approving a preliminary service and assessment plan and calling for a public hearing to consider the proposed assessments. The City Council held the Assessment Hearing on October 26, 2020, and, upon closing of the Assessment Hearing, the City Council adopted Ordinance No. 3999 approving the "Sachse Public Improvement District No. 1 Operation and Maintenance Service and Assessment Plan."

The City Council approved a resolution accepting and approving the preliminary 2023 O&M annual service plan update for the Sachse Public Improvement District No. 1 at The Station and called for the public hearing during the Special City Council Meeting on Monday, July 31, 2023. The affected property owners were mailed notices and a notice of the public hearing was published in the Sachse News.

Mary Petty, the PID Administrator for the City of Sachse with P3 Works, will be available to answer any questions about this item.

POLICY CONSIDERATIONS

This action item is authorized under Chapter 372 of the Texas Local Government Code and is contemplated within the original Development Agreement between the City and PMB Station Land LP that was executed on October 3, 2018.

RECOMMENDATION

Conduct a public hearing and adopt an ordinance ratifying and approving an operations and maintenance service and assessment plan update for maintenance of authorized improvements for the Sachse Public Improvement District No. 1, levying special assessments against certain property in the District and approving all other matters related thereto.

File Attachments
E1.1 Ordinance Levy O&M SAP PID No. 1 Final.pdf (88 KB)
E1.2 2023-08-09 SAC PID No. 1 2023 O&M SAP V2.0 Final.pdf (1,095 KB)

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS, RELATED TO THE SACHSE PUBLIC IMPROVEMENT DISTRICT NO. 1; RATIFYING AND CONFORMING PRIOR ACTIONS OF THE CITY COUNCIL IN CONNECTION WITH THE DISTRICT; APPROVING AN OPERATIONS AND MAINTENANCE SERVICE AND ASSESSMENT PLAN UPDATE FOR MAINTENANCE OF AUTHORIZED IMPROVEMENTS WITHIN THE DISTRICT WHICH LIES WITHIN THE CORPORATE LIMITS OF THE CITY; LEVYING ASSESSMENTS AGAINST THE ASSESSED PROPERTY TO PAY FOR MAINTENANCE OF AUTHORIZED IMPROVEMENTS WITHIN THE DISTRICT; PROVIDING FOR THE COLLECTION OF ASSESSMENTS; CREATING A CHARGE AND LIEN AGAINST THE ASSESSED PROPERTY; PROVIDING FOR PENALTIES FOR DELINQUENT ASSESSMENTS; CREATING A DISTRICT PROJECT FUND; MAKING LEGISLATIVE FINDINGS; PROVIDNG FOR SEVERABILTIY; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, on January 22, 2019, the Council approved Resolution No. 3905 (the "Authorization Resolution"), authorizing, establishing, and creating the Sachse Public Improvement District No. 1 (the "District"); and

WHEREAS, on July 31, 2023, the City Council adopted and approved Resolution No. 4110 accepting the updated *Preliminary Operations and Maintenance Service and Assessment Plan* (the "Preliminary SAP"), directing that the updated Preliminary SAP be filed with the City Secretary and made available for public inspection, calling for a public hearing on August 21, 2023, (the "Assessment Hearing") to consider the levy of assessments against the Assessed Property to pay for the operation and maintenance of the District as described in the updated Preliminary SAP (the "Supplemental Services"), and authorizing and directing the City Secretary to mail, publish, and otherwise provide notices of the Assessment Hearing as required by the Act; and

WHEREAS, the updated Preliminary SAP includes a service plan, assessment plan and assessment rolls as required by the Act; and

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

WHEREAS, after mailing, publishing, and otherwise providing all notices of the Assessment Hearing as required by the Act, the City Council conducted the Assessment Hearing on August 21, 2023, at the time and place and for the purposes set forth in the notices; and

WHEREAS, after all persons having an interest in the levy of assessments against the Assessed Property were given an opportunity to be heard in support of or in opposition to the assessments, the City Council closed the Assessment Hearing on August 21, 2023; and

WHEREAS, after the closing of the Assessment Hearing, and after considering the information, materials, evidence, and testimony offered to the City Council prior to and at the Assessment Hearing, the City Council has determined that it promotes the interest of the City to adopt and approve this Ordinance.

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

SECTION 1. The findings set forth above, together with the Exhibits attached hereto, are incorporated into the body of this Ordinance as fully set forth herein.

SECTION 2. The City Council hereby accepts the update to the Operations and Maintenance Service and Assessment Plan and is incorporated as part of the Ordinance for all purposes as **Exhibit A**. The Operations and Maintenance Service and Assessment Plan shall be updated by the City Council no less frequently than annually as required by the Act.

SECTION 3. Based on the updated Operations and Maintenance Service and Assessment Plan, the City Council hereby levies an Assessment upon each Assessed Property in the amounts set forth on the Assessment Rolls.

SECTION 4. Each Assessment against an Assessed Property, together with Annual Collection Costs, and reasonable attorney's fees, if incurred, constitutes a lien against the Assessed Property and is the personal liability of and charge against the owner of the Assessed Property regardless of whether the owner is named in this Ordinance.

SECTION 5. The Assessment lien against each Assessed Property created by this Ordinance is effective from the date of this Ordinance and "runs with the land." The Assessment lien may be enforced by the City, including foreclosure, in the same manner that an ad valorem tax lien is foreclosed. Any purchaser of an Assessed Property in foreclosure takes subject to the lien against the Assessed Property created by the Assessment.

SECTION 6. The Assessments against each Assessed Property as set forth in the Assessment Rolls are due and payable not later than January 31, 2024, and will be delinquent February 1, 2024. Delinquent Assessments shall incur interest, penalties, and attorney's fees in the same manner as delinquent ad valorem taxes.

SECTION 7. The City shall cause the Assessments to be billed and collected at the same time and in the same manner as the ad valorem taxes, and immediately deposit as follows:

> 7.1 The City will deposit the annual installment of Assessments collected from Assessed Property within the District as follows: (1) The Improvement Area #1 Operation and Maintenance Assessment revenue shall be deposited into the Improvement Area #1 Operation and Maintenance Account; and (2) The Major Improvement Area Operation and Maintenance Assessment revenue shall be deposited into the Major Improvement

Area Operation and Maintenance Account.

SECTION 8. Based on materials and information prepared by City staff and qualified professional consultants, on testimony provided throughout the process of creating the District and levying the Assessments including, but not limited to, testimony offered at the Assessment Hearing, the City Council, acting in its discretionary, legislative capacity hereby finds and determines:

8.1 That the Assessed Property is specially benefitted by the Supplemental Services in an amount that meets or exceeds the Assessments.

8.2 The Assessments (i) are just and equitable; (ii) produce substantial equality, considering benefits received and the burdens imposed; (iii) result in equal shares of the cost of the services on property similarly benefited; and (iv) are authorized by and have been levied in accordance with the Act, state law, and ordinances of the City.

8.3 That the Assessments against the Assessed Property are in amounts required to pay the costs of the Supplemental Services.

SECTION 9. The City Council may make supplemental Assessments to correct omissions or mistakes related to the cost of the Supplemental Services and reassessments if the City Council determines that any Assessment is excessive. The City Council may also adjust the Assessments downward following each annual update to the Operations and Maintenance Service and Assessment Plan.

SECTION 10. This Ordinance incorporates, by reference, all provisions of the Act. In the event of any conflict between this Ordinance and the Act, the Act shall control.

SECTION 11. If any section, article, paragraph, sentence, clause, phrase, or word of this Ordinance, or application thereto any persons or circumstances, is held invalid by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance; and the City Council hereby declares it would have passed such remaining portions of this Ordinance despite such invalid portions, which remaining portions shall remain in full force and effect.

SECTION 12. This Ordinance shall become effective from and after its date of passage and approval by the City Council.

[Remainder of page left blank intentionally.]

PASSED AND APPROVED by the City Council of the City of Sachse, Texas on the 21st day of August, 2023.

APPROVED:

____

Jeff Bickerstaff, Mayor

DULY ENROLLED:

____

Leah K Granger, City Secretary

STATE OF TEXAS §
§
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 21st day of August, 2023, by Jeff Bickestaff and Leah K Granger, the Mayor and City Secretary, respectively, of the City of Sachse, Texas, on behalf of said City.

____

Notary Public, State of Texas

(SEAL)

Exhibit A

Operations and Maintenance Service and Assessment Plan

[Remainder of page left blank intentionally.]

CITY OF SACHSE, TEXAS
PUBLIC IMPROVEMENT DISTRICT NO. 1

2023 O&M ANNUAL SERVICE PLAN UPDATE
AUGUST 21, 2023

INTRODUCTION

Capitalized terms used in this Annual Service Plan Update have the meanings given to them in the O&M Service and Assessment Plan.

On January 22, 2019, the City passed and approved Resolution No. 3905 authorizing the establishment of the District in accordance with the Act, which authorization was effective upon publication as required by the Act. The purpose of the District is to finance the Actual Costs of Authorized Improvements that confer a special benefit on approximately 170.686 acres located within the corporate limits of the City.

On October 26, 2020, the City Council approved Ordinance No. 3998 approving a Service and Assessment Plan which identified the Authorized Improvements, the indebtedness to be incurred for the cost of the Authorized Improvements, and the manner of assessing the Property for the cost of the Authorized Improvements.

On October 26, 2020, the City Council approved the O&M Service and Assessment Plan by approving Ordinance No. 3999, which provided terms for the Operations and Maintenance Assessment to fund the cost of the maintenance of the Authorized Improvements for the Assessed Property within the District and approved the levy of Assessments and Assessment Roll for Operations and Maintenance Costs and Annual Collection Costs.

On July 26, 2021, the City Council approved the O&M Service and Assessment Plan by approving Ordinance No. 4022, which provided terms for the Operations and Maintenance Assessment to fund the cost of the maintenance of the Authorized Improvements for the Assessed Property within the District and approved the levy of Assessments and Assessment Roll for Operations and Maintenance Costs and Annual Collection Costs.

On December 5, 2022, the City Council approved the O&M Service and Assessment Plan by approving Ordinance No. 4091, which provided terms for the Operations and Maintenance Assessment to fund the cost of the maintenance of the Authorized Improvements for the Assessed Property within the District and approved the levy of Assessments and Assessment Roll for Operations and Maintenance Costs and Annual Collection Costs.

This 2023 Annual Service Plan Update serves to levy Assessments and create a lien against Assessed Property within the District to pay for Operations and Maintenance Costs and Annual Collection Costs and serves as the annual update to the O&M Service and Assessment Plan in accordance with the Act.

PARCEL SUBDIVISION

City Land

- The final plat for The Station Major Infrastructure Phase 1, consisting of 1 Lot within Dallas County, was recorded in the Official Public Records of the County on December 7, 2020. The Lot is classified as City Land and will therefore not be allocated an Assessment.

Improvement Area #1

- The final plat for The Station Phase 1 (Block A), consisting of 224 residential Lots and 9 non-benefitted Lots within Dallas County, was recorded in the Official Public Records of the County on August 6, 2020. 165 residential Lots are classified as Single Family Lot Types, 59 Lots are classified as Townhome Lots, and 9 Lots are classified as Non-Benefitted Property.
- The final plat for The Station Retail Lot 1, Block M (Block K-1), consisting of 15,688 square feet of Commercial Lot Type 1 per the Site Plan provided by the Original Owner, was recorded in the Official Public Records of the County on August 25, 2021.
- The Final Plat for Block B, which consists of 300 Multi-Family units, was recorded in the Official Public Records of the County on November 11, 2021.

Improvement Area #2

- The preliminary plat for The Station Phase 3 (Block C), consisting of 49 residential Lots and 4 non-benefitted Lots within Dallas County, was approved by the City on December 13, 2021, and is expected to be recorded in the Official Public Records of the County in the first quarter of 2023. All 49 residential Lots are classified as Single Family Lot Types, and 4 Lots are classified as Non-Benefitted Property.

Improvement Area #3

- The site plan for Block K-2(A), was submitted to the City on November 1, 2021, consisting of 18,172 square feet of Commercial Lot Type 2.
- The preliminary site plan for Block K-2(C) was submitted to the City on March 11, 2022, consisting of 6,050 square feet of Commercial Lot Type 2.
- The site plan for The Station Multi-Family Phase 2 (Block D partial) was submitted to the city on December 14, 2021, consisting of 297 Multi-Family units.
- The site plan for Sparrow Senior Living (Block F) was submitted to the City on January 29, 2021, consisting of 193 Multi-Family units**.** The final plat for Block F has been approved by the City, but not yet filed with the County.
- The site plan for TRHS MOB One Block B, Lot 3 (Block L3) was submitted to the city

originally on December 16, 2020, and resubmitted on February 23, 2021, consisting of 66,600 square feet of Commercial Lot Type 2.

- The master site plan – West Tract for Trinity Regional Hospital Sachse Medical Office Building 1 was submitted to the City on October 28, 2020, consisting of one building containing 66,600 square feet of Commercial Lot Type 2 (which is the same building as in the site plan for TRHS MOB One Block B, Lot 3), and an additional building containing an additional 20,000 square feet of Commercial Lot Type 2 on Block L2, for a total of 86,600 square feet of Commercial Lot Type 2. The final plat for Block L2 and Block L3 has been approved by the City, but not yet filed with the County.

Improvement Area #4

- The conceptual site plan for Block I was submitted to the City in March of 2022 and consists of 103,680 square feet of Commercial Lot Type 3.

Improvement Area #5

- The preliminary site plan for Project Apollo (Block J) was submitted to the City in September of 2021 and consists of 218,792 square feet of Commercial Lot Type 3.

See Exhibit D for the buyer disclosure for the Operations and Maintenance Assessment.

OPERATION AND MAINTENANCE OF THE DISTRICT

Operations and Maintenance Assessments and the Annual Installments thereof shall be calculated, levied, and collected each year on all Assessed Property in an amount sufficient to pay the Operations and Maintenance Costs. The Operations and Maintenance Costs equal approximately $142,407 for October 1, 2023 – September 30, 2024, as shown on **Exhibit C.** In no event will the Operations and Maintenance Assessment be greater than the Operations and Maintenance Costs.

The Operations and Maintenance Assessment and Annual Collection Costs shall be collected per Lot in the same manner and at the same time as the Annual Installments of Assessments for the Authorized Improvements and shall be subject to the same penalties and procedures as the Annual Installments for the Authorized Improvements as authorized by the PID Act.

ANNUAL INSTALLMENT DUE 1/31/2024

Improvement Area #1

- ***Operations and Maintenance Assessment*** – The total Assessment required for the Annual Installment is $0.0500 per $100 of assessed value. The total Operations and Maintenance Assessment required for the Annual Installment is $59,111.92.

- ***Annual Collection Costs*** The cost of administering the District and collecting the Annual Installment shall be paid for equally by each Parcel. The total Annual Collection Costs budgeted for the Annual Installment for the District is approximately $0.01080 per $100 of assessed value, which equates to $12,771.61.

Improvement Area #1		
Due January 31, 2024		
Operations and Maintenance Assessment[a]	$	59,111.92
Annual Collection Costs[a]	$	12,771.61
Total Annual Installment	$	71,883.53

Footnotes:

[a] Calculations for Operations and Maintenance Assessment and Annual Collection Costs based on appraised values per the 2023 values from Dallas Central Appraisal District.

See below for a chart showing the breakdown of Annual Collection Costs for the Annual Installment due 1/31/2024.

Annual Collection Costs		
Category	Improvement Area #1	
P3Works Administration	$	8,563.12
City Auditor		-
Filing Fees		570.87
Public Notice Mailings		326.54
ASW Collection Contract		2,740.20
Misc		570.87
Total	**$**	**12,771.61**

Major Improvement Area

- ***Operations and Maintenance Assessment*** – The total Assessment required for the Annual Installment is $0.0500 per $100 of assessed value. The total Operations and Maintenance Assessment required for the Annual Installment is $60,923.69.

- ***Annual Collection Costs*** The cost of administering the District and collecting the Annual Installment shall be paid for equally by each Parcel. The total Annual Collection Costs budgeted for the Annual Installment for the District is approximately $0.00788 per $100 of assessed value which equates to $9,600.39.

Major Improvement Area		
Due January 31, 2024		
Operations and Maintenance Assessment[a]	$	60,923.69
Annual Collection Costs[a]	$	9,600.39
Total Annual Installment	$	70,524.08

Footnotes:

[a] Calculations for Operations and Maintenance Assessment and Annual Collection Costs based on appraised values per the 2022 values from Dallas Central Appraisal District.

See below for a chart showing the breakdown of Annual Collection Costs for the Annual Installment due 1/31/2024.

Annual Collection Costs		
Category	Major Improvement Area	
P3Works Administration	$	6,436.88
City Auditor		-
Filing Fees		429.13
Public Notice Mailings		245.46
ASW Collection Contract		2,059.80
Misc		429.13
Total	**$**	**9,600.39**

SERVICE PLAN – FIVE YEAR PROJECTION

The Act requires the annual indebtedness and projected costs for the Operations and Maintenance Assessment and Annual Collection Costs to be reviewed and updated annually, which shall include a projection covering a period of at least five years.

Improvement Area #1						
Year		**4**	**5**	**6**	**7**	**8**
Annual Installment Due		**1/31/2024**	**1/31/2025**	**1/31/2026**	**1/31/2027**	**1/31/2028**
Appraised Taxable Value[a]	A	$ 118,223,840.00	$ 120,588,316.80	$ 123,000,083.14	$ 123,000,084.16	$ 125,460,085.84
Operation and Maintenance Assessment[b], [c	B	$ 0.0500	$ 0.0500	$ 0.0500	$ 0.0500	$ 0.0500
Annual Collection Costs[c]	C	$ 0.0108	$ 0.0108	$ 0.0108	$ 0.0108	$ 0.0108
Total Annual Installment	**D = (A ÷ 100) × (B + C)**	**$ 71,883.53**	**$ 73,321.20**	**$ 74,787.62**	**$ 74,787.62**	**$ 76,283.37**

Major Improvement Area						
Year		**4**	**5**	**6**	**7**	**8**
Annual Installment Due		**1/31/2024**	**1/31/2025**	**1/31/2026**	**1/31/2027**	**1/31/2028**
Appraised Taxable Value[a]	A	$ 121,847,380.00	$ 212,601,439.73	$ 213,441,553.54	$ 257,429,771.15	$ 262,578,366.57
Operation and Maintenance Assessment[b], [c	B	$ 0.0500	$ 0.0500	$ 0.0500	$ 0.0500	$ 0.0500
Annual Collection Costs[c]	C	$ 0.0079	$ 0.0079	$ 0.0079	$ 0.0079	$ 0.0079
Total Annual Installment	**D = (A ÷ 100) × (B + C)**	**$ 70,524.08**	**$ 123,051.65**	**$ 123,537.90**	**$ 148,997.86**	**$ 151,977.81**

Footnotes:

[a] Appraised Values per the 2022 values from Dallas Central Appraisal District. Each following year is an estimate only, based on absorption schedule provided by the Developer.

[b] Per the O&M Service and Assessment Plan, the Operations and Maintenance Assessment (per $100 of Appraised Value).

[c] The Operations and Maintenance Assessment due 1/31/2024 equals approximately $0.0500 and the Annual Collection Costs due 1/31/2024 equal approximately $0.01080 for Improvement Area #1 and $0.00788 for the Major Improvement Area. Both will be adjusted each year based on actual Operations and Maintenance Costs and administrative costs.

The Annual Installments for years 2024 through 2028 are estimates and are subject to change when the City Council approves the annual O&M Annual Service Update for each specific year as required by the Act.

UPDATE OF THE ASSESSMENT ROLLS

The list of current Lots within the District required to pay the Operations and Maintenance Assessment, the corresponding Operations and Maintenance Assessment, Annual Collection Costs, and the total Annual Installment are shown on the Improvement Area #1 Assessment Roll attached hereto as **Exhibit A-1** and the Major Improvement Area Assessment Roll attached hereto as **Exhibit A-2.** The Lots shown on the Assessment Rolls will receive the bills for the 2023 Annual Installments which will be delinquent if not paid by January 31, 2024.

EXHIBIT A-1 – IMPROVEMENT AREA #1 ASSESSMENT ROLL

Property ID	Lot Type	A Appraised Taxable Value[a]	B O&M Assessment[b]	C Annual Collection Costs	D = (A ÷ 100) × (B + C) Annual Installment Due 1/31/2024
480119100A0010000	Single Family	$ 225,090.00	$ 0.0500	$ 0.0108	$ 136.86
480119100A0020000	Single Family	$ 68,000.00	$ 0.0500	$ 0.0108	$ 41.35
480119100ACA10000	Non-Benefitted	$ -	$ -	$ -	$ -
480119100A0030000	Single Family	$ 68,000.00	$ 0.0500	$ 0.0108	$ 41.35
480119100A0040000	Single Family	$ 68,000.00	$ 0.0500	$ 0.0108	$ 41.35
480119100A0050000	Single Family	$ 68,000.00	$ 0.0500	$ 0.0108	$ 41.35
480119100A0060000	Single Family	$ 85,000.00	$ 0.0500	$ 0.0108	$ 51.68
480119100A0070000	Single Family	$ 85,000.00	$ 0.0500	$ 0.0108	$ 51.68
480119100A0080000	Single Family	$ 85,000.00	$ 0.0500	$ 0.0108	$ 51.68
480119100A0090000	Single Family	$ 68,000.00	$ 0.0500	$ 0.0108	$ 41.35
480119100A0100000	Single Family	$ 68,000.00	$ 0.0500	$ 0.0108	$ 41.35
480119100A0110000	Single Family	$ 68,000.00	$ 0.0500	$ 0.0108	$ 41.35
480119100A0120000	Single Family	$ 85,000.00	$ 0.0500	$ 0.0108	$ 51.68
480119100A0130000	Single Family	$ 85,000.00	$ 0.0500	$ 0.0108	$ 51.68
480119100A0140000	Single Family	$ 121,370.00	$ 0.0500	$ 0.0108	$ 73.80
480119100B0010000	Single Family	$ 457,200.00	$ 0.0500	$ 0.0108	$ 277.99
480119100B0020000	Single Family	$ 337,320.00	$ 0.0500	$ 0.0108	$ 205.10
480119100B0030000	Single Family	$ 397,970.00	$ 0.0500	$ 0.0108	$ 241.98
480119100BCA20000	Non-Benefitted	$ -	$ -	$ -	$ -
480119100B0040000	Single Family	$ 403,050.00	$ 0.0500	$ 0.0108	$ 245.07
480119100B0050000	Single Family	$ 68,000.00	$ 0.0500	$ 0.0108	$ 41.35
480119100B0060000	Single Family	$ 337,320.00	$ 0.0500	$ 0.0108	$ 205.10
480119100B0070000	Single Family	$ 457,790.00	$ 0.0500	$ 0.0108	$ 278.35
480119100B0080000	Single Family	$ 456,590.00	$ 0.0500	$ 0.0108	$ 277.62
480119100B0090000	Single Family	$ 206,690.00	$ 0.0500	$ 0.0108	$ 125.67
480119100B0100000	Single Family	$ 167,530.00	$ 0.0500	$ 0.0108	$ 101.86
480119100B0110000	Single Family	$ 424,110.00	$ 0.0500	$ 0.0108	$ 257.87
480119100C0010000	Single Family	$ 229,090.00	$ 0.0500	$ 0.0108	$ 139.29
480119100C0020000	Single Family	$ 68,000.00	$ 0.0500	$ 0.0108	$ 41.35
480119100C0030000	Single Family	$ 109,890.00	$ 0.0500	$ 0.0108	$ 66.82
480119100C0040000	Single Family	$ 413,000.00	$ 0.0500	$ 0.0108	$ 251.12
480119100C0050000	Single Family	$ 338,220.00	$ 0.0500	$ 0.0108	$ 205.65
480119100C0060000	Single Family	$ 452,680.00	$ 0.0500	$ 0.0108	$ 275.24
480119100C0070000	Single Family	$ 436,910.00	$ 0.0500	$ 0.0108	$ 265.65
480119100C0080000	Single Family	$ 214,440.00	$ 0.0500	$ 0.0108	$ 130.39
480119100C0090000	Single Family	$ 68,000.00	$ 0.0500	$ 0.0108	$ 41.35
480119100C0100000	Single Family	$ 206,690.00	$ 0.0500	$ 0.0108	$ 125.67
480119100C0110000	Single Family	$ 219,930.00	$ 0.0500	$ 0.0108	$ 133.72
480119100C0120000	Single Family	$ 425,250.00	$ 0.0500	$ 0.0108	$ 258.56
480119100C0130000	Single Family	$ 425,610.00	$ 0.0500	$ 0.0108	$ 258.78
480119100C0140000	Single Family	$ 448,700.00	$ 0.0500	$ 0.0108	$ 272.82
480119100D0010000	Single Family	$ 255,300.00	$ 0.0500	$ 0.0108	$ 155.23
480119100D0020000	Single Family	$ 244,080.00	$ 0.0500	$ 0.0108	$ 148.41
480119100D0030000	Single Family	$ 228,550.00	$ 0.0500	$ 0.0108	$ 138.97
480119100D0040000	Single Family	$ 403,050.00	$ 0.0500	$ 0.0108	$ 245.07
480119100D0050000	Single Family	$ 68,000.00	$ 0.0500	$ 0.0108	$ 41.35
480119100D0060000	Single Family	$ 339,590.00	$ 0.0500	$ 0.0108	$ 206.48
480119100D0070000	Single Family	$ 323,430.00	$ 0.0500	$ 0.0108	$ 196.65
480119100D0080000	Single Family	$ 268,840.00	$ 0.0500	$ 0.0108	$ 163.46
480119100D0090000	Single Family	$ 115,760.00	$ 0.0500	$ 0.0108	$ 70.39

Property ID	Lot Type	A Appraised Taxable Value[a]		B O&M Assessment[b]		C Annual Collection Costs		D = (A ÷ 100) × (B + C) Annual Installment Due 1/31/2024	
480119100D0100000	Single Family	$	415,110.00	$	0.0500	$	0.0108	$	252.40
480119100D0110000	Single Family	$	436,910.00	$	0.0500	$	0.0108	$	265.65
480119100D0120000	Single Family	$	472,860.00	$	0.0500	$	0.0108	$	287.51
480119100D0130000	Single Family	$	425,610.00	$	0.0500	$	0.0108	$	258.78
480119100D0140000	Single Family	$	397,970.00	$	0.0500	$	0.0108	$	241.98
480119100D0150000	Single Family	$	68,000.00	$	0.0500	$	0.0108	$	41.35
480119100D0160000	Single Family	$	173,740.00	$	0.0500	$	0.0108	$	105.64
480119100D0170000	Single Family	$	138,690.00	$	0.0500	$	0.0108	$	84.33
480119100D0180000	Single Family	$	234,880.00	$	0.0500	$	0.0108	$	142.81
480119100D0190000	Single Family	$	455,890.00	$	0.0500	$	0.0108	$	277.19
480119100D0200000	Single Family	$	180,010.00	$	0.0500	$	0.0108	$	109.45
480119100D0210000	Single Family	$	68,000.00	$	0.0500	$	0.0108	$	41.35
480119100D0220000	Single Family	$	452,680.00	$	0.0500	$	0.0108	$	275.24
480119100D0230000	Single Family	$	417,720.00	$	0.0500	$	0.0108	$	253.99
480119100D0240000	Single Family	$	347,400.00	$	0.0500	$	0.0108	$	211.23
480119100D0250000	Single Family	$	244,880.00	$	0.0500	$	0.0108	$	148.89
480119100D0260000	Single Family	$	461,840.00	$	0.0500	$	0.0108	$	280.81
480119100DCA50000	Non-Benefitted	$	-	$	-	$	-	$	-
480119100E0010000	Single Family	$	384,450.00	$	0.0500	$	0.0108	$	233.76
480119100E0020000	Single Family	$	337,320.00	$	0.0500	$	0.0108	$	205.10
480119100ECA30000	Non-Benefitted	$	-	$	-	$	-	$	-
480119100E0030000	Single Family	$	403,620.00	$	0.0500	$	0.0108	$	245.41
480119100E0040000	Single Family	$	212,740.00	$	0.0500	$	0.0108	$	129.35
480119100E0050000	Single Family	$	68,000.00	$	0.0500	$	0.0108	$	41.35
480119100E0060000	Single Family	$	452,680.00	$	0.0500	$	0.0108	$	275.24
480119100E0070000	Single Family	$	395,740.00	$	0.0500	$	0.0108	$	240.62
480119100E0080000	Single Family	$	372,830.00	$	0.0500	$	0.0108	$	226.69
480119100E0090000	Single Family	$	214,020.00	$	0.0500	$	0.0108	$	130.13
480119100E0100000	Single Family	$	221,770.00	$	0.0500	$	0.0108	$	134.84
480119100E0110000	Single Family	$	210,840.00	$	0.0500	$	0.0108	$	128.20
480119100E0120000	Single Family	$	452,680.00	$	0.0500	$	0.0108	$	275.24
480119100E0130000	Single Family	$	241,560.00	$	0.0500	$	0.0108	$	146.88
480119100E0140000	Single Family	$	244,310.00	$	0.0500	$	0.0108	$	148.55
480119100E0150000	Single Family	$	207,070.00	$	0.0500	$	0.0108	$	125.90
480119100E0160000	Single Family	$	229,280.00	$	0.0500	$	0.0108	$	139.41
480119100E0170000	Single Family	$	411,800.00	$	0.0500	$	0.0108	$	250.39
480119100E0180000	Single Family	$	513,080.00	$	0.0500	$	0.0108	$	311.97
480119100E0190000	Single Family	$	412,380.00	$	0.0500	$	0.0108	$	250.74
480119100E0200000	Single Family	$	450,280.00	$	0.0500	$	0.0108	$	273.78
480119100E0210000	Single Family	$	436,910.00	$	0.0500	$	0.0108	$	265.65
480119100E0220000	Single Family	$	500,330.00	$	0.0500	$	0.0108	$	304.22
480119100E0230000	Single Family	$	473,090.00	$	0.0500	$	0.0108	$	287.65
480119100E0240000	Single Family	$	461,840.00	$	0.0500	$	0.0108	$	280.81
480119100E0250000	Single Family	$	379,140.00	$	0.0500	$	0.0108	$	230.53
480119100E0260000	Single Family	$	395,740.00	$	0.0500	$	0.0108	$	240.62
480119100E0270000	Single Family	$	463,980.00	$	0.0500	$	0.0108	$	282.11
480119100E0280000	Single Family	$	68,000.00	$	0.0500	$	0.0108	$	41.35
480119100E0290000	Single Family	$	153,120.00	$	0.0500	$	0.0108	$	93.10
480119100F0010000	Single Family	$	322,120.00	$	0.0500	$	0.0108	$	195.86
480119100F0020000	Single Family	$	405,860.00	$	0.0500	$	0.0108	$	246.77

		A		B		C		D = (A ÷ 100) × (B + C)	
Property ID	Lot Type	Appraised Taxable Value[a]		O&M Assessment[b]		Annual Collection Costs		Annual Installment Due 1/31/2024	
480119100F0030000	Single Family	$	463,980.00	$	0.0500	$	0.0108	$	282.11
480119100F0040000	Single Family	$	307,640.00	$	0.0500	$	0.0108	$	187.05
480119100F0050000	Single Family	$	332,580.00	$	0.0500	$	0.0108	$	202.22
480119100F0060000	Single Family	$	223,380.00	$	0.0500	$	0.0108	$	135.82
480119100F0070000	Single Family	$	251,360.00	$	0.0500	$	0.0108	$	152.83
480119100F0080000	Single Family	$	281,800.00	$	0.0500	$	0.0108	$	171.34
480119100F0090000	Single Family	$	433,670.00	$	0.0500	$	0.0108	$	263.68
480119100F0100000	Single Family	$	455,890.00	$	0.0500	$	0.0108	$	277.19
480119100F0110000	Single Family	$	500,330.00	$	0.0500	$	0.0108	$	304.22
480119100F0120000	Single Family	$	461,840.00	$	0.0500	$	0.0108	$	280.81
480119100F0130000	Single Family	$	452,680.00	$	0.0500	$	0.0108	$	275.24
480119100F0140000	Single Family	$	337,320.00	$	0.0500	$	0.0108	$	205.10
480119100F0150000	Single Family	$	425,610.00	$	0.0500	$	0.0108	$	258.78
480119100F0160000	Single Family	$	223,870.00	$	0.0500	$	0.0108	$	136.12
480119100F0170000	Single Family	$	68,000.00	$	0.0500	$	0.0108	$	41.35
480119100F0180000	Single Family	$	178,050.00	$	0.0500	$	0.0108	$	108.26
480119100F0190000	Single Family	$	337,320.00	$	0.0500	$	0.0108	$	205.10
480119100F0200000	Single Family	$	421,720.00	$	0.0500	$	0.0108	$	256.42
480119100F0210000	Single Family	$	448,700.00	$	0.0500	$	0.0108	$	272.82
480119100F0220000	Single Family	$	226,460.00	$	0.0500	$	0.0108	$	137.69
480119100F0230000	Single Family	$	167,530.00	$	0.0500	$	0.0108	$	101.86
480119100F0240000	Single Family	$	213,230.00	$	0.0500	$	0.0108	$	129.65
480119100F0250000	Single Family	$	452,680.00	$	0.0500	$	0.0108	$	275.24
480119100G0010000	Single Family	$	228,670.00	$	0.0500	$	0.0108	$	139.04
480119100G0020000	Single Family	$	387,960.00	$	0.0500	$	0.0108	$	235.89
480119100G0030000	Single Family	$	405,860.00	$	0.0500	$	0.0108	$	246.77
480119100G0040000	Single Family	$	338,220.00	$	0.0500	$	0.0108	$	205.65
480119100G0050000	Single Family	$	251,360.00	$	0.0500	$	0.0108	$	152.83
480119100G0060000	Single Family	$	217,760.00	$	0.0500	$	0.0108	$	132.40
480119100G0070000	Single Family	$	210,100.00	$	0.0500	$	0.0108	$	127.75
480119100G0080000	Single Family	$	179,530.00	$	0.0500	$	0.0108	$	109.16
480119100G0090000	Single Family	$	417,720.00	$	0.0500	$	0.0108	$	253.99
480119100G0100000	Single Family	$	270,790.00	$	0.0500	$	0.0108	$	164.65
480119100G0110000	Single Family	$	357,490.00	$	0.0500	$	0.0108	$	217.36
480119100G0120000	Single Family	$	85,000.00	$	0.0500	$	0.0108	$	51.68
480119100G0130000	Single Family	$	68,000.00	$	0.0500	$	0.0108	$	41.35
480119100G0140000	Single Family	$	122,090.00	$	0.0500	$	0.0108	$	74.23
480119100G0150000	Single Family	$	85,000.00	$	0.0500	$	0.0108	$	51.68
480119100G0160000	Single Family	$	425,610.00	$	0.0500	$	0.0108	$	258.78
480119100G0170000	Single Family	$	300,690.00	$	0.0500	$	0.0108	$	182.83
480119100G0180000	Single Family	$	68,000.00	$	0.0500	$	0.0108	$	41.35
480119100G0190000	Single Family	$	68,000.00	$	0.0500	$	0.0108	$	41.35
480119100G0200000	Single Family	$	68,000.00	$	0.0500	$	0.0108	$	41.35
480119100G0210000	Single Family	$	436,910.00	$	0.0500	$	0.0108	$	265.65
480119100G0220000	Single Family	$	337,320.00	$	0.0500	$	0.0108	$	205.10
480119100G0230000	Single Family	$	289,370.00	$	0.0500	$	0.0108	$	175.95
480119100G0240000	Single Family	$	178,900.00	$	0.0500	$	0.0108	$	108.78
480119100G0250000	Single Family	$	122,680.00	$	0.0500	$	0.0108	$	74.59
480119100G0260000	Single Family	$	148,010.00	$	0.0500	$	0.0108	$	89.99
480119100G0270000	Single Family	$	337,320.00	$	0.0500	$	0.0108	$	205.10

		A		B		C		D = (A ÷ 100) × (B + C)	
Property ID	Lot Type	Appraised Taxable Value[a]		O&M Assessment[b]		Annual Collection Costs		Annual Installment Due 1/31/2024	
480119100G0280000	Single Family	$	342,380.00	$	0.0500	$	0.0108	$	208.18
480119100G0290000	Single Family	$	425,610.00	$	0.0500	$	0.0108	$	258.78
480119100H0010000	Single Family	$	351,180.00	$	0.0500	$	0.0108	$	213.53
480119100H0020000	Single Family	$	448,700.00	$	0.0500	$	0.0108	$	272.82
480119100H0030000	Single Family	$	338,220.00	$	0.0500	$	0.0108	$	205.65
480119100H0040000	Single Family	$	165,930.00	$	0.0500	$	0.0108	$	100.89
480119100H0050000	Single Family	$	68,000.00	$	0.0500	$	0.0108	$	41.35
480119100I0010000	Single Family	$	425,610.00	$	0.0500	$	0.0108	$	258.78
480119100I0020000	Single Family	$	455,890.00	$	0.0500	$	0.0108	$	277.19
480119100I0030000	Single Family	$	176,360.00	$	0.0500	$	0.0108	$	107.23
480119100I0040000	Single Family	$	148,610.00	$	0.0500	$	0.0108	$	90.36
480119100I0050000	Single Family	$	255,300.00	$	0.0500	$	0.0108	$	155.23
480119100I0060000	Single Family	$	397,970.00	$	0.0500	$	0.0108	$	241.98
480119100I0070000	Single Family	$	403,620.00	$	0.0500	$	0.0108	$	245.41
480119100I0080000	Single Family	$	68,000.00	$	0.0500	$	0.0108	$	41.35
480119100I0090000	Single Family	$	68,000.00	$	0.0500	$	0.0108	$	41.35
480119100I0100000	Single Family	$	68,000.00	$	0.0500	$	0.0108	$	41.35
480119100I0110000	Townhome	$	402,230.00	$	0.0500	$	0.0108	$	244.57
480119100I0120000	Townhome	$	401,990.00	$	0.0500	$	0.0108	$	244.42
480119100I0130000	Townhome	$	401,990.00	$	0.0500	$	0.0108	$	244.42
480119100I0140000	Townhome	$	404,780.00	$	0.0500	$	0.0108	$	246.12
480119100I0150000	Townhome	$	377,460.00	$	0.0500	$	0.0108	$	229.51
480119100I0160000	Townhome	$	402,600.00	$	0.0500	$	0.0108	$	244.79
480119100I0170000	Townhome	$	402,230.00	$	0.0500	$	0.0108	$	244.57
480119100I0180000	Townhome	$	401,990.00	$	0.0500	$	0.0108	$	244.42
480119100I0190000	Townhome	$	351,250.00	$	0.0500	$	0.0108	$	213.57
480119100I0200000	Townhome	$	408,130.00	$	0.0500	$	0.0108	$	248.15
480119100I0210000	Townhome	$	265,200.00	$	0.0500	$	0.0108	$	161.25
480119100I0220000	Townhome	$	246,130.00	$	0.0500	$	0.0108	$	149.65
480119100I0230000	Townhome	$	250,780.00	$	0.0500	$	0.0108	$	152.48
480119100I0240000	Townhome	$	251,250.00	$	0.0500	$	0.0108	$	152.77
480119100I0250000	Townhome	$	246,390.00	$	0.0500	$	0.0108	$	149.81
480119100I0260000	Townhome	$	305,020.00	$	0.0500	$	0.0108	$	185.46
480119100I0270000	Townhome	$	245,050.00	$	0.0500	$	0.0108	$	149.00
480119100I0280000	Townhome	$	266,280.00	$	0.0500	$	0.0108	$	161.91
480119100J0010000	Single Family	$	248,090.00	$	0.0500	$	0.0108	$	150.85
480119100J0020000	Single Family	$	68,000.00	$	0.0500	$	0.0108	$	41.35
480119100JCA40000	Non-Benefitted	$	-	$	-	$	-	$	-
480119100K0010000	Townhome	$	68,000.00	$	0.0500	$	0.0108	$	41.35
480119100K0020000	Townhome	$	57,800.00	$	0.0500	$	0.0108	$	35.14
480119100K0030000	Townhome	$	57,800.00	$	0.0500	$	0.0108	$	35.14
480119100K0040000	Townhome	$	57,800.00	$	0.0500	$	0.0108	$	35.14
480119100K0050000	Townhome	$	57,800.00	$	0.0500	$	0.0108	$	35.14
480119100K0060000	Townhome	$	57,800.00	$	0.0500	$	0.0108	$	35.14
480119100K0070000	Townhome	$	57,800.00	$	0.0500	$	0.0108	$	35.14
480119100K0080000	Townhome	$	57,800.00	$	0.0500	$	0.0108	$	35.14
480119100K0090000	Townhome	$	57,800.00	$	0.0500	$	0.0108	$	35.14
480119100K0100000	Townhome	$	57,800.00	$	0.0500	$	0.0108	$	35.14
480119100K0110000	Townhome	$	57,800.00	$	0.0500	$	0.0108	$	35.14
480119100K0120000	Townhome	$	57,800.00	$	0.0500	$	0.0108	$	35.14

		A	B	C	D = (A ÷ 100) × (B + C)
Property ID	**Lot Type**	**Appraised Taxable Value[a]**	**O&M Assessment[b]**	**Annual Collection Costs**	**Annual Installment Due 1/31/2024**
480119100K0130000	Townhome	$ 57,800.00	$ 0.0500	$ 0.0108	$ 35.14
480119100K0140000	Townhome	$ 57,800.00	$ 0.0500	$ 0.0108	$ 35.14
480119100KCA70000	Non-Benefitted	$ -	$ -	$ -	$ -
480119100K0150000	Townhome	$ 57,800.00	$ 0.0500	$ 0.0108	$ 35.14
480119100K0160000	Townhome	$ 57,800.00	$ 0.0500	$ 0.0108	$ 35.14
480119100K0170000	Townhome	$ 57,800.00	$ 0.0500	$ 0.0108	$ 35.14
480119100K0180000	Townhome	$ 57,800.00	$ 0.0500	$ 0.0108	$ 35.14
480119100K0190000	Townhome	$ 68,000.00	$ 0.0500	$ 0.0108	$ 41.35
480119100K0200000	Townhome	$ 68,000.00	$ 0.0500	$ 0.0108	$ 41.35
480119100K0210000	Townhome	$ 57,800.00	$ 0.0500	$ 0.0108	$ 35.14
480119100K0220000	Townhome	$ 57,800.00	$ 0.0500	$ 0.0108	$ 35.14
480119100K0230000	Townhome	$ 68,000.00	$ 0.0500	$ 0.0108	$ 41.35
480119100L0010000	Townhome	$ 128,290.00	$ 0.0500	$ 0.0108	$ 78.00
480119100L0020000	Townhome	$ 113,550.00	$ 0.0500	$ 0.0108	$ 69.04
480119100L0030000	Townhome	$ 114,000.00	$ 0.0500	$ 0.0108	$ 69.32
480119100L0040000	Townhome	$ 113,710.00	$ 0.0500	$ 0.0108	$ 69.14
480119100L0050000	Townhome	$ 128,130.00	$ 0.0500	$ 0.0108	$ 77.91
480119100L0060000	Townhome	$ 118,000.00	$ 0.0500	$ 0.0108	$ 71.75
480119100L0070000	Townhome	$ 105,220.00	$ 0.0500	$ 0.0108	$ 63.98
480119100L0080000	Townhome	$ 105,500.00	$ 0.0500	$ 0.0108	$ 64.15
480119100L0090000	Townhome	$ 118,590.00	$ 0.0500	$ 0.0108	$ 72.11
480119100M0010000	Townhome	$ 125,760.00	$ 0.0500	$ 0.0108	$ 76.47
480119100M0020000	Townhome	$ 112,680.00	$ 0.0500	$ 0.0108	$ 68.51
480119100M0030000	Townhome	$ 112,720.00	$ 0.0500	$ 0.0108	$ 68.54
480119100M0040000	Townhome	$ 112,960.00	$ 0.0500	$ 0.0108	$ 68.68
480119100M0050000	Townhome	$ 126,150.00	$ 0.0500	$ 0.0108	$ 76.70
480119100M0060000	Townhome	$ 243,010.00	$ 0.0500	$ 0.0108	$ 147.76
480119100M0070000	Townhome	$ 218,990.00	$ 0.0500	$ 0.0108	$ 133.15
480119100M0080000	Townhome	$ 223,620.00	$ 0.0500	$ 0.0108	$ 135.97
480119100M0090000	Townhome	$ 239,140.00	$ 0.0500	$ 0.0108	$ 145.40
480119100MCA60000	Non-Benefitted	$ -	$ -	$ -	$ -
480119100NCA80000	Non-Benefitted	$ -	$ -	$ -	$ -
480119100OCA90000	Non-Benefitted	$ -	$ -	$ -	$ -
480119500A0010000	Multi-Family	$ 59,000,000.00	$ 0.0500	$ 0.0108	$ 35,873.71
480119700M0010000	Commercial 1	$ 3,114,590.00	$ 0.0500	$ 0.0108	$ 1,893.76
Total		**$ 118,223,840.00**	**$ 59,111.92**	**$ 12,771.61**	**$ 71,883.53**

Footnotes:

[a] Per Dallas Central Appraisal District.

[b] The Operations and Maintenance Assessment due 1/31/2024 equals approximately $0.0500 and the Annual Collection Costs due 1/31/2024 equal approximately $0.01080. Both will be adjusted each year based on actual Operations and Maintenance Costs and administrative costs.

EXHIBIT A-2 – MAJOR IMPROVEMENT AREA ASSESSMENT ROLL

Property ID[a]	Block	Lot Type	A Appraised Taxable Value per DCAD website[b]	B O&M Assessment[c]	C Annual Collection Costs[c]	D = (A ÷ 100) × (B + C) Annual Installment Due 1/31/2024
65100943010030200	Block K2(A)	Commercial 2	$ 3,536,120.00	$ 0.0500	$ 0.0079	$ 2,046.67
65100943010010000	Block K2(A)	Commercial 2	$ 67,670.00	$ 0.0500	$ 0.0079	$ 39.17
65100943010030300	Block K2(A)	Commercial 2	$ 241,520.00	$ 0.0500	$ 0.0079	$ 139.79
65100943010030000	Block K2(A)	Commercial 2	$ 56,650.00	$ 0.0500	$ 0.0079	$ 32.79
65100943010030100	Block K2(B) & Block K2(C)	Commercial 2	$ 915,200.00	$ 0.0500	$ 0.0079	$ 529.71
65100943010020000	Block K2(B)	Commercial 2	$ 176,850.00	$ 0.0500	$ 0.0079	$ 102.36
65100943010020100	Block K2(B)	Non-Benefitted	$ -	$ 0.0500	$ 0.0079	$ -
65022863010030000	Block K3	Commercial 2	$ 542,350.00	$ 0.0500	$ 0.0079	$ 313.91
65022863010020300	Block C	Single Family	$ 2,202,430.00	$ 0.0500	$ 0.0079	$ 1,274.75
65022863010020000	Block D2	Commercial 2	$ 1,006,240.00	$ 0.0500	$ 0.0079	$ 582.40
65022863010020500	Block D1	Multi Family	$ 29,760,920.00	$ 0.0500	$ 0.0079	$ 17,225.33
65022863010020400	Block E	Commercial 2 & Commercial 3	$ 1,765,950.00	$ 0.0500	$ 0.0079	$ 1,022.11
480118300B0020000	Block F	Multi-Family	$ 46,176,300.00	$ 0.0500	$ 0.0079	$ 26,726.40
480118300B0010000	Block G1 & Block G2	Commercial 2	*Account Deleted	$ 0.0500	$ 0.0079	$ -
65092877510020000	Block H1	Commercial 2	$ 936,340.00	$ 0.0500	$ 0.0079	$ 541.94
65092877510020100	Block H1	Non-Benefitted	$ -	$ 0.0500	$ 0.0079	$ -
65092877510020200	Block H2	Non-Benefitted	$ -	$ 0.0500	$ 0.0079	$ -
480118200A0010000	Block L1	Commercial 2	*Account Deleted	$ 0.0500	$ 0.0079	$ -
480118200A0020000	Block L2	Commercial 2	$ 523,050.00	$ 0.0500	$ 0.0079	$ 302.74
480118200A0030000	Block L3	Commercial 2	$ 28,273,300.00	$ 0.0500	$ 0.0079	$ 16,364.31
65022863010040200	Block I	Commercial 3	$ 2,476,630.00	$ 0.0500	$ 0.0079	$ 1,433.45
65022863010080000	Block J	Commercial 3	$ 3,189,860.00	$ 0.0500	$ 0.0079	$ 1,846.26
65022863010100000	City Land	Non-Benefitted	$ -	$ 0.0500	$ 0.0079	$ -
65100037010050100	City Land	Non-Benefitted	$ -	$ 0.0500	$ 0.0079	$ -
65022863010100200	City Land	Non-Benefitted	$ -	$ 0.0500	$ 0.0079	$ -
65022863010100500	City Land	Non-Benefitted	$ -	$ 0.0500	$ 0.0079	$ -
480119600M11A0000	City Land	Non-Benefitted	$ -	$ 0.0500	$ 0.0079	$ -
Total			**$ 121,847,380.00**	**$ 60,923.69**	**$ 9,600.39**	**$ 70,524.08**

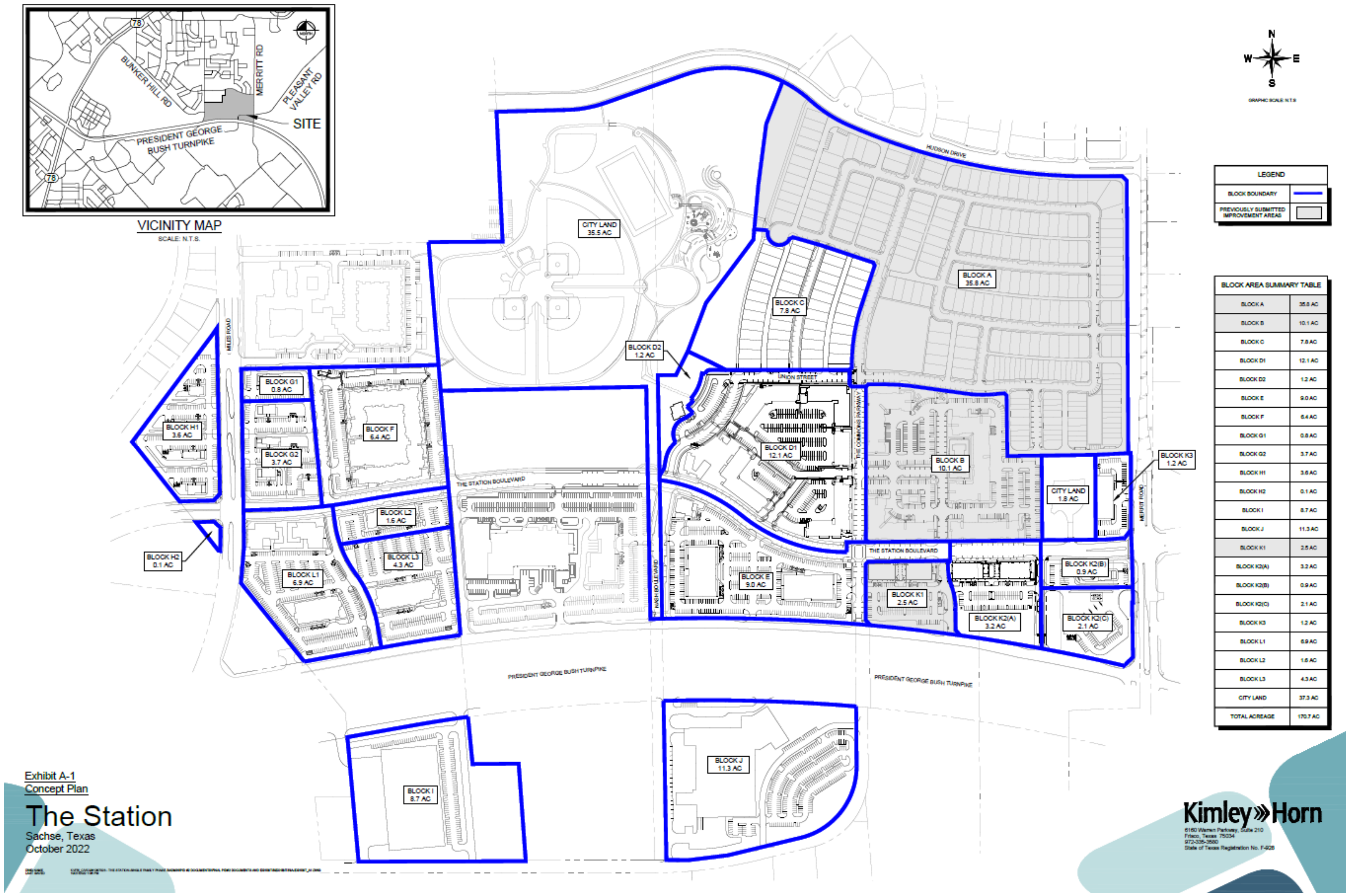
Footnotes:

[a] Represents active Property IDs for tax year 2023. Property ID Accounts 480118300B0010000 and 480118200A0010000 have been deleted, per Dallas Central Appraisal District.

[b] Per Dallas Central Appraisal District. Values subject to change.

[c] The Operations and Maintenance Assessment due 1/31/2024 equals approximately $0.0500 and the Annual Collection Costs due 1/31/2024 equal approximately $0.00788. Both will be adjusted each year based on actual Operations and Maintenance Costs and administrative costs.

EXHIBIT B-1 – MAP OF THE DISTRICT/BLOCK MAP



BLOCK AREA SUMMARY TABLE	
BLOCK A	35.8 AC
BLOCK B	10.1 AC
BLOCK C	7.8 AC
BLOCK D1	12.1 AC
BLOCK D2	1.2 AC
BLOCK E	9.0 AC
BLOCK F	6.4 AC
BLOCK G1	0.8 AC
BLOCK G2	3.7 AC
BLOCK H1	3.6 AC
BLOCK H2	0.1 AC
BLOCK I	8.7 AC
BLOCK J	11.3 AC
BLOCK K1	2.5 AC
BLOCK K2(A)	3.2 AC
BLOCK K2(B)	0.9 AC
BLOCK K2(C)	2.1 AC
BLOCK K3	1.2 AC
BLOCK L1	6.9 AC
BLOCK L2	1.6 AC
BLOCK L3	4.3 AC
CITY LAND	37.3 AC
TOTAL ACREAGE	170.7 AC

EXHIBIT B-2 – MAP OF MAJOR IMPROVEMENT AREA AND IMPROVEMENT AREA #1

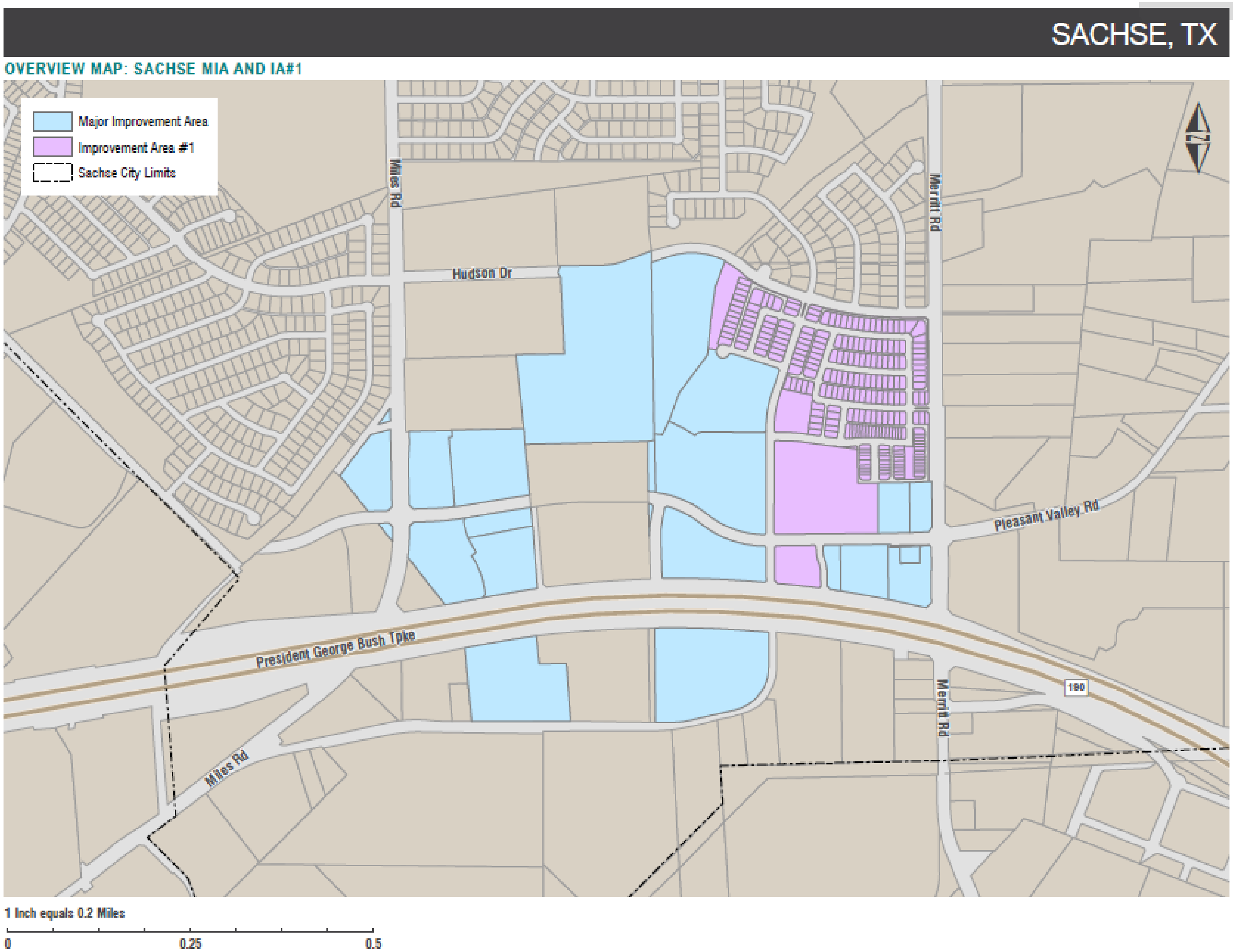


EXHIBIT C – O&M BUDGET

Anticipated Budget at Completion of Heritage Park	
Authorized Improvements[a]	
Mowing and landscape maintenance, including staffing, fertilizing, weed control, etc.	$ 61,035
Pond and fountain maintenance	24,000
Replacement Reserve	35,000
PID Management	22,372
Total	**142,407**

Footnotes:

[a] As projected by the City staff.

EXHIBIT D – O&M BUYER DISCLOSURE

[Remainder of page left intentionally blank.]

SACHSE PUBLIC IMPROVEMENT DISTRICT NO. 1 – OPERATIONS AND MAINTENANCE BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

As the purchaser of the real property described herein, you are obligated to pay operation and maintenance assessments to the [City Name], Texas, for the costs of a portion of the operation and maintenance of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Sachse Public Improvement District No. 1*** created under Subchapter A, Chapter 372, Local Government Code. The City will mail notice to each property owner, as required by Chapter 372, with information regarding the annual public hearing for the levy of the operation and maintenance assessment.

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[1] RETURN TO:

____

____

____

____

____

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

____

STREET ADDRESS

As the purchaser of the real property described above, you are obligated to pay assessments to the Sachse, 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 ***Sachse Public Improvement District No. 1*** (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 Sachse. The exact amount of each annual installment will be approved each year by the Sachse 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 Sachse.

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

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

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

DATE:	DATE:
_____________________________	_____________________________
SIGNATURE OF PURCHASER	SIGNATURE OF PURCHASER

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

DATE:	DATE:
_____________________________	_____________________________
SIGNATURE OF SELLER	SIGNATURE OF SELLER][2]

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

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

DATE: DATE:

_____________________________ _____________________________
SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _______ §

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

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

Notary Public, State of Texas][3]

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

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

DATE: DATE:

____________________________ ____________________________

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF ________ §

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

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

Notary Public, State of Texas][4]

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

E. Regular Agenda Items

Subject	**2. Consider an ordinance accepting and approving the 2023 Annual Service Plan Update to the Service and Assessment Plan, including the Assessment Roll, for the Sachse Public Improvement District No. 1, and providing an effective date**
Meeting	Aug 21, 2023 - City Council Meeting
Access	Public
Type	Action, Discussion
Preferred Date	Aug 21, 2023
Absolute Date	Aug 21, 2023
Fiscal Impact	No
Recommended Action	Approve an ordinance approving the 2023 Annual Service Plan Update to the Service and Assessment Plan, including the Assessment Roll, for the Sachse Public Improvement District No. 1 in accordance with Chapter 372, Texas Local Government Code, as amended; and providing an effective date.

BACKGROUND

The Public Improvement District Assessment Act (the PID Act), Texas Local Government Code, Chapter 372, as amended, authorizes the City Council to create a public improvement district within the city. On January 22, 2019, the Council approved Resolution No. 3905 authorizing, establishing, and creating the Sachse Public Improvement District No. 1, and on December 2, 2019, the Council approved Resolution No. 3958 adding land to the District.

POLICY CONSIDERATIONS

This action item is authorized under Chapter 372 of the Texas Local Government Code and is contemplated within the original Development Agreement between the City and PMB Station Land LP that was executed on October 3, 2018.

RECOMMENDATION

Approve an ordinance approving the 2023 Annual Service Plan Update to the Service and Assessment Plan, including the Assessment Roll, for the Sachse Public Improvement District No. 1 in accordance with Chapter 372, Texas Local Government Code, as amended; and providing an effective date.

File Attachments

E2.1 Sachse Ord Approving Sachse PID 2023 SAP Update (v.1)(8-16-23)_Final.pdf (18 KB)

E2.2 EXHIBIT A - Service and Assessment Plan Update 2023.pdf (2,300 KB)

ORDINANCE NO. ________

AN ORDINANCE OF CITY OF SACHSE, TEXAS, APPROVING THE 2023 ANNUAL SERVICE PLAN UPDATE TO THE SERVICE AND ASSESSMENT PLAN, INCLUDING THE ASSESSMENT ROLL, FOR THE SACHSE PUBLIC IMPROVEMENT DISTRICT NO. 1 IN ACCORDANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on January 22, 2019, the City Council (the "City Council") of the City of Sachse, Texas (the "City"), passed and approved Resolution No. 3905 authorizing the creation of the Sachse Public Improvement District No. 1 (the "District"); and

WHEREAS, on November 14, 2022, the City Council adopted an ordinance approving the "Sachse Public Improvement District No. 1 Amended and Restated Service and Assessment Plan," including the Assessment Roll (the "Assessment Roll") (the "Service and Assessment Plan"), and levied the Assessments on property within the District in accordance with the Assessment Roll for the purposes of financing the public improvements (the "Authorized Improvements") undertaken for the benefit of such property; and

WHEREAS, Chapter 372, Texas Local Government Code (as amended, the "PID Act") requires the Service and Assessment Plan to be reviewed and updated annually for the purposes of determining the annual budget for the Authorized Improvements; and

WHEREAS, the City Council has received the "Sachse Public Improvement District No. 1 2023 Annual Service Plan Update" (the "Annual Service Plan Update") which includes the updated Assessment Roll and now desires to proceed with the adoption of this Ordinance which approves and adopts the Annual Service Plan Update and updated Assessment Roll for District as required by the PID Act.

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

SECTION 1. TERMS. Terms not otherwise defined herein are defined in the Service and Assessment Plan.

SECTION 2. FINDINGS. The recitals and findings in the Recitals of this Ordinance are hereby found and determined to be true and correct and constitute the legislative findings and determinations of the City Council.

SECTION 3. ASSESSMENT PLAN. The Annual Service Plan Update, including the updated Assessment Roll contained therein, in the form attached as **Exhibit A** is hereby approved and the same is incorporated as part of this Ordinance as if fully set forth in the body of this Ordinance.

SECTION 4. SEVERABILITY. If any provision, section, subsection, sentence, clause, or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining portions of this Ordinance or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the governing body of the City in adopting this Ordinance 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 hereof, and all provisions of this Ordinance are declared to be severable for that purpose.

SECTION 5. FILING IN LAND RECORDS. The City Secretary is directed to cause a copy of this Ordinance, including the 2023 Annual Service Plan Update, to be recorded in the real property records of Dallas County, Texas, on or before August 29, 2023. 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. EFFECTIVE DATE. This Ordinance shall take effect immediately from and after its passage in accordance with applicable law.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS, THE 21st DAY OF AUGUST 2023.

APPROVED:

____
Jeff Bickerstaff, Mayor

ATTEST:

____
Leah K Granger, City Secretary

Exhibit A
2023 Annual Service Plan Update

[Remainder of page left intentionally blank.]

SACHSE

PUBLIC IMPROVEMENT DISTRICT NO. 1

2023 ANNUAL SERVICE PLAN UPDATE

AUGUST 21, 2023

INTRODUCTION

Capitalized terms used in this 2023 Annual Service Plan Update shall have the meanings set forth in the 2022 Amended and Restated Service and Assessment Plan (the "A&R SAP), or the PID Reimbursement Agreement, as applicable, unless the context in which a term is used clearly requires a different meaning.

On January 22, 2019, the City Council passed and approved Resolution No. 3905, creating the District in accordance with the PID Act to finance certain Authorized Improvements for the benefit of certain property within the District.

On October 26, 2020, the City Council approved the Service and Assessment Plan and levied Assessments to finance the Authorized Improvements to be constructed for the benefit of the Assessed Property within the District by approving Ordinance No. 3998. The Service and Assessment Plan identified the Authorized Improvements to be provided by the District, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the District for the costs of the Authorized Improvements. The City also adopted an Assessment Roll identifying the Assessment on each Lot within the District, based on the method of assessment identified in the Service and Assessment Plan.

On July 26, 2021, the City Council approved the 2021 Annual Service Plan Update for the District by Resolution No. 4021, which updated the Assessment Roll for 2021.

On November 14, 2022, the City Council approved the A&R SAP by adopting Ordinance No. 4085, which served to amend and restate the Service and Assessment Plan in its entirety for the purposes of (1) dividing the Major Improvement Area into Improvement Area #2, Improvement Area #3, Improvement Area #4, and Improvement Area #5, (2) levying the Improvement Area #2 Assessment, (3) levying the Improvement Area #3 Assessment, (4) issuing the Improvement Area #2-3 Bonds, (5) issuing the Improvement Area #1 Additional Bonds, and (6) updating the Assessment Rolls.

The A&R SAP identified the Authorized Improvements to be constructed for the benefit of the Assessed Property within 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 A&R SAP must be reviewed and updated annually. This document is the Annual Service Plan Update for 2023.

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

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PARCEL SUBDIVISION

City Land

- The final plat for The Station Major Infrastructure Phase 1, consisting of 1 Lot within Dallas County, was recorded in the Official Public Records of the County on December 7, 2020. The Lot is classified as City Land and will therefore not be allocated an Assessment.

Improvement Area #1

- The final plat for The Station Phase 1 (Block A), consisting of 224 residential Lots and 9 non-benefitted Lots within Dallas County, was recorded in the Official Public Records of the County on August 6, 2020. 165 residential Lots are classified as Single Family Lot Types, 59 Lots are classified as Townhome Lots, and 9 Lots are classified as Non-Benefitted Property.
- The final plat for The Station Retail Lot 1, Block M (Block K-1), consisting of 15,688 square feet of Commercial Lot Type 1 per the Site Plan provided by the Original Owner, was recorded in the Official Public Records of the County on August 25, 2021. T
- The Final Plat for Block B, which consists of 300 Multi-Family units, was recorded in the Official Public Records of the County on November 11, 2021.

Improvement Area #2

- The preliminary plat for The Station Phase 3 (Block C), consisting of 49 residential Lots and 4 non-benefitted Lots within Dallas County, was approved by the City on December 13, 2021, and is expected to be recorded in the Official Public Records of the County in the first quarter of 2023. All 49 residential Lots are classified as Single Family Lot Types, and 4 Lots are classified as Non-Benefitted Property.

Improvement Area #3

- The site plan for Block K-2(A), was submitted to the City on November 1, 2021, consisting of 18,172 square feet of Commercial Lot Type 2.
- The preliminary site plan for Block K-2(C) was submitted to the City on March 11, 2022, consisting of 6,050 square feet of Commercial Lot Type 2.
- The site plan for The Station Multi-Family Phase 2 (Block D partial) was submitted to the city on December 14, 2021, consisting of 297 Multi-Family units.
- The site plan for Sparrow Senior Living (Block F) was submitted to the City on January 29, 2021, consisting of 193 Multi-Family units. The final plat for Block F has been approved by the City, but not yet filed with the County.
- The site plan for TRHS MOB One Block B, Lot 3 (Block L3) was submitted to the city originally on December 16, 2020, and resubmitted on February 23, 2021, consisting of

66,600 square feet of Commercial Lot Type 2.

- The master site plan – West Tract for Trinity Regional Hospital Sachse Medical Office Building 1 was submitted to the City on October 28, 2020, consisting of one building containing 66,600 square feet of Commercial Lot Type 2 (which is the same building as in the site plan for TRHS MOB One Block B, Lot 3), and an additional building containing an additional 20,000 square feet of Commercial Lot Type 2 on Block L2, for a total of 86,600 square feet of Commercial Lot Type 2. The final plat for Block L2 and Block L3 has been approved by the City, but not yet filed with the County.

Improvement Area #4

- The conceptual site plan for Block I was submitted to the City in March of 2022 and consists of 103,680 square feet of Commercial Lot Type 3.

Improvement Area #5

- The preliminary site plan for Project Apollo (Block J) was submitted to the City in September of 2021 and consists of 218,792 square feet of Commercial Lot Type 3.

LOT AND HOME SALES

Improvement Area #1

Per the Quarterly Report dated March 31, 2023, the Developer has sold all 59 Townhome Lots and all 165 Single Family Lots within Improvement Area #1 to homebuilders. Ashton Woods has 4 Townhomes under construction. There are 7 Townhomes under contract with end-users and 48 Townhomes have been sold to end-users. There is 1 Single Family home under contract with the end-user and 82 Single Family homes have been sold to end-users. For K Hovnanian, there is 1 Single Family home under contract with the end-user and 81 Single Family homes have been sold to end-users. The estimated date of completion for all homes within Improvement Area #1 is June 2023.

See **Exhibit C** for Single Family Lot Type and Townhome Lot Type homebuyer disclosures.

The 300-unit Multi-Family building in Block B of Improvement Area #1 was sold to 5300 The Station (TX) Owner LP on 1/19/2022, and construction was substantially completed on 9/30/2021. Over 90% of the units are leased and occupied.

Construction on the 15,688 square feet of Commercial 1 space on Block K1 in Improvement Area #1 was substantially completed on 8/20/2021. The building was sold to Dockside Threading, Inc. on 6/28/2022, and all 7 units have tenants and are open and operating.

Improvement Area #2

Per the Quarterly Report dated March 31, 2023, of the 49 platted Lots in Improvement Area #2, 13 are under construction, and 15 are under contract with end-users. All homes in Improvement Area #2 are expected to complete construction in December 2024.

Improvement Area #3

All of the following information is per the Quarterly Report dated March 31, 2023.

The 193-unit Multi-Family building in Block F of Improvement Area #3 is estimated to finish construction in the second quarter of 2023. Sachse Station Boulevard Owner LLC (an affiliate of Sparrow Partners) closed on the property in May 2021. Per the owner, the building is over 46% leased and 31% occupied.

The 297-unit Multi-Family building on Block D1 of Improvement Area #3 commenced constructed in the fourth quarter of 2022, with an estimated completion date of 6/30/2024. Per the owner, PMB Station MF1 LP (an affiliate of the Owner, PMB Station Developer LLC), site work is complete and vertical construction is underway.

The 66,600 square feet of Commercial 2 in Block L3 of Improvement Area #3 completed construction on 1/19/2023. TRHS MOB One, LP closed on this building in March 2021, and are actively leasing the building.

The 20,000 square feet of Commercial 2 in Block L2 of Improvement Area #3 has not yet commenced construction, and is also owned by TRHS MOB One, LP.

The 6,050 square feet of Commercial 2 in Block K2(C) of Improvement Area #3 was purchased by Vaquero Sachse Partners, LP in June of 2022. Vaquero has signed a lease with 7-11 and is working to finalize their construction plans and permitting with the City of Sachse.

The 3,322 square feet of Commercial 2 in Block G1 of Improvement Area #3 was purchased by Sachse Station1, LLC (an affiliate of Gala Development Partners) in September of 2022, where they plan to construct a Dillas restaurant. Construction has not commenced.

The 18,172 square feet of Commercial 2 in Block K2(A) of Improvement Area #3 is owned by PMB Station Retail 2, LLC (an affiliate of the Owner, PMB Station Developer LLC). Shell building construction is complete and final acceptance is estimated for early Q2 2023, with the expected first tenant to move in by the end of Q4, 2023.

Improvement Area #4

The conceptual site plan for Block I was submitted to the City in March of 2022 and consists of 103,680 square feet of Commercial Lot Type 3.

Improvement Area #5

The 218,792 square feet of Office, Laboratories, and Manufacturing in Block J of Improvement Area #5 is owned by Evolve Biologic, Inc. and a building permit has been issued by the City.

AUTHORIZED IMPROVEMENTS

Improvement Area #1

The budget for the Authorized Improvements remains at $11,173,546, as shown in the Amended and Restated Service and Assessment Plan. The Improvement Area #1 Improvements have completed construction and Improvement Area #1's share of the Major Improvements are under construction, with a projected completion date of 6/30/2024.

Improvement Area #1					
	Original Budget[a]	Revised Budget[b]	Actual Costs Drawn from Improvement Area #1 Bond Improvement Account[c]	Actual Costs Financed with Sources other than Bond Proceeds[c]	%
Improvement Area #1 Improvements					
Public Parking and In-Tract Improvements/Public Parking Area	$ 496,770	$ 496,770	$ 356,703	$ 481,008	71.80%
Phase 1 SF/East Tract	5,146,352	5,146,352	5,146,352	785,190	100.00%
Soft Costs	800,721	800,721	791,755	-	98.88%
	$ 6,443,843	**$ 6,443,843**	**$ 6,294,810**		**97.69%**
Major Improvements					
Station Blvd/Bunker Hill Road	$ 1,951,801	$ 1,951,801	$ 1,948,022	$ 1,200,761	99.81%
Hudson Road	227,354	232,640	232,640	162,305	100.00%
Merritt Road	108,302	143,128	143,128	2,833	100.00%
Commons Parkway/Street A	229,082	231,969	231,969	18,243	100.00%
Heritage Park Improvements	929,864	1,381,391	-	71,692	0.00%
Regional Detention[3]	362,758	192,581	-	334,164	0.00%
Master Water Line Extension	74,590	58,106	58,106	225,586	100.00%
Master Sewer Main Extension - Line A	86,384	50,904	-	248,534	0.00%
Master Sewer Main Extension - Line B	3,374	9,290	3,962	36,066	42.65%
Master Entry Monumentation/Artwork (TBD)	121,083	124,043	124,043	-	100.00%
Public Collector Road B/Street B	174,208	141,380	141,380	1,435	100.00%
Soft Costs	403,500	212,472	358,712	722,644	168.83%
	$ 4,672,299	**$ 4,729,704**	**$ 3,241,962**	**$ 3,024,263**	**68.54%**
Total	**$ 11,116,141**	**$ 11,173,546**	**$ 9,536,772**	**$ 3,024,263**	**85.35%**

Footnotes:

[a] As shown in the Service and Assessment Plan.

[b] As shown in the Amended and Restated Service and Assessment Plan.

[c] Per the Developer's Quarterly Report dated 3/31/2023.

Major Improvement Area

The budget for the Authorized Improvements remains at $6,806,159, as shown in the Amended and Restated Service and Assessment Plan. The Major Improvements allocated to the Major Improvement Area are under construction with a projected completion date of 9/30/2023.

Major Improvement Area					
	Original Budget[a]	Revised Budget[b]	Actual Costs Drawn from Major Improvement Area Bond Improvement Account[c]	Actual Costs Financed with Sources other than Bond Proceeds[c]	%
Major Improvements					
Station Blvd/Bunker Hill Road	$ 2,808,689	$ 2,808,689	$ 2,803,251	$ 890,714	99.81%
Hudson Road	327,168	334,774	327,168	119,395	97.73%
Merritt Road	155,850	205,964	155,850	4,077	75.67%
Commons Parkway/Street A	329,654	333,809	329,654	26,251	98.76%
Heritage Park Improvements	1,338,096	1,987,855	-	51,583	0.00%
Regional Detention	522,017	277,128	-	240,435	0.00%
Master Water Line Extension	107,337	83,616	22,280	162,312	26.65%
Master Sewer Main Extension - Line A	124,308	73,253	-	142,196	0.00%
Master Sewer Main Extension - Line B	4,855	13,368	-	25,950	0.00%
Master Entry Monumentation/Artwork (TBD)	174,242	178,501	174,242	-	97.61%
Public Collector Road B/Street B	250,689	203,449	203,449	2,065	100.00%
Soft Costs	580,646	305,752	559,259	532,440	182.91%
	$ 6,723,552	**$ 6,806,159**	**$ 4,575,153**	**$ 2,197,418**	**67.22%**

Footnotes:

[a] As shown in the Service and Assessment Plan.

[b] As shown in the Amended and Restated Service and Assessment Plan.

[c] Per the Developer's Quarterly Report dated 3/31/2023.

Improvement Area #2

The budget for the Authorized Improvements remains at $1,362,471, as shown in the Amended and Restated Service and Assessment Plan. The Improvement Area #2 Improvements are complete and were accepted by the City on 3/6/2023.

Improvement Area #2				
	Budget[a]	Actual Costs Drawn from Improvement Area #2-3 Bond Improvement Account[b]	Actual Costs Financed with Sources other than Bond Proceeds[b]	%
Improvement Area #2 Improvements				
Street	$ 669,060	$ 410,452	$ 258,608	61.35%
Water	138,781	123,079	15,702	88.69%
Sewer	146,210	129,633	16,577	88.66%
Drainage	69,409	69,409	-	100.00%
Miscellaneous	167,494	79,085	88,409	47.22%
Soft Costs	171,517	134,911	36,606	78.66%
	$ 1,362,471	**$ 946,569**	**$ 415,902**	**69.47%**

Footnotes:

[a] As shown in the Amended and Restated Service and Assessment Plan.

[b] Per the Developer's Quarterly Report dated 3/31/2023.

Improvement Area #3

The budget for the Authorized Improvements remains at $6,101,834, as shown in the Amended and Restated Service and Assessment Plan. The Improvement Area #3 Improvements are expected to be completed on 3/6/2023.

Improvement Area #3				
	Budget[a]	Actual Costs Drawn from Improvement Area #2-3 Bond Improvement Account[b]	Actual Costs Financed with Sources other than Bond Proceeds[b]	%
Improvement Area #3 Improvements				
Street	$ 2,602,845	$ 874,262	$ -	33.59%
Water	442,665	112,037	-	25.31%
Sewer	377,907	194,468	-	51.46%
Drainage	682,354	353,356	-	51.78%
Miscellaneous	1,110,824	239,267	-	21.54%
Soft Costs	885,239	331,034	-	37.39%
	$ 6,101,834	**$ 2,104,424**	**$ -**	**34.49%**

Footnotes:

[a] As shown in the Amended and Restated Service and Assessment Plan.

[b] Per the Developer's Quarterly Report dated 3/31/2023.

OUTSTANDING ASSESSMENT

Improvement Area #1

Improvement Area #1 has a total outstanding Assessment of $10,907,000.00, of which $6,420,000[1] is attributable to the Improvement Area #1 Initial Bonds, and $4,487,000.00[2] is attributable to the Improvement Area #1 Additional Bonds.

Improvement Area #2

Improvement Area #2 has an outstanding Assessment of $1,098,000.00[3] attributable to the Improvement Area #2-3 Bonds.

Improvement Area #3

Improvement Area #3 has an outstanding Assessment of $6,047,000.00[4] attributable to the Improvement Area #2-3 Bonds.

Major Improvement Area

The Major Improvement Area has an outstanding Assessment of $8,270,000.00[5] of which $802,986.21 is allocable to Improvement Area #2, $5,560,835.43 is allocable to Improvement Area #3, $612,867.39 is allocable to Improvement Area #4, and $1,293,310.97 is allocable to

[1] Net of $140,000.00 Improvement Area #1 Initial Bonds principal payment due September 1, 2023, which will be paid using the Annual Installment collected on January 31, 2023.

[2] Net of $141,000.00 Improvement Area #1 Additional Bonds principal payment due September 1, 2023, which will be paid using the Annual Installment collected on January 31, 2023.

[3] Net of $16,000.00 Improvement Area #2-3 Bonds principal payment due September 1, 2023, which will be paid using the Annual Installment collected on January 31, 2023.

[4] Net of $145,000.00 Improvement Area #2-3 Bonds principal payment due September 1, 2023, which will be paid using the Annual Installment collected on January 31, 2023.

[5] Net of $140,000.00 Major Improvement Area Bonds principal payment due September 1, 2023, which will be paid using the Annual Installment collected on January 31, 2023.

Improvement Area #5.

TIRZ ANNUAL CREDIT

The TIRZ No. 2 Annual Credit Amount shall only be applied to principal and interest component of the Annual Installment, as further described in the Amended and Restated Service and Assessment Plan. Application of qualifying property tax exemptions may decrease or eliminate the amount of the TIRZ No. 2 Annual Credit Amount on a parcel-by-parcel basis. The resulting TIRZ No. 2 Annual Credit Amount by Parcel is included in the Assessment Rolls attached hereto as **Exhibit A-1, A-2. A-3** and **A-4.**

ANNUAL INSTALLMENT DUE 1/31/2024

Improvement Area #1

- **Improvement Area #1 Initial Bonds Principal and Interest** - The total principal and interest required for the Annual Installment for the Improvement Area #1 Bonds is $385,950.00.
- **Improvement Area #1 Initial Bonds Additional Interest -** The Delinquency and Prepayment Reserve Requirement, as defined in the Indenture for the Improvement Area #1 Initial Bonds, is equal to $353,100.00 and has not been met. As such, the Delinquency and Prepayment Reserve Account will be funded with Additional Interest on the Improvement Area #1 Initial Bonds outstanding Assessment, resulting in an Additional Interest amount of $32,100.00.
- **Improvement Area #1 Additional Bonds Principal and Interest** - The total principal and interest required for the Annual Installment is $333,518.76.
- **Improvement Area #1 Additional Bonds Additional Interest -** The Delinquency and Prepayment Reserve Requirement, as defined in the Indenture for the Improvement Area #1 Additional Bonds, is equal to $246,785.00 and has not been met. As such, the Delinquency and Prepayment Reserve Account will be funded with Additional Interest on the Improvement Area #1 Additional Bonds outstanding Assessment, resulting in an Additional Interest amount of $22,435.00.
    - ***TIRZ Credit -*** The total principal and interest credit from the TIRZ No. 2 Fund for the Annual Installment is $99,977.05.
- **Improvement Area #1 Annual Collection Costs** - The cost of administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total

Annual Collection Costs allocated for the Improvement Area #1 Annual Installment is $129,366.60.

Improvement Area #1		
Due January 31, 2024		
Improvement Area #1 Bonds		
Principal	$	145,000.00
Interest	$	240,950.00
Additional Interest	$	32,100.00
	$	418,050.00
TIRZ Credit	$	(99,977.05)
Improvement Area #1 Additional Bonds		
Principal	$	76,000.00
Interest	$	257,518.76
Additional Interest	$	22,435.00
	$	355,953.76
Annual Collection Costs	$	129,366.60
Total Annual Installment	**$**	**803,393.31**

Improvement Area #2

- **Improvement Area #2-3 Bonds Principal and Interest** - The total principal and interest required for the Annual Installment is $86,825.00.
- **Improvement Area #2-3 Bonds Additional Interest** – The Delinquency and Prepayment Reserve Requirement, as defined in the Indenture for the Improvement Area #2-3 Bonds, is equal to $392,975.00 and has not been met. As such, the Delinquency and Prepayment Reserve Account will be funded with Additional Interest on the Improvement Area #2-3 Bonds outstanding Assessment, resulting in an Additional Interest amount of $5,490.00.
- **Improvement Area #2 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 the Improvement Area #2 Annual Collection Costs allocated for the Annual Installment is $13,982.93.

Improvement Area #2		
Due January 31, 2024		
Improvement Area #2-3 Bonds		
Principal	$	11,000.00
Interest	$	75,825.00
	$	86,825.00
Additional Interest	$	5,490.00
Annual Collection Costs	$	13,982.93
Total Annual Installment	**$**	**106,297.93**

Improvement Area #3

- **Improvement Area #2-3 Bonds Principal and Interest** - The total principal and interest required for the Annual Installment is $475,770.00.
- **Improvement Area #2-3 Bonds Additional Interest** – The Delinquency and Prepayment Reserve Requirement, as defined in the Indenture for the Improvement Area #2-3 Bonds, is equal to $392,975.00 and has not been met. As such, the Delinquency and Prepayment Reserve Account will be funded with Additional Interest on the Improvement Area #2-3 Bonds outstanding Assessment, resulting in an Additional Interest amount of $30,235.00.
- **Improvement Area #3 Annual Collection Costs** - The cost of administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Improvement Area #3 Annual Collection Costs allocated for the Annual Installment is $39,145.03.

Improvement Area #3		
Due January 31, 2024		
Improvement Area #2-3 Bonds		
Principal	$	58,000.00
Interest	$	417,770.00
	$	475,770.00
Additional Interest	$	30,235.00
Annual Collection Costs	$	39,145.03
Total Annual Installment	**$**	**545,150.03**

Major Improvement Area

- **Major Improvement Area Bonds Principal and Interest** - The total principal and interest required for the Annual Installment is $600,687.50.
  - ***TIRZ Credit*** **-** The total principal and interest credit from the TIRZ No. 2 Fund for the Annual Installment is $5.84.
- **Major Improvement Area Bonds Additional Interest** – The Delinquency and Prepayment Reserve Requirement, as defined in the Indenture for the Major Improvement Area Bonds, is equal to $454,850.00 and has not been met. As such, the Delinquency and Prepayment Reserve Account will be funded with Additional Interest on the Major Improvement Area Bonds outstanding Assessment, resulting in an Additional Interest amount of $41,350.00.
- **Major Improvement Area Bonds Annual Collection Costs** - The cost of administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total the Major Improvement Area Bonds Annual Collection Costs allocated for the Annual Installment is $90,211.17.

Major Improvement Area		
Due January 31, 2024		
Principal	$	145,000.00
Interest	$	455,687.50
	$	600,687.50
TIRZ Credit	$	(5.84)
Additional Interest	$	41,350.00
Annual Collection Costs	$	90,211.17
Total Annual Installment	**$**	**732,242.83**

See **Exhibit D-1, Exhibit D-2, Exhibit D-3,** and **Exhibit D-4** for the debt service schedule for Improvement Area #1 Bonds, the Improvement Area #1 Additional Bonds, the Improvement Area #2-3 Bonds, and the Major Improvement Area Bonds, respectively.

See below for the allocation and breakdown of the Annual Collection Costs for the Annual Installment.

Annual Collection Costs				
	Improvement Area #1	Improvement Area #2	Improvement Area #3	Major Improvement Area
P3Works Administration	$ 38,500.39	$ 3,833.52	$ 21,308.05	$ 29,388.04
City Auditor	1,034.62	103.02	572.61	789.75
Filing Fees	413.85	41.21	229.04	315.90
ASW Collection Contract	3,972.95	395.59	2,198.83	3,032.63
Misc	413.85	41.21	229.04	315.90
PID Trustee Fees	3,750.00	571.79	3,178.21	3,750.00
Dissemination Agent	3,500.00	533.67	2,966.33	3,500.00
Draw Request Review	-	5,000.00	5,000.00	-
Past Due P3Works, LLC Invoices - IA#1	77,780.94	-	-	-
Past Due P3Works, LLC Invoices - IA#2	-	3,462.92	-	-
Past Due P3Works, LLC Invoices - IA#3	-	-	3,462.92	-
Past Due P3Works, LLC Invoices - MIA	-	-	-	49,118.95
Total	**$ 129,366.60**	**$ 13,982.93**	**$ 39,145.03**	**$ 90,211.17**

PREPAYMENT OF ASSESSMENTS IN FULL

Improvement Area #1

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

Improvement Area #2

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

Improvement Area #3

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

Major Improvement Area

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

PARTIAL PREPAYMENTS OF ASSESSMENTS

Improvement Area #1

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

Improvement Area #2

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

Improvement Area #3

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

Major Improvement Area

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

EXTRAORDINARY OPTIONAL REDEMPTIONS

Improvement Area #1

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

Improvement Area #2

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

Improvement Area #3

No extraordinary optional redemptions have occurred within Improvement Area #3.

Major Improvement Area

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

SERVICE PLAN – FIVE YEAR BUDGET FORECAST

The PID Act requires the Service Plan, including the annual indebtedness and projected costs for the Authorized 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						
Installments Due		**1/31/2024**	**1/31/2025**	**1/31/2026**	**1/31/2027**	**1/31/2028**
Improvement Area #1 Initial Bonds						
Principal		$ 145,000	$ 150,000	$ 150,000	$ 155,000	$ 160,000
Interest		$ 240,950	$ 237,325	$ 233,575	$ 228,700	$ 223,663
Additional Interest		$ 32,100	$ 31,375	$ 30,625	$ 29,875	$ 29,100
	(1)	$ 418,050	$ 418,700	$ 414,200	$ 413,575	$ 412,763
Improvement Area #1 Additional Bonds						
Principal		$ 76,000	$ 79,000	$ 87,000	$ 91,000	$ 95,000
Interest		$ 257,519	$ 253,719	$ 249,769	$ 245,419	$ 240,869
Additional Interest		$ 22,435	$ 22,055	$ 21,660	$ 21,225	$ 20,770
	(2)	$ 355,954	$ 354,774	$ 358,429	$ 357,644	$ 356,639
Annual Collection Costs	(3)	$ 129,367	$ 52,617	$ 53,670	$ 54,743	$ 55,838
TIRZ Credit [a]	(4)	$ (99,977)				
Total Improvement Area #1 Annual Installment	**(5) = (1) + (2) + (3) + (4)**	**$ 803,393**	**$ 826,091**	**$ 826,298**	**$ 825,962**	**$ 825,239**

Improvement Areas #2-3						
Installments Due		**1/31/2024**	**1/31/2025**	**1/31/2026**	**1/31/2027**	**1/31/2028**
Improvement Areas #2-3 Bonds						
Improvement Area #2						
Principal		$ 11,000	$ 11,000	$ 12,000	$ 13,000	$ 14,000
Interest		$ 75,825	$ 75,165	$ 74,505	$ 73,785	$ 73,005
	(1)	$ 86,825	$ 86,165	$ 86,505	$ 86,785	$ 87,005
Improvement Area #3						
Principal		$ 58,000	$ 60,000	$ 65,000	$ 68,000	$ 75,000
Interest		$ 417,770	$ 414,290	$ 410,690	$ 406,790	$ 402,710
	(2)	$ 475,770	$ 474,290	$ 475,690	$ 474,790	$ 477,710
Additional Interest	(3)	$ 35,725	$ 35,380	$ 35,025	$ 34,640	$ 34,235
Annual Collection Costs	(4)	$ 53,128	$ 47,126	$ 48,069	$ 49,030	$ 50,011
Total Improvement Area #2-3 Annual Installment [b]	**(5) = (1) + (2) + (3) + (4)**	**$ 651,448**	**$ 642,961**	**$ 645,289**	**$ 645,245**	**$ 648,961**

Major Improvement Area						
Installments Due		**1/31/2024**	**1/31/2025**	**1/31/2026**	**1/31/2027**	**1/31/2028**
Major Improvement Area Bonds						
Principal		$ 145,000	$ 155,000	$ 160,000	$ 170,000	$ 175,000
Interest		$ 455,688	$ 447,894	$ 439,563	$ 430,963	$ 421,825
	(1)	$ 600,688	$ 602,894	$ 599,563	$ 600,963	$ 596,825
Additional Interest	(2)	$ 41,350	$ 40,625	$ 39,850	$ 39,050	$ 38,200
Annual Collection Costs	(3)	$ 90,211	$ 41,914	$ 42,752	$ 43,607	$ 44,480
TIRZ Credit [a]	(4)	$ (6)				
Total Major Improvement Area Annual Installment	**(5) = (1) + (2) + (3) + (4)**	**$ 732,243**	**$ 685,433**	**$ 682,165**	**$ 683,620**	**$ 679,505**

Footnotes:

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

[b] TIRZ Credit applicable to future Improvement Areas #2-3 Annual Installments will be determine in future Annual Service Plan Updates. No TIRZ Credit is applicable for Improvement Areas #2-3 Annual Installment due 1/31/2023.

ASSESSMENT ROLL

The list of current Lots within the District, the corresponding total Assessments, and current Annual Installment by Lot for Improvement Area #1, Improvement Area #2, Improvement Area #3, and the Major Improvement Area are shown on the Assessment Rolls attached hereto as **Exhibit A-1, Exhibit A-2, Exhibit A-3,** and **Exhibit A-4** respectively. The Lots shown on the Assessment Rolls will receive the bills for the 2023 Annual Installments which will be delinquent if not paid by January 31, 2024.

EXHIBIT A-1 – IMPROVEMENT AREA #1 ASSESSMENT ROLL

Property ID	Lot Type	Outstanding Assessment: Improvement Area #1 Initial Bonds	Outstanding Assessment: Improvement Area #1 Additional Bonds	Annual Installment Due 1/31/2024 Pre TIRZ[a]	TIRZ Credit	Annual Installment Due
480119100A0010000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100A0020000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (237.59)	$ 2,378.12
480119100ACA10000	Non-Benefitted	$ -	$ -	$ -	$ -	$ -
480119100A0030000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (237.59)	$ 2,378.12
480119100A0040000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (237.59)	$ 2,378.12
480119100A0050000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (237.59)	$ 2,378.12
480119100A0060000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (296.99)	$ 2,318.72
480119100A0070000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (296.99)	$ 2,318.72
480119100A0080000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (296.99)	$ 2,318.72
480119100A0090000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (237.59)	$ 2,378.12
480119100A0100000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (237.59)	$ 2,378.12
480119100A0110000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (237.59)	$ 2,378.12
480119100A0120000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (296.99)	$ 2,318.72
480119100A0130000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (296.99)	$ 2,318.72
480119100A0140000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (424.06)	$ 2,191.65
480119100B0010000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100B0020000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100B0030000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ -	$ 2,615.71
480119100BCA20000	Non-Benefitted	$ -	$ -	$ -	$ -	$ -
480119100B0040000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100B0050000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (237.59)	$ 2,378.12
480119100B0060000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100B0070000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100B0080000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100B0090000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100B0100000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100B0110000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100C0010000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100C0020000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (237.59)	$ 2,378.12
480119100C0030000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (383.95)	$ 2,231.76
480119100C0040000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100C0050000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100C0060000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100C0070000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100C0080000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100C0090000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (237.59)	$ 2,378.12
480119100C0100000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100C0110000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100C0120000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100C0130000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100C0140000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100D0010000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100D0020000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100D0030000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100D0040000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100D0050000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (237.59)	$ 2,378.12
480119100D0060000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100D0070000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100D0080000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100D0090000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (404.46)	$ 2,211.25

Property ID	Lot Type	Outstanding Assessment Improvement Area #1 Initial Bonds	Outstanding Assessment Improvement Area #1 Additional Bonds	Annual Installment Due 1/31/2024 Pre TIRZ[a]	TIRZ Credit	Annual Installment Due
480119100D0100000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100D0110000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100D0120000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100D0130000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100D0140000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100D0150000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (237.59)	$ 2,378.12
480119100D0160000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100D0170000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (484.58)	$ 2,131.13
480119100D0180000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100D0190000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100D0200000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100D0210000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (237.59)	$ 2,378.12
480119100D0220000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100D0230000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100D0240000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100D0250000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100D0260000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100DCA50000	Non-Benefitted	$ -	$ -	$ -	$ -	$ -
480119100E0010000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100E0020000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100ECA30000	Non-Benefitted	$ -	$ -	$ -	$ -	$ -
480119100E0030000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100E0040000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100E0050000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (237.59)	$ 2,378.12
480119100E0060000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100E0070000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100E0080000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (253.39)	$ 2,362.32
480119100E0090000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100E0100000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100E0110000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100E0120000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100E0130000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100E0140000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100E0150000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (537.17)	$ 2,078.54
480119100E0160000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100E0170000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100E0180000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100E0190000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100E0200000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100E0210000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100E0220000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100E0230000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100E0240000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100E0250000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100E0260000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100E0270000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100E0280000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (237.59)	$ 2,378.12
480119100E0290000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (535.00)	$ 2,080.71
480119100F0010000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100F0020000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22

		Outstanding Assessment				
Property ID	Lot Type	Improvement Area #1 Initial Bonds	Improvement Area #1 Additional Bonds	Annual Installment Due 1/31/2024 Pre TIRZ[a]	TIRZ Credit	Annual Installment Due
480119100F0030000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100F0040000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100F0050000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100F0060000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100F0070000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100F0080000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100F0090000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100F0100000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100F0110000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100F0120000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100F0130000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100F0140000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100F0150000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100F0160000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100F0170000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (237.59)	$ 2,378.12
480119100F0180000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100F0190000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100F0200000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100F0210000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100F0220000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100F0230000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100F0240000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100F0250000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100G0010000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100G0020000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100G0030000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100G0040000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100G0050000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100G0060000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100G0070000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100G0080000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100G0090000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100G0100000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100G0110000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100G0120000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (296.99)	$ 2,318.72
480119100G0130000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (237.59)	$ 2,378.12
480119100G0140000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (426.58)	$ 2,189.13
480119100G0150000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (296.99)	$ 2,318.72
480119100G0160000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100G0170000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100G0180000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (237.59)	$ 2,378.12
480119100G0190000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (237.59)	$ 2,378.12
480119100G0200000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (237.59)	$ 2,378.12
480119100G0210000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100G0220000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100G0230000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100G0240000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100G0250000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (428.64)	$ 2,187.07
480119100G0260000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (517.14)	$ 2,098.57
480119100G0270000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22

		Outstanding Assessment				
Property ID	Lot Type	Improvement Area #1 Initial Bonds	Improvement Area #1 Additional Bonds	Annual Installment Due 1/31/2024 Pre TIRZ[a]	TIRZ Credit	Annual Installment Due
480119100G0280000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100G0290000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100H0010000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100H0020000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100H0030000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100H0040000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100H0050000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (237.59)	$ 2,378.12
480119100I0010000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100I0020000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100I0030000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100I0040000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (519.24)	$ 2,096.47
480119100I0050000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100I0060000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100I0070000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100I0080000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (237.59)	$ 2,378.12
480119100I0090000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (237.59)	$ 2,378.12
480119100I0100000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (237.59)	$ 2,378.12
480119100I0110000	Townhome Lot	$ 12,419.25	$ 8,679.93	$ 1,747.54	$ (377.80)	$ 1,369.74
480119100I0120000	Townhome Lot	$ 12,419.25	$ 8,679.93	$ 1,747.54	$ (377.80)	$ 1,369.74
480119100I0130000	Townhome Lot	$ 12,419.25	$ 8,679.93	$ 1,747.54	$ (377.80)	$ 1,369.74
480119100I0140000	Townhome Lot	$ 12,419.25	$ 8,679.93	$ 1,747.54	$ (377.80)	$ 1,369.74
480119100I0150000	Townhome Lot	$ 12,419.25	$ 8,679.93	$ 1,747.54	$ (377.80)	$ 1,369.74
480119100I0160000	Townhome Lot	$ 12,419.25	$ 8,679.93	$ 1,747.54	$ (377.80)	$ 1,369.74
480119100I0170000	Townhome Lot	$ 12,419.25	$ 8,679.93	$ 1,747.54	$ (377.80)	$ 1,369.74
480119100I0180000	Townhome Lot	$ 12,419.25	$ 8,679.93	$ 1,747.54	$ (377.80)	$ 1,369.74
480119100I0190000	Townhome Lot	$ 12,419.25	$ 8,679.93	$ 1,747.54	$ (377.80)	$ 1,369.74
480119100I0200000	Townhome Lot	$ 12,419.25	$ 8,679.93	$ 1,747.54	$ (377.80)	$ 1,369.74
480119100I0210000	Townhome Lot	$ 12,419.25	$ 8,679.93	$ 1,747.54	$ (377.80)	$ 1,369.74
480119100I0220000	Townhome Lot	$ 12,419.25	$ 8,679.93	$ 1,747.54	$ (377.80)	$ 1,369.74
480119100I0230000	Townhome Lot	$ 12,419.25	$ 8,679.93	$ 1,747.54	$ (377.80)	$ 1,369.74
480119100I0240000	Townhome Lot	$ 12,419.25	$ 8,679.93	$ 1,747.54	$ (377.80)	$ 1,369.74
480119100I0250000	Townhome Lot	$ 12,419.25	$ 8,679.93	$ 1,747.54	$ (377.80)	$ 1,369.74
480119100I0260000	Townhome Lot	$ 12,419.25	$ 8,679.93	$ 1,747.54	$ (377.80)	$ 1,369.74
480119100I0270000	Townhome Lot	$ 12,419.25	$ 8,679.93	$ 1,747.54	$ (377.80)	$ 1,369.74
480119100I0280000	Townhome Lot	$ 12,419.25	$ 8,679.93	$ 1,747.54	$ (377.80)	$ 1,369.74
480119100J0010000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (565.49)	$ 2,050.22
480119100J0020000	Single Family Lot	$ 18,589.08	$ 12,992.09	$ 2,615.71	$ (237.59)	$ 2,378.12
480119100JCA40000	Non-Benefitted	$ -	$ -	$ -	$ -	$ -
480119100K0010000	Townhome Lot	$ 12,419.25	$ 8,679.93	$ 1,747.54	$ (237.59)	$ 1,509.95
480119100K0020000	Townhome Lot	$ 12,419.25	$ 8,679.93	$ 1,747.54	$ (201.95)	$ 1,545.59
480119100K0030000	Townhome Lot	$ 12,419.25	$ 8,679.93	$ 1,747.54	$ (201.95)	$ 1,545.59
480119100K0040000	Townhome Lot	$ 12,419.25	$ 8,679.93	$ 1,747.54	$ (201.95)	$ 1,545.59
480119100K0050000	Townhome Lot	$ 12,419.25	$ 8,679.93	$ 1,747.54	$ (201.95)	$ 1,545.59
480119100K0060000	Townhome Lot	$ 12,419.25	$ 8,679.93	$ 1,747.54	$ (201.95)	$ 1,545.59
480119100K0070000	Townhome Lot	$ 12,419.25	$ 8,679.93	$ 1,747.54	$ (201.95)	$ 1,545.59
480119100K0080000	Townhome Lot	$ 12,419.25	$ 8,679.93	$ 1,747.54	$ (201.95)	$ 1,545.59
480119100K0090000	Townhome Lot	$ 12,419.25	$ 8,679.93	$ 1,747.54	$ (201.95)	$ 1,545.59
480119100K0100000	Townhome Lot	$ 12,419.25	$ 8,679.93	$ 1,747.54	$ (201.95)	$ 1,545.59
480119100K0110000	Townhome Lot	$ 12,419.25	$ 8,679.93	$ 1,747.54	$ (201.95)	$ 1,545.59
480119100K0120000	Townhome Lot	$ 12,419.25	$ 8,679.93	$ 1,747.54	$ (201.95)	$ 1,545.59

		Outstanding Assessment				
Property ID	Lot Type	Improvement Area #1 Initial Bonds	Improvement Area #1 Additional Bonds	Annual Installment Due 1/31/2024 Pre TIRZ[a]	TIRZ Credit	Annual Installment Due
480119100K0130000	Townhome Lot	$ 12,419.25	$ 8,679.93	$ 1,747.54	$ (201.95)	$ 1,545.59
480119100K0140000	Townhome Lot	$ 12,419.25	$ 8,679.93	$ 1,747.54	$ (201.95)	$ 1,545.59
480119100KCA70000	Non-Benefitted	$ -	$ -	$ -	$ -	$ -
480119100K0150000	Townhome Lot	$ 12,419.25	$ 8,679.93	$ 1,747.54	$ (201.95)	$ 1,545.59
480119100K0160000	Townhome Lot	$ 12,419.25	$ 8,679.93	$ 1,747.54	$ (201.95)	$ 1,545.59
480119100K0170000	Townhome Lot	$ 12,419.25	$ 8,679.93	$ 1,747.54	$ (201.95)	$ 1,545.59
480119100K0180000	Townhome Lot	$ 12,419.25	$ 8,679.93	$ 1,747.54	$ (201.95)	$ 1,545.59
480119100K0190000	Townhome Lot	$ 12,419.25	$ 8,679.93	$ 1,747.54	$ (237.59)	$ 1,509.95
480119100K0200000	Townhome Lot	$ 12,419.25	$ 8,679.93	$ 1,747.54	$ (237.59)	$ 1,509.95
480119100K0210000	Townhome Lot	$ 12,419.25	$ 8,679.93	$ 1,747.54	$ (201.95)	$ 1,545.59
480119100K0220000	Townhome Lot	$ 12,419.25	$ 8,679.93	$ 1,747.54	$ (201.95)	$ 1,545.59
480119100K0230000	Townhome Lot	$ 12,419.25	$ 8,679.93	$ 1,747.54	$ (237.59)	$ 1,509.95
480119100L0010000	Townhome Lot	$ 12,419.25	$ 8,679.93	$ 1,747.54	$ (377.80)	$ 1,369.74
480119100L0020000	Townhome Lot	$ 12,419.25	$ 8,679.93	$ 1,747.54	$ (377.80)	$ 1,369.74
480119100L0030000	Townhome Lot	$ 12,419.25	$ 8,679.93	$ 1,747.54	$ (377.80)	$ 1,369.74
480119100L0040000	Townhome Lot	$ 12,419.25	$ 8,679.93	$ 1,747.54	$ (377.80)	$ 1,369.74
480119100L0050000	Townhome Lot	$ 12,419.25	$ 8,679.93	$ 1,747.54	$ (377.80)	$ 1,369.74
480119100L0060000	Townhome Lot	$ 12,419.25	$ 8,679.93	$ 1,747.54	$ (377.80)	$ 1,369.74
480119100L0070000	Townhome Lot	$ 12,419.25	$ 8,679.93	$ 1,747.54	$ (367.64)	$ 1,379.90
480119100L0080000	Townhome Lot	$ 12,419.25	$ 8,679.93	$ 1,747.54	$ (368.62)	$ 1,378.92
480119100L0090000	Townhome Lot	$ 12,419.25	$ 8,679.93	$ 1,747.54	$ (377.80)	$ 1,369.74
480119100M0010000	Townhome Lot	$ 12,419.25	$ 8,679.93	$ 1,747.54	$ (377.80)	$ 1,369.74
480119100M0020000	Townhome Lot	$ 12,419.25	$ 8,679.93	$ 1,747.54	$ (377.80)	$ 1,369.74
480119100M0030000	Townhome Lot	$ 12,419.25	$ 8,679.93	$ 1,747.54	$ (377.80)	$ 1,369.74
480119100M0040000	Townhome Lot	$ 12,419.25	$ 8,679.93	$ 1,747.54	$ (377.80)	$ 1,369.74
480119100M0050000	Townhome Lot	$ 12,419.25	$ 8,679.93	$ 1,747.54	$ (377.80)	$ 1,369.74
480119100M0060000	Townhome Lot	$ 12,419.25	$ 8,679.93	$ 1,747.54	$ (377.80)	$ 1,369.74
480119100M0070000	Townhome Lot	$ 12,419.25	$ 8,679.93	$ 1,747.54	$ (377.80)	$ 1,369.74
480119100M0080000	Townhome Lot	$ 12,419.25	$ 8,679.93	$ 1,747.54	$ (377.80)	$ 1,369.74
480119100M0090000	Townhome Lot	$ 12,419.25	$ 8,679.93	$ 1,747.54	$ (377.80)	$ 1,369.74
480119100MCA60000	Non-Benefitted	$ -	$ -	$ -	$ -	$ -
480119100NCA80000	Non-Benefitted	$ -	$ -	$ -	$ -	$ -
480119100OCA90000	Non-Benefitted	$ -	$ -	$ -	$ -	$ -
480119500A0010000	Multi-Family	$ 2,474,491.77	$ 1,729,446.20	$ 348,190.43	$ (250.92)	$ 347,939.51
480119700M0010000	Commercial 1	$ 145,574.35	$ 101,743.32	$ 20,484.03	$ -	$ 20,484.03
Total[b]		**$ 6,420,000.07**	**$ 4,487,000.24**	**$ 903,371.47**	**$ (99,977.05)**	**$ 803,394.42**

Footnotes:

[a] The Annual Installment covers the period September 15, 2023 to September 14, 2024 and is due by January 31, 2024.

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

EXHIBIT A-2 –IMPROVEMENT AREA #2 ASSESSMENT ROLL

			Improvement Areas #2-3 Bonds	
Property ID	**Block**	**Lot Type**	**Outstanding Assessment**	**Annual Installment Due 1/31/2024[a]**
65022863010020300	Block C	Single Family	$ 1,098,000.00	$ 106,297.93
	Total[b]		**$ 1,098,000.00**	**$ 106,297.93**

Footnotes:

[a] The Annual Installment covers the period September 15, 2023 to September 14, 2024 and is due by January 31, 2024.

[b] Totals may not match Service Plan or Annual Installment schedules due to rounding. Note, parcels within Improvement Area #2 are also subject to a portion of the Major Improvement Area Assessment. See **Exhibit A-4** for the Major Improvement Area Assessment Roll.

EXHIBIT A-3 –IMPROVEMENT AREA #3 ASSESSMENT ROLL

Parcel	Block[a]	Improvement Areas #2-3 Bonds Outstanding Assessment	Improvement Areas #2-3 Bonds Annual Installment Due 1/31/2024[b]
Block K-2(A)	Commercial 2	$ 215,823.17	$ 19,456.92
Block K-2(C)	Commercial 2	$ 71,853.96	$ 6,477.79
Block D1	Multi-Family	$ 1,550,416.62	$ 139,773.39
Block F	Multi-Family	$ 1,855,339.71	$ 167,262.86
Block G1	Commercial 2	$ 39,454.36	$ 3,556.89
Block L3	Commercial 2	$ 790,987.41	$ 71,309.21
Block L2	Commercial 2	$ 237,533.76	$ 21,414.18
Improvement Area #3 Remaining Parcel	Commercial 2 & Commercial 3	$ 1,285,591.01	$ 115,898.79
Total[c]		**$ 6,047,000.00**	**$ 545,150.03**

Footnotes:

[a] The Outstanding Assessment and Annual Installment is allocated to each Block as shown above. For billing purposes, Assessment and Annual Installment In the Improvement Area #3 Platted Property are allocated to each Property ID in each Block based on Estimated Buildout Value. Assessment and Annual Installment in the Improvement Area #3 Remaining Parcel is allocated to each Property ID pro rata based on acreage per Dallas County CAD. Property IDs and allocation subject to change.

[b] The Annual Installment covers the period September 15, 2023 to September 14, 2024 and is due by January 31, 2024.

[c] Totals may not match Service Plan or Annual Installment schedules due to rounding. Note, parcels within Improvement Area #3 are also subject to a portion of the Major Improvement Area Assessment. See **Exhibit A-4** for the Major Improvement Area Assessment Roll.

EXHIBIT A-4 – MAJOR IMPROVEMENT AREA ASSESSMENT ROLL

Parcel[a]	Lot Type	Outstanding Assessment	Annual Installment before TIRZ	TIRZ Credit	Annual Installment due 1/31/2024[b]
Block K-2(A)	Commercial 2	$ 163,249.11	$ 14,454.53	$ (0.73)	$ 14,453.80
Block K-2(C)	Commercial 2	$ 54,350.49	$ 4,812.34	$ (0.73)	$ 4,811.61
Block C	Single-Family	$ 802,986.21	$ 71,098.62	$ -	$ 71,098.62
Block D1	Multi-Family	$ 2,159,610.05	$ 191,217.85	$ -	$ 191,217.85
Block F	Multi-Family	$ 1,403,382.96	$ 124,259.41	$ -	$ 124,259.41
Block G1	Commercial 2	$ 29,843.36	$ 2,642.41	$ -	$ 2,642.41
Block L3	Commercial 2	$ 598,304.59	$ 52,975.54	$ (0.73)	$ 52,974.81
Block L2	Commercial 2	$ 179,671.05	$ 15,908.57	$ (0.73)	$ 15,907.84
Block I	Commercial 3	$ 612,867.39	$ 54,264.97	$ -	$ 54,264.97
Block J	Commercial 3	$ 1,293,310.97	$ 114,513.33	$ -	$ 114,513.33
Major Improvement Area Remaining Parcel	Commercial 2 & Commercial 3	$ 972,423.82	$ 86,101.09	$ (2.92)	$ 86,098.17
Total[c]		**$ 8,270,000.00**	**$ 732,248.67**	**$ (5.84)**	**$ 732,242.83**

Footnotes:

[a] For billing purposes, Assessment and Annual Installment In the Improvement Area #3 Platted Property are allocated to each Property ID in each Block based on Estimated Buildout Value. Assessment and Annual Installment in the Improvement Area #3 Remaining Parcel is allocated to each Property ID pro rata based on acreage per Dallas County CAD. Property IDs and allocation subject to change.

[b] The Annual Installment covers the period September 15, 2022 to September 14, 2023 and is due by January 31, 2023.

[c] Totals may not match Service Plan or Annual Installment schedules due to rounding. The Major Improvement Area includes Improvement Areas #2-3. The Major Improvement Area Assessment and Annual Installment allocable to the Major Improvement Area Remaining Parcel will be allocated to each Property ID per the Dallas County Appraisal District pro rata based on acreage for billing purposes.

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

DEBT SERVICE REQUIREMENTS

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

Year Ending (September 30)	Principal	Interest	Total
2021	$ 175,000	$ 213,775	$ 388,775
2022	140,000	247,950	387,950
2023	140,000	244,450	384,450
2024	145,000	240,950	385,950
2025	150,000	237,325	387,325
2026	150,000	233,575	383,575
2027	155,000	228,700	383,700
2028	160,000	223,663	383,663
2029	170,000	218,463	388,463
2030	175,000	212,938	387,938
2031	180,000	207,250	387,250
2032	185,000	200,500	385,500
2033	195,000	193,563	388,563
2034	200,000	186,250	386,250
2035	210,000	178,750	388,750
2036	215,000	170,875	385,875
2037	225,000	162,813	387,813
2038	235,000	154,375	389,375
2039	245,000	145,563	390,563
2040	250,000	136,375	386,375
2041	260,000	127,000	387,000
2042	275,000	116,600	391,600
2043	285,000	105,600	390,600
2044	295,000	94,200	389,200
2045	310,000	82,400	392,400
2046	320,000	70,000	390,000
2047	335,000	57,200	392,200
2048	350,000	43,800	393,800
2049	365,000	29,800	394,800
2050	380,000	15,200	395,200
Total(1)	**$6,875,000**	**$4,779,900**	**$11,654,900**

(1) Totals may not add due to rounding.

EXHIBIT B-2 – DEBT SERVICE SCHEDULE FOR IMPROVEMENT AREA #1 ADDITIONAL BONDS

DEBT SERVICE REQUIREMENTS

The following table sets forth the anticipated debt service requirements for the 2022 Bonds:

Year Ending (September 30)	Principal	Interest	Total
2023	$ 141,000	$ 203,571	$ 344,571
2024	76,000	257,519	333,519
2025	79,000	253,719	332,719
2026	87,000	249,769	336,769
2027	91,000	245,419	336,419
2028	95,000	240,869	335,869
2029	95,000	236,119	331,119
2030	101,000	230,775	331,775
2031	108,000	225,094	333,094
2032	115,000	219,019	334,019
2033	119,000	212,550	331,550
2034	128,000	205,856	333,856
2035	133,000	198,656	331,656
2036	144,000	191,175	335,175
2037	150,000	183,075	333,075
2038	157,000	174,638	331,638
2039	165,000	165,806	330,806
2040	179,000	156,525	335,525
2041	189,000	146,456	335,456
2042	196,000	135,825	331,825
2043	209,000	124,800	333,800
2044	223,000	112,260	335,260
2045	234,000	98,880	332,880
2046	252,000	84,840	336,840
2047	266,000	69,720	335,720
2048	281,000	53,760	334,760
2049	298,000	36,900	334,900
2050	317,000	19,020	336,020
Total(1)	**$4,628,000**	**$4,732,614**	**$9,360,614**

(1) Totals may not add due to rounding.

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

DEBT SERVICE REQUIREMENTS

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

Year Ending (September 30)	Principal	Interest	Total
2023	$ 161,000	$ 387,227	$ 548,227
2024	69,000	493,595	562,595
2025	71,000	489,455	560,455
2026	77,000	485,195	562,195
2027	81,000	480,575	561,575
2028	89,000	475,715	564,715
2029	94,000	470,375	564,375
2030	101,000	463,913	564,913
2031	108,000	456,969	564,969
2032	116,000	449,544	565,544
2033	121,000	441,569	562,569
2034	132,000	433,250	565,250
2035	144,000	424,175	568,175
2036	153,000	414,275	567,275
2037	164,000	403,756	567,756
2038	175,000	392,481	567,481
2039	189,000	380,450	569,450
2040	203,000	367,456	570,456
2041	216,000	353,500	569,500
2042	232,000	338,650	570,650
2043	250,000	322,700	572,700
2044	270,000	305,200	575,200
2045	288,000	286,300	574,300
2046	309,000	266,140	575,140
2047	333,000	244,510	577,510
2048	359,000	221,200	580,200
2049	385,000	196,070	581,070
2050	415,000	169,120	584,120
2051	965,000	140,070	1,105,070
2052	1,036,000	72,520	1,108,520
Total(1)	**$7,306,000**	**$10,825,954**	**$18,131,954**

(1) Totals may not add due to rounding.

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EXHIBIT B-4 – DEBT SERVICE SCHEDULE FOR THE MAJOR IMPROVEMENT AREA BONDS

DEBT SERVICE REQUIREMENTS

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

Year Ending (September 30)	Principal	Interest	Total
2021	$ -	$ 398,364	$ 398,364
2022	130,000	470,200	600,200
2023	140,000	463,213	603,213
2024	145,000	455,688	600,688
2025	155,000	447,894	602,894
2026	160,000	439,563	599,563
2027	170,000	430,963	600,963
2028	175,000	421,825	596,825
2029	185,000	412,419	597,419
2030	195,000	402,475	597,475
2031	205,000	391,994	596,994
2032	215,000	380,975	595,975
2033	230,000	369,419	599,419
2034	240,000	357,056	597,056
2035	250,000	344,156	594,156
2036	265,000	330,719	595,719
2037	280,000	316,475	596,475
2038	295,000	301,425	596,425
2039	310,000	285,569	595,569
2040	325,000	268,906	593,906
2041	345,000	251,438	596,438
2042	365,000	232,031	597,031
2043	385,000	211,500	596,500
2044	405,000	189,844	594,844
2045	430,000	167,063	597,063
2046	455,000	142,875	597,875
2047	480,000	117,281	597,281
2048	505,000	90,281	595,281
2049	535,000	61,875	596,875
2050	565,000	31,781	596,781
Total(1)	**$8,540,000**	**$9,185,264**	**$17,725,264**

(1) Totals may not add due to rounding.

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EXHIBIT C – LOT TYPE CLASSIFICATION MAP

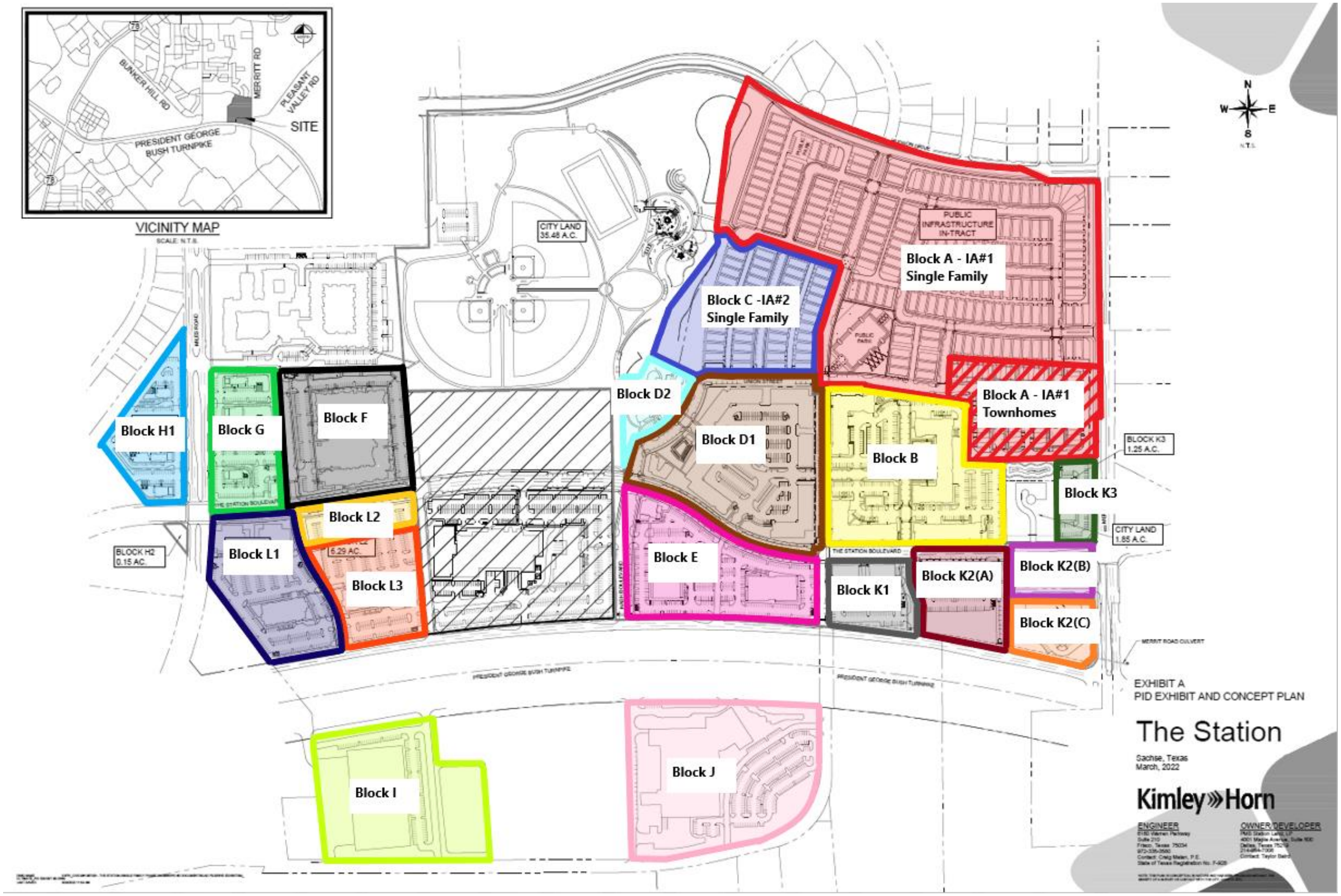

EXHIBIT D – BUYER DISCLOSURES

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

- Improvement Area #1
  - Block A Lot Type Single Family
  - Block A Lot Type Townhome
  - Block B Lot Type Multi-Family
  - Block K1 Lot Type Commercial 1
- Improvement Area #2
  - Block C Lot Type Single Family
- Improvement Area #3
  - Block K2(A) Lot Type Commercial 2
  - Block K2(C) Lot Type Commercial 2
  - Block D1 Lot Type Multi-Family
  - Block F Lot Type Multi-Family
  - Block G1 Lot Type Commercial 2
  - Block L2 Lot Type Commercial 2
  - Block L3 Lot Type Commercial 2
  - Remainder Parcel
- Improvement Area #4
  - Block I Lot Type Commercial 3
- Improvement Area #5
  - Block J Lot Type Commercial 3
- Major Improvement Area
  - Remainder Parcel

SACHSE PUBLIC IMPROVEMENT DISTRICT NO. 1 – IMPROVEMENT AREA #1 – BLOCK A - LOT TYPE SINGLE FAMILY 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[1] RETURN TO:

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

____
STREET ADDRESS

IMPROVEMENT AREA #1 – BLOCK A - LOT TYPE SINGLE FAMILY PRINCIPAL ASSESSMENT: $31,581.17

As the purchaser of the real property described above, you are obligated to pay assessments to City of Sachse, 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 ***Sachse Public Improvement District No. 1*** (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 Sachse. The exact amount of each annual installment will be approved each year by the Sachse 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 Sachse.

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

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

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

DATE: DATE:

_______________________________ _______________________________
SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

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

DATE: DATE:

_______________________________ _______________________________
SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

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

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

DATE: DATE:

_______________________________ _______________________________
SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _______ §

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

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

Notary Public, State of Texas][3]

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

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

DATE:	DATE:
_____________________________	_____________________________
SIGNATURE OF SELLER	SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF ________ §

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

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

Notary Public, State of Texas][4]

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

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 BLOCK A LOT TYPE SINGLE FAMILY

	Improvement Area #1 Initial Bonds			Improvement Area #1 Additional Bonds				
Installments Due January 31,	Principal	Interest[a]	Additional Interest	Principal	Interest[b]	Additional Interest	Annual Collection Costs	Total Installment[c]
2024	$ 419.85	$ 697.67	$ 92.95	$ 220.06	$ 745.64	$ 64.96	$ 374.58	$ 2,615.70
2025	$ 434.32	$ 687.17	$ 90.85	$ 228.74	$ 734.64	$ 63.86	$ 152.35	$ 2,391.94
2026	$ 434.32	$ 676.32	$ 88.67	$ 251.91	$ 723.20	$ 62.72	$ 155.40	$ 2,392.54
2027	$ 448.80	$ 662.20	$ 86.50	$ 263.49	$ 710.61	$ 61.46	$ 158.51	$ 2,391.57
2028	$ 463.28	$ 647.61	$ 84.26	$ 275.07	$ 697.43	$ 60.14	$ 161.68	$ 2,389.48
2029	$ 492.23	$ 632.56	$ 81.94	$ 275.07	$ 683.68	$ 58.76	$ 164.91	$ 2,389.16
2030	$ 506.71	$ 616.56	$ 79.48	$ 292.45	$ 668.21	$ 57.39	$ 168.21	$ 2,389.00
2031	$ 521.19	$ 600.09	$ 76.95	$ 312.71	$ 651.76	$ 55.93	$ 171.57	$ 2,390.20
2032	$ 535.67	$ 580.55	$ 74.34	$ 332.98	$ 634.17	$ 54.36	$ 175.01	$ 2,387.07
2033	$ 564.62	$ 560.46	$ 71.66	$ 344.56	$ 615.44	$ 52.70	$ 178.51	$ 2,387.95
2034	$ 579.10	$ 539.29	$ 68.84	$ 370.62	$ 596.06	$ 50.98	$ 182.08	$ 2,386.96
2035	$ 608.05	$ 517.57	$ 65.94	$ 385.10	$ 575.21	$ 49.12	$ 185.72	$ 2,386.72
2036	$ 622.53	$ 494.77	$ 62.90	$ 416.95	$ 553.55	$ 47.20	$ 189.43	$ 2,387.33
2037	$ 651.49	$ 471.42	$ 59.79	$ 434.32	$ 530.09	$ 45.11	$ 193.22	$ 2,385.45
2038	$ 680.44	$ 446.99	$ 56.53	$ 454.59	$ 505.66	$ 42.94	$ 197.09	$ 2,384.25
2039	$ 709.40	$ 421.48	$ 53.13	$ 477.76	$ 480.09	$ 40.67	$ 201.03	$ 2,383.55
2040	$ 723.87	$ 394.87	$ 49.59	$ 518.29	$ 453.22	$ 38.28	$ 205.05	$ 2,383.17
2041	$ 752.83	$ 367.73	$ 45.97	$ 547.25	$ 424.06	$ 35.69	$ 209.15	$ 2,382.67
2042	$ 796.26	$ 337.61	$ 42.20	$ 567.52	$ 393.28	$ 32.95	$ 213.33	$ 2,383.16
2043	$ 825.22	$ 305.76	$ 38.22	$ 605.16	$ 361.36	$ 30.11	$ 217.60	$ 2,383.43
2044	$ 854.17	$ 272.76	$ 34.09	$ 645.70	$ 325.05	$ 27.09	$ 221.95	$ 2,380.80
2045	$ 897.60	$ 238.59	$ 29.82	$ 677.55	$ 286.31	$ 23.86	$ 226.39	$ 2,380.12
2046	$ 926.56	$ 202.68	$ 25.34	$ 729.66	$ 245.65	$ 20.47	$ 230.92	$ 2,381.29
2047	$ 969.99	$ 165.62	$ 20.70	$ 770.20	$ 201.87	$ 16.82	$ 235.54	$ 2,380.75
2048	$ 1,013.42	$ 126.82	$ 15.85	$ 813.63	$ 155.66	$ 12.97	$ 240.25	$ 2,378.61
2049	$ 1,056.86	$ 86.29	$ 10.79	$ 862.86	$ 106.84	$ 8.90	$ 245.05	$ 2,377.58
2050	$ 1,100.29	$ 44.01	$ 5.50	$ 917.87	$ 55.07	$ 4.59	$ 249.95	$ 2,377.29
Total	**$ 18,589.08**	**$ 11,795.45**	**$ 1,512.82**	**$ 12,992.09**	**$ 13,113.82**	**$ 1,120.02**	**$ 5,504.46**	**$ 64,627.74**

Footnotes:

[a] Interest for the Improvement Area #1 Initial Bonds is calculated at a 2.500%, 3.250%, 3.750%, and 4.000% interest rate for bonds with a maturity of 9/15/2025, 2030, 2040, and 2050 respectively.

[b] Interest for the Improvement Area #1 Additional Bonds is calculated at a 5.000%, 5.625%, and 6.00% interest rate for bonds with a maturity of 9/15/2028, 2042, and 2050, respectively.

[c] Before application of the TIRZ No. 2 Annual Credit Amount. The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown. Not inclusive of TIRZ Credit.

SACHSE PUBLIC IMPROVEMENT DISTRICT NO. 1 – IMPROVEMENT AREA #1 – BLOCK A - LOT TYPE TOWNHOME 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[1] RETURN TO:

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

____
STREET ADDRESS

IMPROVEMENT AREA #1 – BLOCK A - LOT TYPE TOWNHOME PRINCIPAL ASSESSMENT: $21,099.19

As the purchaser of the real property described above, you are obligated to pay assessments to City of Sachse, 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 ***Sachse Public Improvement District No. 1*** (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 Sachse. The exact amount of each annual installment will be approved each year by the Sachse 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 Sachse.

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

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

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

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

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

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

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

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

DATE: DATE:

______________________________ ______________________________
SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _______ §

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

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

Notary Public, State of Texas][3]

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

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

DATE: DATE:

_____________________________ _____________________________

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF ________ §

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

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

Notary Public, State of Texas][4]

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

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 BLOCK A LOT TYPE TOWNHOME

	Improvement Area #1 Initial Bonds			Improvement Area #1 Additional Bonds				
Installments Due January 31,	Principal	Interest[a]	Additional Interest	Principal	Interest[b]	Additional Interest	Annual Collection Costs	Total Installment[c]
2024	$ 280.50	$ 466.11	$ 62.10	$ 147.02	$ 498.16	$ 43.40	$ 250.25	$ 1,747.54
2025	$ 290.17	$ 459.10	$ 60.69	$ 152.82	$ 490.81	$ 42.66	$ 101.79	$ 1,598.04
2026	$ 290.17	$ 451.84	$ 59.24	$ 168.30	$ 483.17	$ 41.90	$ 103.82	$ 1,598.44
2027	$ 299.84	$ 442.41	$ 57.79	$ 176.04	$ 474.75	$ 41.06	$ 105.90	$ 1,597.79
2028	$ 309.51	$ 432.67	$ 56.29	$ 183.77	$ 465.95	$ 40.18	$ 108.02	$ 1,596.39
2029	$ 328.86	$ 422.61	$ 54.75	$ 183.77	$ 456.76	$ 39.26	$ 110.18	$ 1,596.19
2030	$ 338.53	$ 411.92	$ 53.10	$ 195.38	$ 446.43	$ 38.34	$ 112.38	$ 1,596.08
2031	$ 348.20	$ 400.92	$ 51.41	$ 208.92	$ 435.44	$ 37.36	$ 114.63	$ 1,596.88
2032	$ 357.88	$ 387.86	$ 49.67	$ 222.46	$ 423.68	$ 36.32	$ 116.92	$ 1,594.79
2033	$ 377.22	$ 374.44	$ 47.88	$ 230.20	$ 411.17	$ 35.21	$ 119.26	$ 1,595.37
2034	$ 386.89	$ 360.29	$ 45.99	$ 247.61	$ 398.22	$ 34.06	$ 121.64	$ 1,594.71
2035	$ 406.24	$ 345.79	$ 44.06	$ 257.28	$ 384.29	$ 32.82	$ 124.08	$ 1,594.55
2036	$ 415.91	$ 330.55	$ 42.03	$ 278.56	$ 369.82	$ 31.53	$ 126.56	$ 1,594.96
2037	$ 435.25	$ 314.95	$ 39.95	$ 290.17	$ 354.15	$ 30.14	$ 129.09	$ 1,593.71
2038	$ 454.60	$ 298.63	$ 37.77	$ 303.71	$ 337.83	$ 28.69	$ 131.67	$ 1,592.90
2039	$ 473.94	$ 281.59	$ 35.50	$ 319.19	$ 320.75	$ 27.17	$ 134.30	$ 1,592.43
2040	$ 483.62	$ 263.81	$ 33.13	$ 346.27	$ 302.79	$ 25.57	$ 136.99	$ 1,592.18
2041	$ 502.96	$ 245.68	$ 30.71	$ 365.61	$ 283.31	$ 23.84	$ 139.73	$ 1,591.85
2042	$ 531.98	$ 225.56	$ 28.19	$ 379.15	$ 262.75	$ 22.01	$ 142.53	$ 1,592.17
2043	$ 551.32	$ 204.28	$ 25.53	$ 404.30	$ 241.42	$ 20.12	$ 145.38	$ 1,592.35
2044	$ 570.67	$ 182.23	$ 22.78	$ 431.39	$ 217.16	$ 18.10	$ 148.28	$ 1,590.60
2045	$ 599.68	$ 159.40	$ 19.92	$ 452.66	$ 191.28	$ 15.94	$ 151.25	$ 1,590.14
2046	$ 619.03	$ 135.41	$ 16.93	$ 487.48	$ 164.12	$ 13.68	$ 154.27	$ 1,590.92
2047	$ 648.05	$ 110.65	$ 13.83	$ 514.57	$ 134.87	$ 11.24	$ 157.36	$ 1,590.56
2048	$ 677.06	$ 84.73	$ 10.59	$ 543.58	$ 104.00	$ 8.67	$ 160.51	$ 1,589.14
2049	$ 706.08	$ 57.65	$ 7.21	$ 576.47	$ 71.38	$ 5.95	$ 163.72	$ 1,588.45
2050	$ 735.10	$ 29.40	$ 3.68	$ 613.22	$ 36.79	$ 3.07	$ 166.99	$ 1,588.25
Total	**$ 12,419.25**	**$ 7,880.47**	**$ 1,010.71**	**$ 8,679.93**	**$ 8,761.26**	**$ 748.28**	**$ 3,677.49**	**$ 43,177.40**

Footnotes:

[a] Interest for the Improvement Area #1 Initial Bonds is calculated at a 2.500%, 3.250%, 3.750%, and 4.000% interest rate for bonds with a maturity of 9/15/2025, 2030, 2040, and 2050 respectively.

[b] Interest for the Improvement Area #1 Additional Bonds is calculated at a 5.000%, 5.625%, and 6.00% interest rate for bonds with a maturity of 9/15/2028, 2042, and 2050, respectively.

[c] Before application of the TIRZ No. 2 Annual Credit Amount. The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown. Not inclusive of TIRZ Credit.

SACHSE PUBLIC IMPROVEMENT DISTRICT NO. 1 – IMPROVEMENT AREA #1 – BLOCK B – LOT TYPE MULTI-FAMILY 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[1] RETURN TO:

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

____
STREET ADDRESS

IMPROVEMENT AREA #1 – BLOCK B - LOT TYPE MULTI-FAMILY PRINCIPAL ASSESSMENT: $4,203,937.97

As the purchaser of the real property described above, you are obligated to pay assessments to City of Sachse, 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 ***Sachse Public Improvement District No. 1*** (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 Sachse. The exact amount of each annual installment will be approved each year by the Sachse 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 Sachse.

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

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

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

DATE:	DATE:
SIGNATURE OF PURCHASER	SIGNATURE OF PURCHASER

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

DATE:	DATE:
SIGNATURE OF SELLER	SIGNATURE OF SELLER][2]

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

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

DATE: DATE:

_____________________________ _____________________________
SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _______ §

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

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

Notary Public, State of Texas][3]

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

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

DATE: DATE:

_____________________________ _____________________________
SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF ________ §

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

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

Notary Public, State of Texas][4]

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

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 BLOCK B LOT TYPE MULTI-FAMILY

	Improvement Area #1 Initial Bonds			Improvement Area #1 Additional Bonds				
Installments Due January 31,	Principal	Interest[a]	Additional Interest	Principal	Interest[b]	Additional Interest	Annual Collection Costs	Total Installment[c]
2024	$ 55,888.05	$ 92,870.53	$ 12,372.46	$ 29,293.05	$ 99,256.71	$ 8,647.23	$ 49,862.40	$ 348,190.42
2025	$ 57,815.23	$ 91,473.33	$ 12,093.02	$ 30,449.35	$ 97,792.05	$ 8,500.77	$ 20,280.57	$ 318,404.32
2026	$ 57,815.23	$ 90,027.95	$ 11,803.94	$ 33,532.83	$ 96,269.59	$ 8,348.52	$ 20,686.18	$ 318,484.24
2027	$ 59,742.40	$ 88,148.95	$ 11,514.87	$ 35,074.57	$ 94,592.94	$ 8,180.85	$ 21,099.90	$ 318,354.50
2028	$ 61,669.58	$ 86,207.32	$ 11,216.15	$ 36,616.31	$ 92,839.22	$ 8,005.48	$ 21,521.90	$ 318,075.97
2029	$ 65,523.93	$ 84,203.06	$ 10,907.81	$ 36,616.31	$ 91,008.40	$ 7,822.40	$ 21,952.34	$ 318,034.25
2030	$ 67,451.10	$ 82,073.53	$ 10,580.19	$ 38,928.92	$ 88,948.73	$ 7,639.32	$ 22,391.39	$ 318,013.18
2031	$ 69,378.27	$ 79,881.37	$ 10,242.93	$ 41,626.96	$ 86,758.98	$ 7,444.67	$ 22,839.22	$ 318,172.41
2032	$ 71,305.45	$ 77,279.69	$ 9,896.04	$ 44,325.01	$ 84,417.46	$ 7,236.54	$ 23,296.00	$ 317,756.19
2033	$ 75,159.80	$ 74,605.73	$ 9,539.51	$ 45,866.75	$ 81,924.18	$ 7,014.91	$ 23,761.92	$ 317,872.80
2034	$ 77,086.97	$ 71,787.24	$ 9,163.71	$ 49,335.66	$ 79,344.18	$ 6,785.58	$ 24,237.16	$ 317,740.50
2035	$ 80,941.32	$ 68,896.48	$ 8,778.28	$ 51,262.84	$ 76,569.05	$ 6,538.90	$ 24,721.90	$ 317,708.76
2036	$ 82,868.49	$ 65,861.18	$ 8,373.57	$ 55,502.62	$ 73,685.51	$ 6,282.59	$ 25,216.34	$ 317,790.30
2037	$ 86,722.84	$ 62,753.61	$ 7,959.23	$ 57,815.23	$ 70,563.49	$ 6,005.08	$ 25,720.67	$ 317,540.14
2038	$ 90,577.19	$ 59,501.51	$ 7,525.62	$ 60,513.27	$ 67,311.38	$ 5,716.00	$ 26,235.08	$ 317,380.04
2039	$ 94,431.54	$ 56,104.86	$ 7,072.73	$ 63,596.75	$ 63,907.51	$ 5,413.43	$ 26,759.78	$ 317,286.61
2040	$ 96,358.71	$ 52,563.68	$ 6,600.57	$ 68,992.84	$ 60,330.19	$ 5,095.45	$ 27,294.98	$ 317,236.42
2041	$ 100,213.06	$ 48,950.23	$ 6,118.78	$ 72,847.19	$ 56,449.35	$ 4,750.48	$ 27,840.88	$ 317,169.96
2042	$ 105,994.59	$ 44,941.70	$ 5,617.71	$ 75,545.23	$ 52,351.69	$ 4,386.25	$ 28,397.69	$ 317,234.87
2043	$ 109,848.93	$ 40,701.92	$ 5,087.74	$ 80,555.88	$ 48,102.27	$ 4,008.52	$ 28,965.65	$ 317,270.92
2044	$ 113,703.28	$ 36,307.96	$ 4,538.50	$ 85,951.97	$ 43,268.92	$ 3,605.74	$ 29,544.96	$ 316,921.33
2045	$ 119,484.81	$ 31,759.83	$ 3,969.98	$ 90,191.76	$ 38,111.80	$ 3,175.98	$ 30,135.86	$ 316,830.01
2046	$ 123,339.15	$ 26,980.44	$ 3,372.55	$ 97,129.58	$ 32,700.29	$ 2,725.02	$ 30,738.58	$ 316,985.63
2047	$ 129,120.68	$ 22,046.87	$ 2,755.86	$ 102,525.67	$ 26,872.52	$ 2,239.38	$ 31,353.35	$ 316,914.32
2048	$ 134,902.20	$ 16,882.05	$ 2,110.26	$ 108,307.19	$ 20,720.98	$ 1,726.75	$ 31,980.42	$ 316,629.84
2049	$ 140,683.72	$ 11,485.96	$ 1,435.74	$ 114,859.59	$ 14,222.55	$ 1,185.21	$ 32,620.02	$ 316,492.79
2050	$ 146,465.24	$ 5,858.61	$ 732.33	$ 122,182.85	$ 7,330.97	$ 610.91	$ 33,272.42	$ 316,453.34
Total	**$ 2,474,491.77**	**$ 1,570,155.61**	**$ 201,380.08**	**$ 1,729,446.20**	**$ 1,745,650.89**	**$ 149,091.98**	**$ 732,727.54**	**$ 8,602,944.06**

Footnotes:

[a] Interest for the Improvement Area #1 Initial Bonds is calculated at a 2.500%, 3.250%, 3.750%, and 4.000% interest rate for bonds with a maturity of 9/15/2025, 2030, 2040, and 2050 respectively.

[b] Interest for the Improvement Area #1 Additional Bonds is calculated at a 5.000%, 5.625%, and 6.00% interest rate for bonds with a maturity of 9/15/2028, 2042, and 2050, respectively.

[c] Before application of the TIRZ No. 2 Annual Credit Amount. The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown. Not inclusive of TIRZ Credit.

SACHSE PUBLIC IMPROVEMENT DISTRICT NO. 1 – IMPROVEMENT AREA #1 – BLOCK K1 - LOT TYPE COMMERCIAL 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[1] RETURN TO:

____

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____

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

____

STREET ADDRESS

IMPROVEMENT AREA #1 – BLOCK K1 - LOT TYPE COMMERCIAL 1 PRINCIPAL ASSESSMENT: $247,317.67

As the purchaser of the real property described above, you are obligated to pay assessments to City of Sachse, 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 ***Sachse Public Improvement District No. 1*** (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 Sachse. The exact amount of each annual installment will be approved each year by the Sachse 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 Sachse.

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

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

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

DATE: DATE:

_______________________________ _______________________________

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

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

DATE: DATE:

_______________________________ _______________________________

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

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

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

DATE: DATE:

_________________________________ _________________________________
SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _______ §

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

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

Notary Public, State of Texas][3]

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

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

DATE: DATE:

______________________________ ______________________________
SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF ________ §

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

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

Notary Public, State of Texas][4]

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

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 BLOCK K1 LOT TYPE COMMERCIAL 1

	Improvement Area #1 Initial Bonds			Improvement Area #1 Additional Bonds				
Installments Due January 31,	Principal	Interest[a]	Additional Interest	Principal	Interest[b]	Additional Interest	Annual Collection Costs	Total Installment[c]
2024	$ 3,287.89	$ 5,463.57	$ 727.87	$ 1,723.31	$ 5,839.27	$ 508.72	$ 2,933.40	$ 20,484.04
2025	$ 3,401.27	$ 5,381.38	$ 711.43	$ 1,791.34	$ 5,753.11	$ 500.10	$ 1,193.11	$ 18,731.73
2026	$ 3,401.27	$ 5,296.34	$ 694.43	$ 1,972.74	$ 5,663.54	$ 491.14	$ 1,216.97	$ 18,736.43
2027	$ 3,514.65	$ 5,185.80	$ 677.42	$ 2,063.44	$ 5,564.90	$ 481.28	$ 1,241.31	$ 18,728.79
2028	$ 3,628.02	$ 5,071.58	$ 659.85	$ 2,154.14	$ 5,461.73	$ 470.96	$ 1,266.13	$ 18,712.41
2029	$ 3,854.77	$ 4,953.67	$ 641.71	$ 2,154.14	$ 5,354.02	$ 460.19	$ 1,291.46	$ 18,709.95
2030	$ 3,968.15	$ 4,828.39	$ 622.43	$ 2,290.19	$ 5,232.85	$ 449.42	$ 1,317.29	$ 18,708.72
2031	$ 4,081.52	$ 4,699.42	$ 602.59	$ 2,448.91	$ 5,104.03	$ 437.97	$ 1,343.63	$ 18,718.08
2032	$ 4,194.90	$ 4,546.36	$ 582.18	$ 2,607.64	$ 4,966.28	$ 425.73	$ 1,370.50	$ 18,693.60
2033	$ 4,421.65	$ 4,389.06	$ 561.21	$ 2,698.34	$ 4,819.60	$ 412.69	$ 1,397.91	$ 18,700.46
2034	$ 4,535.03	$ 4,223.24	$ 539.10	$ 2,902.42	$ 4,667.82	$ 399.20	$ 1,425.87	$ 18,692.67
2035	$ 4,761.78	$ 4,053.18	$ 516.43	$ 3,015.79	$ 4,504.56	$ 384.68	$ 1,454.39	$ 18,690.81
2036	$ 4,875.15	$ 3,874.61	$ 492.62	$ 3,265.22	$ 4,334.92	$ 369.60	$ 1,483.48	$ 18,695.60
2037	$ 5,101.90	$ 3,691.80	$ 468.24	$ 3,401.27	$ 4,151.25	$ 353.28	$ 1,513.15	$ 18,680.89
2038	$ 5,328.66	$ 3,500.47	$ 442.73	$ 3,560.00	$ 3,959.93	$ 336.27	$ 1,543.41	$ 18,671.47
2039	$ 5,555.41	$ 3,300.65	$ 416.09	$ 3,741.40	$ 3,759.68	$ 318.47	$ 1,574.28	$ 18,665.97
2040	$ 5,668.78	$ 3,092.32	$ 388.31	$ 4,058.85	$ 3,549.23	$ 299.77	$ 1,605.76	$ 18,663.02
2041	$ 5,895.53	$ 2,879.74	$ 359.97	$ 4,285.60	$ 3,320.92	$ 279.47	$ 1,637.88	$ 18,659.11
2042	$ 6,235.66	$ 2,643.92	$ 330.49	$ 4,444.33	$ 3,079.85	$ 258.04	$ 1,670.64	$ 18,662.93
2043	$ 6,462.41	$ 2,394.49	$ 299.31	$ 4,739.10	$ 2,829.86	$ 235.82	$ 1,704.05	$ 18,665.05
2044	$ 6,689.16	$ 2,136.00	$ 267.00	$ 5,056.55	$ 2,545.51	$ 212.13	$ 1,738.13	$ 18,644.48
2045	$ 7,029.29	$ 1,868.43	$ 233.55	$ 5,305.98	$ 2,242.12	$ 186.84	$ 1,772.89	$ 18,639.11
2046	$ 7,256.04	$ 1,587.26	$ 198.41	$ 5,714.13	$ 1,923.76	$ 160.31	$ 1,808.35	$ 18,648.26
2047	$ 7,596.17	$ 1,297.02	$ 162.13	$ 6,031.59	$ 1,580.91	$ 131.74	$ 1,844.52	$ 18,644.07
2048	$ 7,936.30	$ 993.17	$ 124.15	$ 6,371.71	$ 1,219.02	$ 101.58	$ 1,881.41	$ 18,627.33
2049	$ 8,276.42	$ 675.72	$ 84.46	$ 6,757.19	$ 836.71	$ 69.73	$ 1,919.04	$ 18,619.27
2050	$ 8,616.55	$ 344.66	$ 43.08	$ 7,188.02	$ 431.28	$ 35.94	$ 1,957.42	$ 18,616.95
Total	**$ 145,574.35**	**$ 92,372.25**	**$ 11,847.19**	**$ 101,743.32**	**$ 102,696.64**	**$ 8,771.08**	**$ 43,106.36**	**$ 506,111.20**

Footnotes:

[a] Interest for the Improvement Area #1 Initial Bonds is calculated at a 2.500%, 3.250%, 3.750%, and 4.000% interest rate for bonds with a maturity of 9/15/2025, 2030, 2040, and 2050 respectively.

[b] Interest for the Improvement Area #1 Additional Bonds is calculated at a 5.000%, 5.625%, and 6.00% interest rate for bonds with a maturity of 9/15/2028, 2042, and 2050, respectively.

[c] Before application of the TIRZ No. 2 Annual Credit Amount. The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown. Not inclusive of TIRZ Credit.

SACHSE PUBLIC IMPROVEMENT DISTRICT NO. 1 – IMPROVEMENT AREA #2 – BLOCK C - LOT TYPE SINGLE FAMILY 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[1] RETURN TO:

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

____
STREET ADDRESS

IMPROVEMENT AREA #2 – BLOCK C - LOT TYPE SINGLE FAMILY PRINCIPAL ASSESSMENT: $38,795.64

As the purchaser of the real property described above, you are obligated to pay assessments to City of Sachse, 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 ***Sachse Public Improvement District No. 1*** (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 Sachse. The exact amount of each annual installment will be approved each year by the Sachse 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 Sachse.

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

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

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

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

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

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

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

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

DATE: DATE:

______________________________ ______________________________

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _______ §

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

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

Notary Public, State of Texas][3]

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

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

DATE: DATE:

______________________________ ______________________________

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF ________ §

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

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

Notary Public, State of Texas][4]

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

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #2 BLOCK C LOT TYPE SINGLE FAMILY

	Improvement Areas #2-3 Bonds[a]		Major Improvement Area Bonds[c]		Total		
Installments Due January 31,	Principal	Interest[b]	Principal	Interest[d]	Additional Interest	Annual Collection Costs	Total Installment[e]
2024	$ 224.49	$ 1,547.45	$ 287.33	$ 902.97	$ 193.98	$ 464.12	$ 3,620.34
2025	$ 224.49	$ 1,533.98	$ 307.14	$ 887.53	$ 191.42	$ 302.04	$ 3,446.60
2026	$ 244.90	$ 1,520.51	$ 317.05	$ 871.02	$ 188.76	$ 308.08	$ 3,450.32
2027	$ 265.31	$ 1,505.82	$ 336.86	$ 853.98	$ 185.95	$ 314.25	$ 3,462.16
2028	$ 285.71	$ 1,489.90	$ 346.77	$ 835.87	$ 182.94	$ 320.53	$ 3,461.73
2029	$ 306.12	$ 1,472.76	$ 366.59	$ 817.23	$ 179.78	$ 326.94	$ 3,469.42
2030	$ 326.53	$ 1,451.71	$ 386.40	$ 797.53	$ 176.41	$ 333.48	$ 3,472.06
2031	$ 346.94	$ 1,429.26	$ 406.22	$ 776.76	$ 172.85	$ 340.15	$ 3,472.18
2032	$ 367.35	$ 1,405.41	$ 426.03	$ 754.92	$ 169.08	$ 346.95	$ 3,469.75
2033	$ 387.76	$ 1,380.15	$ 455.76	$ 732.02	$ 165.12	$ 353.89	$ 3,474.70
2034	$ 428.57	$ 1,353.49	$ 475.57	$ 707.53	$ 160.90	$ 360.97	$ 3,487.04
2035	$ 469.39	$ 1,324.03	$ 495.39	$ 681.97	$ 156.38	$ 368.19	$ 3,495.34
2036	$ 489.80	$ 1,291.76	$ 525.11	$ 655.34	$ 151.55	$ 375.55	$ 3,489.11
2037	$ 530.61	$ 1,258.09	$ 554.84	$ 627.11	$ 146.48	$ 383.06	$ 3,500.19
2038	$ 571.43	$ 1,221.61	$ 584.56	$ 597.29	$ 141.05	$ 390.72	$ 3,506.66
2039	$ 612.24	$ 1,182.32	$ 614.28	$ 565.87	$ 135.27	$ 398.54	$ 3,508.53
2040	$ 653.06	$ 1,140.23	$ 644.01	$ 532.85	$ 129.14	$ 406.51	$ 3,505.80
2041	$ 693.88	$ 1,095.33	$ 683.64	$ 498.24	$ 122.66	$ 414.64	$ 3,508.38
2042	$ 755.10	$ 1,047.63	$ 723.27	$ 459.78	$ 115.77	$ 422.93	$ 3,524.48
2043	$ 816.33	$ 995.71	$ 762.90	$ 419.10	$ 108.38	$ 431.39	$ 3,533.81
2044	$ 877.55	$ 938.57	$ 802.53	$ 376.19	$ 100.48	$ 440.02	$ 3,535.34
2045	$ 938.78	$ 877.14	$ 852.07	$ 331.04	$ 92.08	$ 448.82	$ 3,539.93
2046	$ 1,000.00	$ 811.43	$ 901.61	$ 283.11	$ 83.12	$ 457.80	$ 3,537.07
2047	$ 1,081.63	$ 741.43	$ 951.15	$ 232.40	$ 73.62	$ 466.95	$ 3,547.18
2048	$ 1,163.27	$ 665.71	$ 1,000.69	$ 178.90	$ 63.45	$ 476.29	$ 3,548.31
2049	$ 1,244.90	$ 584.29	$ 1,060.13	$ 122.61	$ 52.63	$ 485.82	$ 3,550.38
2050	$ 1,346.94	$ 497.14	$ 1,119.58	$ 62.98	$ 41.11	$ 495.53	$ 3,563.28
2051	$ 2,775.51	$ 402.86	$ -	$ -	$ 28.78	$ 366.46	$ 3,573.60
2052	$ 2,979.59	$ 208.57	$ -	$ -	$ 14.90	$ 373.79	$ 3,576.85
Total	**$ 22,408.16**	**$ 32,374.29**	**$ 16,387.47**	**$ 15,562.13**	**$ 3,724.04**	**$ 11,374.43**	**$ 101,830.53**

Footnotes:

[a] Represents Improvement Areas #2-3 Bonds allocable to Improvement Area #2.

[b] Interest for the Improvement Areas #2-3 Bonds is calculated at a 6.000%, 6.875%, and 7.000% interest rate for bonds with a maturity of 9/15/2028, 2042, and 2050, respectively.

[c] Represents the portion of the Major Improvement Area Bonds allocable to Improvement Area #2.

[d] Interest on the Major Improvement Area Bonds is calculated at a 5.375% rate for bonds maturing 9/15/2040, and a 5.625% rate for bonds

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

SACHSE PUBLIC IMPROVEMENT DISTRICT NO. 1 – IMPROVEMENT AREA #3 – BLOCK K2(A) - LOT TYPE COMMERCIAL 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[1] RETURN TO:

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

____

STREET ADDRESS

IMPROVEMENT AREA #3 – BLOCK K2(A) - LOT TYPE COMMERCIAL 2
PRINCIPAL ASSESSMENT: $379,072.29

As the purchaser of the real property described above, you are obligated to pay assessments to City of Sachse, 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 ***Sachse Public Improvement District No. 1*** (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 Sachse. The exact amount of each annual installment will be approved each year by the Sachse 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 Sachse.

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

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

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

DATE: DATE:

_______________________________ _______________________________

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

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

DATE: DATE:

_______________________________ _______________________________

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

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

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

DATE: DATE:

_____________________________ ______________________________

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _______ §

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

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

Notary Public, State of Texas][3]

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

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

DATE: DATE:

______________________________ ______________________________

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF ________ §

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

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

Notary Public, State of Texas][4]

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

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #3 BLOCK K2(A) LOT TYPE COMMERCIAL 2

	Improvement Areas #2-3 Bonds[a]		Major Improvement Area Bonds[c]		Total		
Installments Due January 31,	Principal	Interest[b]	Principal	Interest[d]	Additional Interest	Annual Collection Costs	Total Installment[e]
2024	$ 2,070.08	$ 14,910.61	$ 2,862.29	$ 8,995.23	$ 1,895.36	$ 3,177.88	$ 33,911.45
2025	$ 2,141.46	$ 14,786.40	$ 3,059.69	$ 8,841.39	$ 1,870.70	$ 2,126.38	$ 32,826.01
2026	$ 2,319.91	$ 14,657.92	$ 3,158.39	$ 8,676.93	$ 1,844.69	$ 2,168.91	$ 32,826.74
2027	$ 2,426.98	$ 14,518.72	$ 3,355.79	$ 8,507.16	$ 1,817.30	$ 2,212.28	$ 32,838.24
2028	$ 2,676.82	$ 14,373.10	$ 3,454.49	$ 8,326.79	$ 1,788.39	$ 2,256.53	$ 32,876.12
2029	$ 2,819.59	$ 14,212.49	$ 3,651.88	$ 8,141.11	$ 1,757.73	$ 2,301.66	$ 32,884.47
2030	$ 3,033.73	$ 14,018.65	$ 3,849.28	$ 7,944.82	$ 1,725.37	$ 2,347.69	$ 32,919.55
2031	$ 3,247.88	$ 13,810.08	$ 4,046.68	$ 7,737.92	$ 1,690.96	$ 2,394.65	$ 32,928.17
2032	$ 3,497.71	$ 13,586.79	$ 4,244.08	$ 7,520.41	$ 1,654.49	$ 2,442.54	$ 32,946.02
2033	$ 3,640.48	$ 13,346.32	$ 4,540.18	$ 7,292.30	$ 1,615.78	$ 2,491.39	$ 32,926.44
2034	$ 3,961.70	$ 13,096.04	$ 4,737.58	$ 7,048.26	$ 1,574.87	$ 2,541.22	$ 32,959.67
2035	$ 4,318.60	$ 12,823.67	$ 4,934.98	$ 6,793.62	$ 1,531.38	$ 2,592.04	$ 32,994.29
2036	$ 4,604.13	$ 12,526.76	$ 5,231.08	$ 6,528.36	$ 1,485.11	$ 2,643.89	$ 33,019.33
2037	$ 4,925.35	$ 12,210.23	$ 5,527.18	$ 6,247.19	$ 1,435.93	$ 2,696.76	$ 33,042.65
2038	$ 5,246.57	$ 11,871.61	$ 5,823.28	$ 5,950.10	$ 1,383.67	$ 2,750.70	$ 33,025.93
2039	$ 5,674.86	$ 11,510.91	$ 6,119.37	$ 5,637.10	$ 1,328.32	$ 2,805.71	$ 33,076.28
2040	$ 6,103.15	$ 11,120.76	$ 6,415.47	$ 5,308.19	$ 1,269.35	$ 2,861.83	$ 33,078.75
2041	$ 6,495.75	$ 10,701.17	$ 6,810.27	$ 4,963.36	$ 1,206.76	$ 2,919.06	$ 33,096.37
2042	$ 6,959.74	$ 10,254.59	$ 7,205.07	$ 4,580.28	$ 1,140.23	$ 2,977.44	$ 33,117.34
2043	$ 7,495.10	$ 9,776.11	$ 7,599.87	$ 4,174.99	$ 1,069.40	$ 3,036.99	$ 33,152.46
2044	$ 8,101.85	$ 9,251.45	$ 7,994.67	$ 3,747.50	$ 993.93	$ 3,097.73	$ 33,187.12
2045	$ 8,637.21	$ 8,684.32	$ 8,488.16	$ 3,297.80	$ 913.45	$ 3,159.69	$ 33,180.63
2046	$ 9,279.65	$ 8,079.72	$ 8,981.66	$ 2,820.34	$ 827.82	$ 3,222.88	$ 33,212.07
2047	$ 9,993.47	$ 7,430.14	$ 9,475.16	$ 2,315.12	$ 736.51	$ 3,287.34	$ 33,237.74
2048	$ 10,778.67	$ 6,730.60	$ 9,968.66	$ 1,782.14	$ 639.17	$ 3,353.09	$ 33,252.32
2049	$ 11,563.87	$ 5,976.09	$ 10,560.86	$ 1,221.41	$ 535.43	$ 3,420.15	$ 33,277.80
2050	$ 12,456.14	$ 5,166.62	$ 11,153.05	$ 627.36	$ 424.81	$ 3,488.55	$ 33,316.54
2051	$ 29,587.80	$ 4,294.69	$ -	$ -	$ 306.76	$ 2,173.77	$ 36,363.02
2052	$ 31,764.95	$ 2,223.55	$ -	$ -	$ 158.82	$ 2,217.24	$ 36,364.56
Total	**$ 215,823.17**	**$ 315,950.12**	**$ 163,249.11**	**$ 155,027.19**	**$ 36,622.52**	**$ 79,166.01**	**$ 965,838.12**

Footnotes:

[a] Represents Improvement Areas #2-3 Bonds allocable to Improvement Area #3.

[b] Interest for the Improvement Areas #2-3 Bonds is calculated at a 6.000%, 6.875%, and 7.000% interest rate for bonds with a maturity of 9/15/2028, 2042, and 2050, respectively.

[c] Represents the portion of the Major Improvement Area Bonds allocable to Improvement Area #3.

[d] Interest on the Major Improvement Area Bonds is calculated at a 5.375% rate for bonds maturing 9/15/2040, and a 5.625% rate for bonds maturing 9/15/2050.

[e] The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown. Not inclusive of TIRZ Credit.

SACHSE PUBLIC IMPROVEMENT DISTRICT NO. 1 – IMPROVEMENT AREA #3 – BLOCK K2(C) - LOT TYPE COMMERCIAL 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[1] RETURN TO:

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____

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

____
STREET ADDRESS

IMPROVEMENT AREA #3 – BLOCK K2(C) - LOT TYPE COMMERCIAL 2
PRINCIPAL ASSESSMENT: $126,204.45

As the purchaser of the real property described above, you are obligated to pay assessments to City of Sachse, 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 ***Sachse Public Improvement District No. 1*** (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 Sachse. The exact amount of each annual installment will be approved each year by the Sachse 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 Sachse.

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

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

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

DATE: DATE:

______________________________ ______________________________

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

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

DATE: DATE:

______________________________ ______________________________

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

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

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

DATE: DATE:

_____________________________ _____________________________
SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _______ §

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

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

Notary Public, State of Texas][3]

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

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

DATE:	DATE:
______________________________	______________________________
SIGNATURE OF SELLER	SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF ________ §

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

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

Notary Public, State of Texas][4]

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

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #3 BLOCK K2(C) LOT COMMERCIAL 2

	Improvement Areas #2-3 Bonds[a]		Major Improvement Area Bonds[c]		Total		
Installments Due January 31,	Principal	Interest[b]	Principal	Interest[d]	Additional Interest	Annual Collection Costs	Total Installment[e]
2024	$ 689.19	$ 4,964.19	$ 952.94	$ 2,994.78	$ 631.02	$ 1,058.01	$ 11,290.13
2025	$ 712.95	$ 4,922.83	$ 1,018.66	$ 2,943.56	$ 622.81	$ 707.93	$ 10,928.76
2026	$ 772.37	$ 4,880.06	$ 1,051.52	$ 2,888.81	$ 614.15	$ 722.09	$ 10,929.00
2027	$ 808.02	$ 4,833.71	$ 1,117.24	$ 2,832.29	$ 605.03	$ 736.54	$ 10,932.83
2028	$ 891.19	$ 4,785.23	$ 1,150.10	$ 2,772.24	$ 595.41	$ 751.27	$ 10,945.44
2029	$ 938.72	$ 4,731.76	$ 1,215.82	$ 2,710.42	$ 585.20	$ 766.29	$ 10,948.22
2030	$ 1,010.02	$ 4,667.22	$ 1,281.54	$ 2,645.07	$ 574.43	$ 781.62	$ 10,959.90
2031	$ 1,081.31	$ 4,597.79	$ 1,347.26	$ 2,576.19	$ 562.97	$ 797.25	$ 10,962.77
2032	$ 1,164.49	$ 4,523.45	$ 1,412.98	$ 2,503.77	$ 550.83	$ 813.19	$ 10,968.71
2033	$ 1,212.02	$ 4,443.39	$ 1,511.56	$ 2,427.82	$ 537.94	$ 829.46	$ 10,962.19
2034	$ 1,318.97	$ 4,360.06	$ 1,577.28	$ 2,346.58	$ 524.32	$ 846.05	$ 10,973.25
2035	$ 1,437.79	$ 4,269.38	$ 1,643.00	$ 2,261.80	$ 509.84	$ 862.97	$ 10,984.78
2036	$ 1,532.85	$ 4,170.53	$ 1,741.58	$ 2,173.49	$ 494.44	$ 880.23	$ 10,993.12
2037	$ 1,639.80	$ 4,065.15	$ 1,840.16	$ 2,079.88	$ 478.07	$ 897.83	$ 11,000.88
2038	$ 1,746.74	$ 3,952.41	$ 1,938.74	$ 1,980.97	$ 460.67	$ 915.79	$ 10,995.32
2039	$ 1,889.33	$ 3,832.33	$ 2,037.32	$ 1,876.76	$ 442.24	$ 934.11	$ 11,012.08
2040	$ 2,031.92	$ 3,702.43	$ 2,135.90	$ 1,767.25	$ 422.60	$ 952.79	$ 11,012.90
2041	$ 2,162.63	$ 3,562.74	$ 2,267.34	$ 1,652.45	$ 401.77	$ 971.84	$ 11,018.77
2042	$ 2,317.10	$ 3,414.06	$ 2,398.78	$ 1,524.91	$ 379.62	$ 991.28	$ 11,025.75
2043	$ 2,495.34	$ 3,254.76	$ 2,530.22	$ 1,389.98	$ 356.04	$ 1,011.11	$ 11,037.44
2044	$ 2,697.35	$ 3,080.08	$ 2,661.66	$ 1,247.65	$ 330.91	$ 1,031.33	$ 11,048.98
2045	$ 2,875.58	$ 2,891.27	$ 2,825.96	$ 1,097.94	$ 304.11	$ 1,051.95	$ 11,046.82
2046	$ 3,089.47	$ 2,689.98	$ 2,990.26	$ 938.98	$ 275.61	$ 1,072.99	$ 11,057.29
2047	$ 3,327.12	$ 2,473.72	$ 3,154.56	$ 770.77	$ 245.21	$ 1,094.45	$ 11,065.83
2048	$ 3,588.54	$ 2,240.82	$ 3,318.86	$ 593.33	$ 212.80	$ 1,116.34	$ 11,070.69
2049	$ 3,849.96	$ 1,989.62	$ 3,516.02	$ 406.64	$ 178.26	$ 1,138.67	$ 11,079.17
2050	$ 4,147.02	$ 1,720.12	$ 3,713.18	$ 208.87	$ 141.43	$ 1,161.44	$ 11,092.07
2051	$ 9,850.66	$ 1,429.83	$ -	$ -	$ 102.13	$ 723.71	$ 12,106.33
2052	$ 10,575.50	$ 740.28	$ -	$ -	$ 52.88	$ 738.19	$ 12,106.84
Total	**$ 71,853.96**	**$ 105,189.20**	**$ 54,350.49**	**$ 51,613.17**	**$ 12,192.73**	**$ 26,356.72**	**$ 321,556.27**

Footnotes:

[a] Represents Improvement Areas #2-3 Bonds allocable to Improvement Area #3.

[b] Interest for the Improvement Areas #2-3 Bonds is calculated at a 6.000%, 6.875%, and 7.000% interest rate for bonds with a maturity of 9/15/2028, 2042, and 2050, respectively.

[c] Represents the portion of the Major Improvement Area Bonds allocable to Improvement Area #3.

[d] Interest on the Major Improvement Area Bonds is calculated at a 5.375% rate for bonds maturing 9/15/2040, and a 5.625% rate for bonds maturing 9/15/2050.

[e] The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown. Not inclusive of TIRZ Credit.

SACHSE PUBLIC IMPROVEMENT DISTRICT NO. 1 – IMPROVEMENT AREA #3 – BLOCK D1 - LOT TYPE MULTI-FAMILY 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[1] RETURN TO:

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

____

STREET ADDRESS

IMPROVEMENT AREA #3 – BLOCK D1 - LOT TYPE MULTI-FAMILY PRINCIPAL ASSESSMENT: $3,710,026.67

As the purchaser of the real property described above, you are obligated to pay assessments to City of Sachse, 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 ***Sachse Public Improvement District No. 1*** (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 Sachse. The exact amount of each annual installment will be approved each year by the Sachse 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 Sachse.

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

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

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

DATE: DATE:

_______________________________ _______________________________
SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

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

DATE: DATE:

_______________________________ _______________________________
SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

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

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

DATE: DATE:

_______________________________ _______________________________
SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _______ §

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

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

Notary Public, State of Texas][3]

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

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

DATE: DATE:

______________________________ ______________________________
SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF ________ §

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

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

Notary Public, State of Texas][4]

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

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #3 BLOCK D1 LOT TYPE MULTI-FAMILY

	Improvement Areas #2-3 Bonds[a]		Major Improvement Area Bonds[c]		Total		
Installments Due January 31,	Principal	Interest[b]	Principal	Interest[d]	Additional Interest	Annual Collection Costs	Total Installment[e]
2024	$ 14,870.87	$ 107,113.87	$ 37,864.99	$ 118,997.26	$ 18,550.13	$ 33,594.12	$ 330,991.23
2025	$ 15,383.66	$ 106,221.61	$ 40,476.37	$ 116,962.01	$ 18,286.45	$ 20,277.01	$ 317,607.12
2026	$ 16,665.63	$ 105,298.59	$ 41,782.06	$ 114,786.41	$ 18,007.15	$ 20,682.55	$ 317,222.40
2027	$ 17,434.82	$ 104,298.66	$ 44,393.44	$ 112,540.62	$ 17,714.92	$ 21,096.21	$ 317,478.65
2028	$ 19,229.58	$ 103,252.57	$ 45,699.12	$ 110,154.48	$ 17,405.77	$ 21,518.13	$ 317,259.65
2029	$ 20,255.15	$ 102,098.79	$ 48,310.50	$ 107,698.15	$ 17,081.13	$ 21,948.49	$ 317,392.22
2030	$ 21,793.52	$ 100,706.25	$ 50,921.88	$ 105,101.46	$ 16,738.30	$ 22,387.46	$ 317,648.87
2031	$ 23,331.89	$ 99,207.95	$ 53,533.26	$ 102,364.41	$ 16,374.73	$ 22,835.21	$ 317,647.44
2032	$ 25,126.65	$ 97,603.88	$ 56,144.64	$ 99,486.99	$ 15,990.40	$ 23,291.92	$ 317,644.47
2033	$ 26,152.22	$ 95,876.42	$ 60,061.71	$ 96,469.22	$ 15,584.04	$ 23,757.75	$ 317,901.37
2034	$ 28,459.77	$ 94,078.46	$ 62,673.08	$ 93,240.90	$ 15,152.97	$ 24,232.91	$ 317,838.10
2035	$ 31,023.72	$ 92,121.85	$ 65,284.46	$ 89,872.22	$ 14,697.31	$ 24,717.57	$ 317,717.13
2036	$ 33,074.87	$ 89,988.97	$ 69,201.53	$ 86,363.18	$ 14,215.77	$ 25,211.92	$ 318,056.24
2037	$ 35,382.42	$ 87,715.07	$ 73,118.60	$ 82,643.60	$ 13,704.39	$ 25,716.16	$ 318,280.23
2038	$ 37,689.97	$ 85,282.53	$ 77,035.67	$ 78,713.48	$ 13,161.88	$ 26,230.48	$ 318,114.00
2039	$ 40,766.70	$ 82,691.34	$ 80,952.73	$ 74,572.81	$ 12,588.25	$ 26,755.09	$ 318,326.93
2040	$ 43,843.43	$ 79,888.63	$ 84,869.80	$ 70,221.60	$ 11,979.66	$ 27,290.19	$ 318,093.32
2041	$ 46,663.77	$ 76,874.40	$ 90,092.56	$ 65,659.85	$ 11,336.09	$ 27,835.99	$ 318,462.66
2042	$ 49,996.90	$ 73,666.26	$ 95,315.32	$ 60,592.14	$ 10,652.31	$ 28,392.71	$ 318,615.64
2043	$ 53,842.81	$ 70,228.98	$ 100,538.07	$ 55,230.66	$ 9,925.75	$ 28,960.57	$ 318,726.83
2044	$ 58,201.52	$ 66,459.98	$ 105,760.83	$ 49,575.39	$ 9,153.84	$ 29,539.78	$ 318,691.34
2045	$ 62,047.43	$ 62,385.87	$ 112,289.28	$ 43,626.34	$ 8,334.03	$ 30,130.58	$ 318,813.53
2046	$ 66,662.53	$ 58,042.55	$ 118,817.72	$ 37,310.07	$ 7,462.35	$ 30,733.19	$ 319,028.41
2047	$ 71,790.42	$ 53,376.18	$ 125,346.17	$ 30,626.57	$ 6,534.95	$ 31,347.85	$ 319,022.13
2048	$ 77,431.09	$ 48,350.85	$ 131,874.62	$ 23,575.85	$ 5,549.26	$ 31,974.81	$ 318,756.48
2049	$ 83,071.77	$ 42,930.67	$ 139,708.75	$ 16,157.90	$ 4,502.73	$ 32,614.30	$ 318,986.13
2050	$ 89,481.63	$ 37,115.65	$ 147,542.89	$ 8,299.29	$ 3,388.83	$ 33,266.59	$ 319,094.87
2051	$ 212,550.91	$ 30,851.93	$ -	$ -	$ 2,203.71	$ 15,615.78	$ 261,222.33
2052	$ 228,190.97	$ 15,973.37	$ -	$ -	$ 1,140.95	$ 15,928.09	$ 261,233.39
Total	**$ 1,550,416.62**	**$ 2,269,702.12**	**$ 2,159,610.05**	**$ 2,050,842.87**	**$ 347,418.07**	**$ 747,883.41**	**$ 9,125,873.13**

Footnotes:

[a] Represents Improvement Areas #2-3 Bonds allocable to Improvement Area #3.

[b] Interest for the Improvement Areas #2-3 Bonds is calculated at a 6.000%, 6.875%, and 7.000% interest rate for bonds with a maturity of 9/15/2028, 2042, and 2050, respectively.

[c] Represents the portion of the Major Improvement Area Bonds allocable to Improvement Area #3.

[d] Interest on the Major Improvement Area Bonds is calculated at a 5.375% rate for bonds maturing 9/15/2040, and a 5.625% rate for bonds maturing 9/15/2050.

[e] The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown. Not inclusive of TIRZ Credit.

SACHSE PUBLIC IMPROVEMENT DISTRICT NO. 1 – IMPROVEMENT AREA #3 – BLOCK F - LOT TYPE MULTI-FAMILY 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[1] RETURN TO:

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

____
STREET ADDRESS

IMPROVEMENT AREA #3 – BLOCK F - LOT TYPE MULTI-FAMILY PRINCIPAL ASSESSMENT: $3,258,722.67

As the purchaser of the real property described above, you are obligated to pay assessments to City of Sachse, 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 ***Sachse Public Improvement District No. 1*** (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 Sachse. The exact amount of each annual installment will be approved each year by the Sachse 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 Sachse.

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

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

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

DATE:	DATE:
______________________________	______________________________
SIGNATURE OF PURCHASER	SIGNATURE OF PURCHASER

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

DATE:	DATE:
______________________________	______________________________
SIGNATURE OF SELLER	SIGNATURE OF SELLER][2]

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

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

DATE: DATE:

______________________________ ______________________________
SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _______ §

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

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

Notary Public, State of Texas][3]

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

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

DATE:	DATE:
____________________________	____________________________
SIGNATURE OF SELLER	SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF ________ §

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

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

Notary Public, State of Texas][4]

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

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #3 BLOCK F LOT TYPE MULTI-FAMILY

	Improvement Areas #2-3 Bonds[a]		Major Improvement Area Bonds[c]		Total		
Installments Due January 31,	Principal	Interest[b]	Principal	Interest[d]	Additional Interest	Annual Collection Costs	Total Installment[e]
2024	$ 17,795.55	$ 128,180.13	$ 24,605.87	$ 77,328.18	$ 16,293.61	$ 27,318.92	$ 291,522.27
2025	$ 18,409.19	$ 127,112.40	$ 26,302.82	$ 76,005.62	$ 16,081.61	$ 18,279.57	$ 282,191.21
2026	$ 19,943.29	$ 126,007.85	$ 27,151.30	$ 74,591.84	$ 15,858.05	$ 18,645.17	$ 282,197.50
2027	$ 20,863.75	$ 124,811.25	$ 28,848.26	$ 73,132.46	$ 15,622.57	$ 19,018.07	$ 282,296.36
2028	$ 23,011.49	$ 123,559.43	$ 29,696.74	$ 71,581.86	$ 15,374.01	$ 19,398.43	$ 282,621.96
2029	$ 24,238.77	$ 122,178.74	$ 31,393.69	$ 69,985.66	$ 15,110.47	$ 19,786.40	$ 282,693.74
2030	$ 26,079.69	$ 120,512.32	$ 33,090.65	$ 68,298.25	$ 14,832.31	$ 20,182.13	$ 282,995.35
2031	$ 27,920.61	$ 118,719.34	$ 34,787.61	$ 66,519.63	$ 14,536.46	$ 20,585.77	$ 283,069.42
2032	$ 30,068.35	$ 116,799.80	$ 36,484.56	$ 64,649.80	$ 14,222.92	$ 20,997.48	$ 283,222.91
2033	$ 31,295.63	$ 114,732.60	$ 39,030.00	$ 62,688.75	$ 13,890.15	$ 21,417.43	$ 283,054.57
2034	$ 34,057.00	$ 112,581.03	$ 40,726.95	$ 60,590.89	$ 13,538.52	$ 21,845.78	$ 283,340.18
2035	$ 37,125.20	$ 110,239.61	$ 42,423.91	$ 58,401.82	$ 13,164.60	$ 22,282.70	$ 283,637.84
2036	$ 39,579.76	$ 107,687.25	$ 44,969.35	$ 56,121.53	$ 12,766.86	$ 22,728.35	$ 283,853.10
2037	$ 42,341.14	$ 104,966.14	$ 47,514.78	$ 53,704.43	$ 12,344.11	$ 23,182.92	$ 284,053.53
2038	$ 45,102.52	$ 102,055.19	$ 50,060.21	$ 51,150.51	$ 11,894.83	$ 23,646.58	$ 283,909.84
2039	$ 48,784.36	$ 98,954.39	$ 52,605.65	$ 48,459.77	$ 11,419.02	$ 24,119.51	$ 284,342.70
2040	$ 52,466.20	$ 95,600.47	$ 55,151.08	$ 45,632.22	$ 10,912.07	$ 24,601.90	$ 284,363.94
2041	$ 55,841.21	$ 91,993.42	$ 58,545.00	$ 42,667.85	$ 10,373.98	$ 25,093.94	$ 284,515.40
2042	$ 59,829.87	$ 88,154.33	$ 61,938.91	$ 39,374.69	$ 9,802.05	$ 25,595.82	$ 284,695.68
2043	$ 64,432.17	$ 84,041.03	$ 65,332.82	$ 35,890.63	$ 9,193.21	$ 26,107.73	$ 284,997.59
2044	$ 69,648.11	$ 79,530.78	$ 68,726.74	$ 32,215.66	$ 8,544.38	$ 26,629.89	$ 285,295.55
2045	$ 74,250.41	$ 74,655.41	$ 72,969.13	$ 28,349.78	$ 7,852.51	$ 27,162.49	$ 285,239.71
2046	$ 79,773.16	$ 69,457.88	$ 77,211.52	$ 24,245.26	$ 7,116.41	$ 27,705.73	$ 285,509.97
2047	$ 85,909.56	$ 63,873.76	$ 81,453.91	$ 19,902.12	$ 6,331.49	$ 28,259.85	$ 285,730.68
2048	$ 92,659.60	$ 57,860.09	$ 85,696.30	$ 15,320.33	$ 5,494.67	$ 28,825.05	$ 285,856.04
2049	$ 99,409.64	$ 51,373.92	$ 90,787.17	$ 10,499.92	$ 4,602.89	$ 29,401.55	$ 286,075.08
2050	$ 107,080.13	$ 44,415.24	$ 95,878.04	$ 5,393.14	$ 3,651.91	$ 29,989.58	$ 286,408.04
2051	$ 254,353.67	$ 36,919.63	$ -	$ -	$ 2,637.12	$ 18,686.96	$ 312,597.38
2052	$ 273,069.68	$ 19,114.88	$ -	$ -	$ 1,365.35	$ 19,060.70	$ 312,610.60
Total	**$ 1,855,339.71**	**$ 2,716,088.31**	**$ 1,403,382.96**	**$ 1,332,702.61**	**$ 314,828.16**	**$ 680,556.38**	**$ 8,302,898.13**

Footnotes:

[a] Represents Improvement Areas #2-3 Bonds allocable to Improvement Area #3.

[b] Interest for the Improvement Areas #2-3 Bonds is calculated at a 6.000%, 6.875%, and 7.000% interest rate for bonds with a maturity of 9/15/2028, 2042, and 2050, respectively.

[c] Represents the portion of the Major Improvement Area Bonds allocable to Improvement Area #3.

[d] Interest on the Major Improvement Area Bonds is calculated at a 5.375% rate for bonds maturing 9/15/2040, and a 5.625% rate for bonds maturing 9/15/2050.

[e] The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown. Not inclusive of TIRZ Credit.

SACHSE PUBLIC IMPROVEMENT DISTRICT NO. 1 – IMPROVEMENT AREA #3 – BLOCK G1 - LOT TYPE COMMERCIAL 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[1] RETURN TO:

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

____

STREET ADDRESS

IMPROVEMENT AREA #3 – BLOCK G1 - LOT TYPE COMMERCIAL 2 PRINCIPAL ASSESSMENT: $69,297.72

As the purchaser of the real property described above, you are obligated to pay assessments to City of Sachse, 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 ***Sachse Public Improvement District No. 1*** (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 Sachse. The exact amount of each annual installment will be approved each year by the Sachse 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 Sachse.

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

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

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

DATE: DATE:

_______________________________ _______________________________
SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

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

DATE: DATE:

_______________________________ _______________________________
SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

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

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

DATE: DATE:

______________________________ ______________________________
SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _______ §

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

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

Notary Public, State of Texas][3]

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

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

DATE: DATE:

______________________________ ______________________________

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF ________ §

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

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

Notary Public, State of Texas][4]

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

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #3 BLOCK G1 LOT TYPE COMMERCIAL 2

	Improvement Areas #2-3 Bonds[a]		Major Improvement Area Bonds[c]		Total		
Installments Due January 31,	Principal	Interest[b]	Principal	Interest[d]	Additional Interest	Annual Collection Costs	Total Installment[e]
2024	$ 378.43	$ 2,725.79	$ 523.25	$ 1,644.41	$ 346.49	$ 580.94	$ 6,199.31
2025	$ 391.48	$ 2,703.08	$ 559.34	$ 1,616.28	$ 341.98	$ 388.72	$ 6,000.88
2026	$ 424.10	$ 2,679.59	$ 577.38	$ 1,586.22	$ 337.23	$ 396.50	$ 6,001.01
2027	$ 443.67	$ 2,654.15	$ 613.47	$ 1,555.18	$ 332.22	$ 404.42	$ 6,003.12
2028	$ 489.35	$ 2,627.53	$ 631.51	$ 1,522.21	$ 326.93	$ 412.51	$ 6,010.04
2029	$ 515.44	$ 2,598.17	$ 667.60	$ 1,488.27	$ 321.33	$ 420.76	$ 6,011.57
2030	$ 554.59	$ 2,562.73	$ 703.68	$ 1,452.38	$ 315.41	$ 429.18	$ 6,017.98
2031	$ 593.74	$ 2,524.60	$ 739.77	$ 1,414.56	$ 309.12	$ 437.76	$ 6,019.56
2032	$ 639.41	$ 2,483.78	$ 775.86	$ 1,374.80	$ 302.45	$ 446.52	$ 6,022.82
2033	$ 665.51	$ 2,439.82	$ 829.98	$ 1,333.10	$ 295.38	$ 455.45	$ 6,019.24
2034	$ 724.23	$ 2,394.07	$ 866.07	$ 1,288.48	$ 287.90	$ 464.56	$ 6,025.31
2035	$ 789.48	$ 2,344.28	$ 902.16	$ 1,241.93	$ 279.95	$ 473.85	$ 6,031.64
2036	$ 841.68	$ 2,290.00	$ 956.29	$ 1,193.44	$ 271.49	$ 483.33	$ 6,036.22
2037	$ 900.40	$ 2,232.14	$ 1,010.42	$ 1,142.04	$ 262.50	$ 492.99	$ 6,040.48
2038	$ 959.12	$ 2,170.23	$ 1,064.55	$ 1,087.73	$ 252.95	$ 502.85	$ 6,037.43
2039	$ 1,037.41	$ 2,104.29	$ 1,118.67	$ 1,030.51	$ 242.83	$ 512.91	$ 6,046.63
2040	$ 1,115.71	$ 2,032.97	$ 1,172.80	$ 970.38	$ 232.05	$ 523.17	$ 6,047.08
2041	$ 1,187.48	$ 1,956.27	$ 1,244.98	$ 907.34	$ 220.61	$ 533.63	$ 6,050.31
2042	$ 1,272.30	$ 1,874.63	$ 1,317.15	$ 837.31	$ 208.44	$ 544.30	$ 6,054.14
2043	$ 1,370.17	$ 1,787.16	$ 1,389.32	$ 763.23	$ 195.50	$ 555.19	$ 6,060.56
2044	$ 1,481.09	$ 1,691.25	$ 1,461.49	$ 685.08	$ 181.70	$ 566.29	$ 6,066.90
2045	$ 1,578.96	$ 1,587.57	$ 1,551.71	$ 602.87	$ 166.99	$ 577.62	$ 6,065.71
2046	$ 1,696.40	$ 1,477.04	$ 1,641.93	$ 515.58	$ 151.33	$ 589.17	$ 6,071.46
2047	$ 1,826.89	$ 1,358.29	$ 1,732.14	$ 423.22	$ 134.64	$ 600.95	$ 6,076.15
2048	$ 1,970.43	$ 1,230.41	$ 1,822.36	$ 325.79	$ 116.85	$ 612.97	$ 6,078.81
2049	$ 2,113.98	$ 1,092.48	$ 1,930.62	$ 223.28	$ 97.88	$ 625.23	$ 6,083.47
2050	$ 2,277.09	$ 944.50	$ 2,038.88	$ 114.69	$ 77.66	$ 637.74	$ 6,090.55
2051	$ 5,408.91	$ 785.11	$ -	$ -	$ 56.08	$ 397.38	$ 6,647.48
2052	$ 5,806.91	$ 406.48	$ -	$ -	$ 29.03	$ 405.33	$ 6,647.76
Total	**$ 39,454.36**	**$ 57,758.44**	**$ 29,843.36**	**$ 28,340.32**	**$ 6,694.92**	**$ 14,472.24**	**$ 176,563.63**

Footnotes:

[a] Represents Improvement Areas #2-3 Bonds allocable to Improvement Area #3.

[b] Interest for the Improvement Areas #2-3 Bonds is calculated at a 6.000%, 6.875%, and 7.000% interest rate for bonds with a maturity of 9/15/2028, 2042, and 2050, respectively.

[c] Represents the portion of the Major Improvement Area Bonds allocable to Improvement Area #3.

[d] Interest on the Major Improvement Area Bonds is calculated at a 5.375% rate for bonds maturing 9/15/2040, and a 5.625% rate for bonds maturing 9/15/2050.

[e] The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown. Not inclusive of TIRZ Credit.

SACHSE PUBLIC IMPROVEMENT DISTRICT NO. 1 – IMPROVEMENT AREA #3 – BLOCK L2 - LOT TYPE COMMERCIAL 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[1] RETURN TO:

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

____
STREET ADDRESS

IMPROVEMENT AREA #3 – BLOCK L2 - LOT TYPE COMMERCIAL 2 PRINCIPAL ASSESSMENT: $417,204.80

As the purchaser of the real property described above, you are obligated to pay assessments to City of Sachse, 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 ***Sachse Public Improvement District No. 1*** (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 Sachse. The exact amount of each annual installment will be approved each year by the Sachse 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 Sachse.

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

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

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

DATE: DATE:

_______________________________ _______________________________

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

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

DATE: DATE:

_______________________________ _______________________________

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

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

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

DATE: DATE:

_______________________________ _______________________________
SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _______ §

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

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

Notary Public, State of Texas][3]

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

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

DATE: DATE:

______________________________ ______________________________

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF ________ §

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

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

Notary Public, State of Texas][4]

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

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #3 BLOCK L2 LOT TYPE COMMERCIAL 2

	Improvement Areas #2-3 Bonds[a]		Major Improvement Area Bonds[c]		Total		
Installments Due January 31,	Principal	Interest[b]	Principal	Interest[d]	Additional Interest	Annual Collection Costs	Total Installment[e]
2024	$ 2,278.31	$ 16,410.53	$ 3,150.22	$ 9,900.10	$ 2,086.02	$ 3,497.56	$ 37,322.75
2025	$ 2,356.88	$ 16,273.83	$ 3,367.47	$ 9,730.78	$ 2,058.88	$ 2,340.28	$ 36,128.12
2026	$ 2,553.28	$ 16,132.42	$ 3,476.10	$ 9,549.78	$ 2,030.26	$ 2,387.09	$ 36,128.93
2027	$ 2,671.13	$ 15,979.22	$ 3,693.36	$ 9,362.94	$ 2,000.11	$ 2,434.83	$ 36,141.58
2028	$ 2,946.09	$ 15,818.95	$ 3,801.99	$ 9,164.42	$ 1,968.29	$ 2,483.52	$ 36,183.27
2029	$ 3,103.22	$ 15,642.19	$ 4,019.24	$ 8,960.06	$ 1,934.55	$ 2,533.20	$ 36,192.46
2030	$ 3,338.91	$ 15,428.84	$ 4,236.50	$ 8,744.03	$ 1,898.94	$ 2,583.86	$ 36,231.07
2031	$ 3,574.59	$ 15,199.29	$ 4,453.76	$ 8,516.32	$ 1,861.06	$ 2,635.54	$ 36,240.56
2032	$ 3,849.56	$ 14,953.54	$ 4,671.01	$ 8,276.93	$ 1,820.92	$ 2,688.25	$ 36,260.21
2033	$ 4,006.69	$ 14,688.88	$ 4,996.90	$ 8,025.86	$ 1,778.32	$ 2,742.01	$ 36,238.65
2034	$ 4,360.22	$ 14,413.42	$ 5,214.15	$ 7,757.28	$ 1,733.30	$ 2,796.85	$ 36,275.22
2035	$ 4,753.03	$ 14,113.66	$ 5,431.41	$ 7,477.01	$ 1,685.43	$ 2,852.79	$ 36,313.33
2036	$ 5,067.28	$ 13,786.89	$ 5,757.29	$ 7,185.08	$ 1,634.50	$ 2,909.84	$ 36,340.89
2037	$ 5,420.81	$ 13,438.51	$ 6,083.18	$ 6,875.62	$ 1,580.38	$ 2,968.04	$ 36,366.55
2038	$ 5,774.34	$ 13,065.83	$ 6,409.06	$ 6,548.65	$ 1,522.86	$ 3,027.40	$ 36,348.15
2039	$ 6,245.72	$ 12,668.84	$ 6,734.95	$ 6,204.16	$ 1,461.94	$ 3,087.95	$ 36,403.57
2040	$ 6,717.09	$ 12,239.45	$ 7,060.83	$ 5,842.16	$ 1,397.04	$ 3,149.71	$ 36,406.29
2041	$ 7,149.19	$ 11,777.65	$ 7,495.35	$ 5,462.64	$ 1,328.15	$ 3,212.70	$ 36,425.68
2042	$ 7,659.85	$ 11,286.14	$ 7,929.86	$ 5,041.03	$ 1,254.93	$ 3,276.96	$ 36,448.76
2043	$ 8,249.06	$ 10,759.53	$ 8,364.37	$ 4,594.97	$ 1,176.98	$ 3,342.50	$ 36,487.41
2044	$ 8,916.85	$ 10,182.09	$ 8,798.88	$ 4,124.48	$ 1,093.91	$ 3,409.35	$ 36,525.56
2045	$ 9,506.06	$ 9,557.92	$ 9,342.03	$ 3,629.54	$ 1,005.33	$ 3,477.53	$ 36,518.41
2046	$ 10,213.13	$ 8,892.49	$ 9,885.17	$ 3,104.05	$ 911.09	$ 3,547.08	$ 36,553.01
2047	$ 10,998.75	$ 8,177.57	$ 10,428.31	$ 2,548.01	$ 810.60	$ 3,618.03	$ 36,581.27
2048	$ 11,862.94	$ 7,407.66	$ 10,971.45	$ 1,961.42	$ 703.47	$ 3,690.39	$ 36,597.32
2049	$ 12,727.13	$ 6,577.25	$ 11,623.22	$ 1,344.27	$ 589.29	$ 3,764.19	$ 36,625.36
2050	$ 13,709.16	$ 5,686.35	$ 12,274.99	$ 690.47	$ 467.54	$ 3,839.48	$ 36,667.99
2051	$ 32,564.16	$ 4,726.71	$ -	$ -	$ 337.62	$ 2,392.44	$ 40,020.93
2052	$ 34,960.32	$ 2,447.22	$ -	$ -	$ 174.80	$ 2,440.29	$ 40,022.63
Total	**$ 237,533.76**	**$ 347,732.90**	**$ 179,671.05**	**$ 170,622.05**	**$ 40,306.54**	**$ 87,129.66**	**$ 1,062,995.95**

Footnotes:

[a] Represents Improvement Areas #2-3 Bonds allocable to Improvement Area #3.

[b] Interest for the Improvement Areas #2-3 Bonds is calculated at a 6.000%, 6.875%, and 7.000% interest rate for bonds with a maturity of 9/15/2028, 2042, and 2050, respectively.

[c] Represents the portion of the Major Improvement Area Bonds allocable to Improvement Area #3.

[d] Interest on the Major Improvement Area Bonds is calculated at a 5.375% rate for bonds maturing 9/15/2040, and a 5.625% rate for bonds maturing 9/15/2050.

[e] The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown. Not inclusive of TIRZ Credit.

SACHSE PUBLIC IMPROVEMENT DISTRICT NO. 1 – IMPROVEMENT AREA #3 – BLOCK L3 - LOT TYPE COMMERCIAL 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[1] RETURN TO:

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

____

STREET ADDRESS

IMPROVEMENT AREA #3 – BLOCK L3 - LOT TYPE COMMERCIAL 2 PRINCIPAL ASSESSMENT: $1,389,292.00

As the purchaser of the real property described above, you are obligated to pay assessments to City of Sachse, 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 ***Sachse Public Improvement District No. 1*** (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 Sachse. The exact amount of each annual installment will be approved each year by the Sachse 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 Sachse.

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

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

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

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

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

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

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

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

DATE: DATE:

_______________________________ _______________________________
SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _______ §

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

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

Notary Public, State of Texas][3]

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

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

DATE:	DATE:
____________________________	____________________________
SIGNATURE OF SELLER	SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF ________ §

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

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

Notary Public, State of Texas][4]

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

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #3 BLOCK L3 LOT TYPE COMMERCIAL 2

	Improvement Areas #2-3 Bonds[a]		Major Improvement Area Bonds[c]		Total		
Installments Due January 31,	Principal	Interest[b]	Principal	Interest[d]	Additional Interest	Annual Collection Costs	Total Installment[e]
2024	$ 7,586.78	$ 54,647.07	$ 10,490.23	$ 32,967.34	$ 6,946.46	$ 11,646.88	$ 124,284.76
2025	$ 7,848.40	$ 54,191.86	$ 11,213.69	$ 32,403.49	$ 6,856.07	$ 7,793.13	$ 120,306.65
2026	$ 8,502.43	$ 53,720.96	$ 11,575.42	$ 31,800.76	$ 6,760.76	$ 7,949.00	$ 120,309.32
2027	$ 8,894.85	$ 53,210.81	$ 12,298.89	$ 31,178.58	$ 6,660.38	$ 8,107.98	$ 120,351.47
2028	$ 9,810.49	$ 52,677.12	$ 12,660.62	$ 30,517.51	$ 6,554.41	$ 8,270.14	$ 120,490.29
2029	$ 10,333.72	$ 52,088.49	$ 13,384.08	$ 29,837.00	$ 6,442.05	$ 8,435.54	$ 120,520.89
2030	$ 11,118.56	$ 51,378.05	$ 14,107.54	$ 29,117.61	$ 6,323.46	$ 8,604.25	$ 120,649.47
2031	$ 11,903.40	$ 50,613.65	$ 14,831.01	$ 28,359.33	$ 6,197.33	$ 8,776.34	$ 120,681.05
2032	$ 12,819.05	$ 49,795.29	$ 15,554.47	$ 27,562.16	$ 6,063.66	$ 8,951.86	$ 120,746.49
2033	$ 13,342.27	$ 48,913.98	$ 16,639.67	$ 26,726.11	$ 5,921.79	$ 9,130.90	$ 120,674.72
2034	$ 14,519.53	$ 47,996.70	$ 17,363.13	$ 25,831.73	$ 5,771.88	$ 9,313.52	$ 120,796.49
2035	$ 15,827.60	$ 46,998.48	$ 18,086.60	$ 24,898.46	$ 5,612.47	$ 9,499.79	$ 120,923.39
2036	$ 16,874.05	$ 45,910.33	$ 19,171.79	$ 23,926.31	$ 5,442.90	$ 9,689.78	$ 121,015.16
2037	$ 18,051.31	$ 44,750.24	$ 20,256.99	$ 22,895.82	$ 5,262.67	$ 9,883.58	$ 121,100.61
2038	$ 19,228.57	$ 43,509.21	$ 21,342.18	$ 21,807.01	$ 5,071.13	$ 10,081.25	$ 121,039.35
2039	$ 20,798.25	$ 42,187.25	$ 22,427.38	$ 20,659.87	$ 4,868.27	$ 10,282.88	$ 121,223.89
2040	$ 22,367.93	$ 40,757.37	$ 23,512.57	$ 19,454.39	$ 4,652.15	$ 10,488.53	$ 121,232.94
2041	$ 23,806.80	$ 39,219.57	$ 24,959.50	$ 18,190.59	$ 4,422.74	$ 10,698.30	$ 121,297.52
2042	$ 25,507.28	$ 37,582.86	$ 26,406.43	$ 16,786.62	$ 4,178.91	$ 10,912.27	$ 121,374.37
2043	$ 27,469.38	$ 35,829.23	$ 27,853.36	$ 15,301.26	$ 3,919.34	$ 11,130.52	$ 121,503.09
2044	$ 29,693.09	$ 33,906.37	$ 29,300.29	$ 13,734.51	$ 3,642.73	$ 11,353.13	$ 121,630.12
2045	$ 31,655.19	$ 31,827.86	$ 31,108.94	$ 12,086.37	$ 3,347.76	$ 11,580.19	$ 121,606.31
2046	$ 34,009.71	$ 29,611.99	$ 32,917.60	$ 10,336.49	$ 3,033.94	$ 11,811.79	$ 121,721.53
2047	$ 36,625.84	$ 27,231.31	$ 34,726.26	$ 8,484.87	$ 2,699.30	$ 12,048.03	$ 121,815.63
2048	$ 39,503.59	$ 24,667.51	$ 36,534.92	$ 6,531.52	$ 2,342.54	$ 12,288.99	$ 121,869.07
2049	$ 42,381.33	$ 21,902.25	$ 38,705.31	$ 4,476.43	$ 1,962.35	$ 12,534.77	$ 121,962.46
2050	$ 45,651.50	$ 18,935.56	$ 40,875.71	$ 2,299.26	$ 1,556.92	$ 12,785.46	$ 122,104.41
2051	$ 108,438.66	$ 15,739.96	$ -	$ -	$ 1,124.28	$ 7,966.82	$ 133,269.71
2052	$ 116,417.86	$ 8,149.25	$ -	$ -	$ 582.09	$ 8,126.15	$ 133,275.35
Total	**$ 790,987.41**	**$ 1,157,950.57**	**$ 598,304.59**	**$ 568,171.41**	**$ 134,220.76**	**$ 290,141.76**	**$ 3,539,776.51**

Footnotes:

[a] Represents Improvement Areas #2-3 Bonds allocable to Improvement Area #3.

[b] Interest for the Improvement Areas #2-3 Bonds is calculated at a 6.000%, 6.875%, and 7.000% interest rate for bonds with a maturity of 9/15/2028, 2042, and 2050, respectively.

[c] Represents the portion of the Major Improvement Area Bonds allocable to Improvement Area #3.

[d] Interest on the Major Improvement Area Bonds is calculated at a 5.375% rate for bonds maturing 9/15/2040, and a 5.625% rate for bonds maturing 9/15/2050.

[e] The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown. Not inclusive of TIRZ Credit.

SACHSE PUBLIC IMPROVEMENT DISTRICT NO. 1 – IMPROVEMENT AREA #3 – REMAINDER AREA 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[1] RETURN TO:

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

____
STREET ADDRESS

IMPROVEMENT AREA #3 REMAINDER AREA PRINCIPAL ASSESSMENT: $1,285,591.01

As the purchaser of the real property described above, you are obligated to pay assessments to City of Sachse, 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 ***Sachse Public Improvement District No. 1*** (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 Sachse. The exact amount of each annual installment will be approved each year by the Sachse 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 Sachse.

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

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

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

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

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

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

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

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

DATE: DATE:

______________________________ ______________________________
SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _______ §

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

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

Notary Public, State of Texas][3]

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

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

DATE: DATE:

_____________________________ _____________________________

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF ________ §

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

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

Notary Public, State of Texas][4]

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

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #3 REMAINDER AREA

	Improvement Areas #2-3 Bonds[a]				
Installments Due January 31,	Principal	Interest[b]	Additional Interest	Annual Collection Costs	Annual Installment[c]
2024	$ 12,330.79	$ 88,817.82	$ 6,427.96	$ 8,322.23	$ 115,898.79
2025	$ 12,755.99	$ 88,077.97	$ 6,366.30	$ 7,737.73	$ 114,937.99
2026	$ 13,818.99	$ 87,312.61	$ 6,302.52	$ 7,892.48	$ 115,326.61
2027	$ 14,456.79	$ 86,483.47	$ 6,233.43	$ 8,050.33	$ 115,224.02
2028	$ 15,944.99	$ 85,616.07	$ 6,161.14	$ 8,211.34	$ 115,933.54
2029	$ 16,795.38	$ 84,659.37	$ 6,081.42	$ 8,375.57	$ 115,911.74
2030	$ 18,070.98	$ 83,504.69	$ 5,997.44	$ 8,543.08	$ 116,116.19
2031	$ 19,346.58	$ 82,262.30	$ 5,907.09	$ 8,713.94	$ 116,229.91
2032	$ 20,834.78	$ 80,932.23	$ 5,810.35	$ 8,888.22	$ 116,465.58
2033	$ 21,685.18	$ 79,499.84	$ 5,706.18	$ 9,065.98	$ 115,957.18
2034	$ 23,598.58	$ 78,008.98	$ 5,597.75	$ 9,247.30	$ 116,452.61
2035	$ 25,724.58	$ 76,386.58	$ 5,479.76	$ 9,432.25	$ 117,023.16
2036	$ 27,425.37	$ 74,618.01	$ 5,351.14	$ 9,620.89	$ 117,015.42
2037	$ 29,338.77	$ 72,732.52	$ 5,214.01	$ 9,813.31	$ 117,098.61
2038	$ 31,252.17	$ 70,715.48	$ 5,067.32	$ 10,009.58	$ 117,044.54
2039	$ 33,803.37	$ 68,566.89	$ 4,911.06	$ 10,209.77	$ 117,491.09
2040	$ 36,354.57	$ 66,242.91	$ 4,742.04	$ 10,413.97	$ 117,753.48
2041	$ 38,693.16	$ 63,743.53	$ 4,560.27	$ 10,622.24	$ 117,619.21
2042	$ 41,456.96	$ 61,083.38	$ 4,366.80	$ 10,834.69	$ 117,741.83
2043	$ 44,645.96	$ 58,233.21	$ 4,159.52	$ 11,051.38	$ 118,090.07
2044	$ 48,260.16	$ 55,108.00	$ 3,936.29	$ 11,272.41	$ 118,576.85
2045	$ 51,449.15	$ 51,729.78	$ 3,694.98	$ 11,497.86	$ 118,371.78
2046	$ 55,275.95	$ 48,128.34	$ 3,437.74	$ 11,727.82	$ 118,569.85
2047	$ 59,527.94	$ 44,259.03	$ 3,161.36	$ 11,962.37	$ 118,910.70
2048	$ 64,205.14	$ 40,092.07	$ 2,863.72	$ 12,201.62	$ 119,362.55
2049	$ 68,882.34	$ 35,597.71	$ 2,542.69	$ 12,445.65	$ 119,468.39
2050	$ 74,197.33	$ 30,775.95	$ 2,198.28	$ 12,694.57	$ 119,866.13
2051	$ 176,245.24	$ 25,582.13	$ 1,827.30	$ 12,948.46	$ 216,603.12
2052	$ 189,213.83	$ 13,244.97	$ 946.07	$ 13,207.43	$ 216,612.29
Total	**$ 1,285,591.01**	**$ 1,882,015.84**	**$ 135,051.90**	**$ 295,014.48**	**$ 3,597,673.23**

Footnotes:

[a] Represents Improvement Areas #2-3 Bonds allocable to Improvement Area #3.

[b] Interest for the Improvement Areas #2-3 Bonds is calculated at a 6.000%, 6.875%, and 7.000% interest rate for bonds with a maturity of 9/15/2028, 2042, and 2050, respectively.

[c] The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown. Not inclusive of TIRZ Credit.

SACHSE PUBLIC IMPROVEMENT DISTRICT NO. 1 – IMPROVEMENT AREA #4 – BLOCK I - LOT TYPE COMMERCIAL 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[1] RETURN TO:

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

____

STREET ADDRESS

IMPROVEMENT AREA #4 – BLOCK I - LOT TYPE COMMERCIAL 3 PRINCIPAL ASSESSMENT: $612,867.39

As the purchaser of the real property described above, you are obligated to pay assessments to City of Sachse, 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 ***Sachse Public Improvement District No. 1*** (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 Sachse. The exact amount of each annual installment will be approved each year by the Sachse 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 Sachse.

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

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

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

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

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

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

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

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

DATE: DATE:

_______________________________ _______________________________
SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _______ §

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

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

Notary Public, State of Texas][3]

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

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

DATE:	DATE:
______________________________	______________________________
SIGNATURE OF SELLER	SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF ________ §

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

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

Notary Public, State of Texas][4]

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

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #4 BLOCK I LOT TYPE COMMERCIAL 3

	Major Improvement Area Bonds[a], [b]				
Installments Due January 31,	Principal	Interest[c]	Additional Interest	Annual Collection Costs	Annual Installment[d]
2024	$ 10,745.56	$ 33,769.77	$ 3,064.34	$ 6,685.31	$ 54,264.97
2025	$ 11,486.63	$ 33,192.20	$ 3,010.61	$ 3,106.14	$ 50,795.58
2026	$ 11,857.17	$ 32,574.79	$ 2,953.18	$ 3,168.26	$ 50,553.40
2027	$ 12,598.24	$ 31,937.47	$ 2,893.89	$ 3,231.63	$ 50,661.23
2028	$ 12,968.78	$ 31,260.31	$ 2,830.90	$ 3,296.26	$ 50,356.25
2029	$ 13,709.85	$ 30,563.24	$ 2,766.06	$ 3,362.18	$ 50,401.33
2030	$ 14,450.92	$ 29,826.34	$ 2,697.51	$ 3,429.43	$ 50,404.19
2031	$ 15,192.00	$ 29,049.60	$ 2,625.25	$ 3,498.02	$ 50,364.86
2032	$ 15,933.07	$ 28,233.03	$ 2,549.29	$ 3,567.98	$ 50,283.37
2033	$ 17,044.68	$ 27,376.63	$ 2,469.63	$ 3,639.34	$ 50,530.27
2034	$ 17,785.75	$ 26,460.48	$ 2,384.40	$ 3,712.12	$ 50,342.75
2035	$ 18,526.83	$ 25,504.49	$ 2,295.47	$ 3,786.37	$ 50,113.16
2036	$ 19,638.44	$ 24,508.67	$ 2,202.84	$ 3,862.09	$ 50,212.04
2037	$ 20,750.04	$ 23,453.11	$ 2,104.65	$ 3,939.33	$ 50,247.13
2038	$ 21,861.65	$ 22,337.79	$ 2,000.90	$ 4,018.12	$ 50,218.47
2039	$ 22,973.26	$ 21,162.73	$ 1,891.59	$ 4,098.48	$ 50,126.07
2040	$ 24,084.87	$ 19,927.92	$ 1,776.72	$ 4,180.45	$ 49,969.97
2041	$ 25,567.02	$ 18,633.35	$ 1,656.30	$ 4,264.06	$ 50,120.73
2042	$ 27,049.17	$ 17,195.21	$ 1,528.46	$ 4,349.34	$ 50,122.18
2043	$ 28,531.31	$ 15,673.69	$ 1,393.22	$ 4,436.33	$ 50,034.55
2044	$ 30,013.46	$ 14,068.81	$ 1,250.56	$ 4,525.06	$ 49,857.88
2045	$ 31,866.14	$ 12,380.55	$ 1,100.49	$ 4,615.56	$ 49,962.74
2046	$ 33,718.82	$ 10,588.08	$ 941.16	$ 4,707.87	$ 49,955.94
2047	$ 35,571.50	$ 8,691.40	$ 772.57	$ 4,802.03	$ 49,837.50
2048	$ 37,424.19	$ 6,690.50	$ 594.71	$ 4,898.07	$ 49,607.47
2049	$ 39,647.41	$ 4,585.39	$ 407.59	$ 4,996.03	$ 49,636.41
2050	$ 41,870.63	$ 2,355.22	$ 209.35	$ 5,095.95	$ 49,531.15
Total	**$ 612,867.39**	**$ 582,000.77**	**$ 52,371.63**	**$ 111,271.79**	**$ 1,358,511.58**

Footnotes:

[a] No improvements are being constructed within Improvement Area #4 that will be financed with Improvement Areas #2-3 Assessments or Improvement Area #2-3 Bonds.

[b] Represents the portion of the Major Improvement Area Bonds allocable to Block I.

[c] Interest on the Major Improvement Area Bonds is calculated at a 5.375% rate for bonds maturing 9/15/2040, and a 5.625% rate for bonds maturing 9/15/2050.

[d] The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown. Not inclusive of TIRZ Credit.

SACHSE PUBLIC IMPROVEMENT DISTRICT NO. 1 – IMPROVEMENT AREA #5 – BLOCK J - LOT TYPE COMMERCIAL 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[1] RETURN TO:

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

____
STREET ADDRESS

IMPROVEMENT AREA #5 – BLOCK J - LOT TYPE COMMERCIAL 3 PRINCIPAL ASSESSMENT: $1,293,310.97

As the purchaser of the real property described above, you are obligated to pay assessments to City of Sachse, 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 ***Sachse Public Improvement District No. 1*** (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 Sachse. The exact amount of each annual installment will be approved each year by the Sachse 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 Sachse.

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

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

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

DATE: DATE:

_______________________________ _______________________________

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

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

DATE: DATE:

_______________________________ _______________________________

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

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

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

DATE:	DATE:
______________________________	______________________________
SIGNATURE OF PURCHASER	SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _______ §

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

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

Notary Public, State of Texas][3]

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

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

DATE: DATE:

______________________________ ______________________________
SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF ________ §

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

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

Notary Public, State of Texas][4]

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

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #5 BLOCK J LOT TYPE COMMERCIAL 3

	Major Improvement Area Bonds[a], [b]				
Installments Due January 31,	Principal	Interest[c]	Additional Interest	Annual Collection Costs	Annual Installment[d]
2024	$ 22,675.95	$ 71,263.08	$ 6,466.55	$ 14,107.75	$ 114,513.33
2025	$ 24,239.81	$ 70,044.24	$ 6,353.18	$ 6,554.77	$ 107,191.99
2026	$ 25,021.74	$ 68,741.35	$ 6,231.98	$ 6,685.86	$ 106,680.93
2027	$ 26,585.59	$ 67,396.44	$ 6,106.87	$ 6,819.58	$ 106,908.48
2028	$ 27,367.52	$ 65,967.46	$ 5,973.94	$ 6,955.97	$ 106,264.89
2029	$ 28,931.38	$ 64,496.46	$ 5,837.10	$ 7,095.09	$ 106,360.03
2030	$ 30,495.24	$ 62,941.39	$ 5,692.44	$ 7,236.99	$ 106,366.07
2031	$ 32,059.10	$ 61,302.28	$ 5,539.97	$ 7,381.73	$ 106,283.07
2032	$ 33,622.96	$ 59,579.10	$ 5,379.67	$ 7,529.37	$ 106,111.10
2033	$ 35,968.75	$ 57,771.86	$ 5,211.56	$ 7,679.95	$ 106,632.12
2034	$ 37,532.60	$ 55,838.54	$ 5,031.71	$ 7,833.55	$ 106,236.42
2035	$ 39,096.46	$ 53,821.17	$ 4,844.05	$ 7,990.22	$ 105,751.91
2036	$ 41,442.25	$ 51,719.73	$ 4,648.57	$ 8,150.03	$ 105,960.58
2037	$ 43,788.04	$ 49,492.21	$ 4,441.36	$ 8,313.03	$ 106,034.64
2038	$ 46,133.83	$ 47,138.60	$ 4,222.42	$ 8,479.29	$ 105,974.14
2039	$ 48,479.61	$ 44,658.91	$ 3,991.75	$ 8,648.88	$ 105,779.15
2040	$ 50,825.40	$ 42,053.13	$ 3,749.35	$ 8,821.85	$ 105,449.74
2041	$ 53,953.12	$ 39,321.27	$ 3,495.22	$ 8,998.29	$ 105,767.90
2042	$ 57,080.83	$ 36,286.40	$ 3,225.46	$ 9,178.26	$ 105,770.95
2043	$ 60,208.55	$ 33,075.61	$ 2,940.05	$ 9,361.82	$ 105,586.03
2044	$ 63,336.27	$ 29,688.88	$ 2,639.01	$ 9,549.06	$ 105,213.21
2045	$ 67,245.92	$ 26,126.21	$ 2,322.33	$ 9,740.04	$ 105,434.49
2046	$ 71,155.56	$ 22,343.63	$ 1,986.10	$ 9,934.84	$ 105,420.13
2047	$ 75,065.21	$ 18,341.13	$ 1,630.32	$ 10,133.54	$ 105,170.19
2048	$ 78,974.85	$ 14,118.71	$ 1,255.00	$ 10,336.21	$ 104,684.77
2049	$ 83,666.43	$ 9,676.37	$ 860.12	$ 10,542.93	$ 104,745.86
2050	$ 88,358.00	$ 4,970.14	$ 441.79	$ 10,753.79	$ 104,523.72
Total	**$ 1,293,310.97**	**$ 1,228,174.31**	**$ 110,517.88**	**$ 234,812.68**	**$ 2,866,815.84**

Footnotes:

[a] No improvements are being constructed within Improvement Area #5 that will be financed with Improvement Areas #2-3 Assessments or Improvement Area #2-3 Bonds.
[b] Represents the portion of the Major Improvement Area Bonds allocable to Block J.
[c] Interest on the Major Improvement Area Bonds is calculated at a 5.375% rate for bonds maturing 9/15/2040, and a 5.625% rate for bonds maturing 9/15/2050.
[d] The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown. Not inclusive of TIRZ Credit.

SACHSE PUBLIC IMPROVEMENT DISTRICT NO. 1 – MAJOR IMPROVEMENT AREA – REMAINDER AREA 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[1] RETURN TO:

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

____
STREET ADDRESS

MAJOR IMPROVEMENT AREA REMAINDER AREA PRINCIPAL ASSESSMENT: $972,423.82

As the purchaser of the real property described above, you are obligated to pay assessments to City of Sachse, 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 ***Sachse Public Improvement District No. 1*** (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 Sachse. The exact amount of each annual installment will be approved each year by the Sachse 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 Sachse.

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

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

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

DATE: DATE:

_______________________________ _______________________________
SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

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

DATE: DATE:

_______________________________ _______________________________
SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

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

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

DATE:	DATE:
______________________________	______________________________
SIGNATURE OF PURCHASER	SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _______ §

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

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

Notary Public, State of Texas][3]

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

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

DATE: DATE:

_____________________________ _____________________________
SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF ________ §

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

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

Notary Public, State of Texas][4]

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

ANNUAL INSTALLMENTS - MAJOR IMPROVEMENT AREA REMAINDER AREA

	Major Improvement Area Bonds				
Installments Due January 31,	Principal	Interest[a]	Additional Interest	Annual Collection Costs	Annual Installment
2024	$ 17,049.75	$ 53,581.79	$ 4,862.12	$ 10,607.44	$ 86,101.09
2025	$ 18,225.60	$ 52,665.36	$ 4,776.87	$ 4,928.44	$ 80,596.27
2026	$ 18,813.52	$ 51,685.74	$ 4,685.74	$ 5,027.01	$ 80,212.01
2027	$ 19,989.37	$ 50,674.51	$ 4,591.67	$ 5,127.55	$ 80,383.10
2028	$ 20,577.29	$ 49,600.08	$ 4,491.73	$ 5,230.10	$ 79,899.20
2029	$ 21,753.13	$ 48,494.05	$ 4,388.84	$ 5,334.71	$ 79,970.73
2030	$ 22,928.98	$ 47,324.82	$ 4,280.08	$ 5,441.40	$ 79,975.28
2031	$ 24,104.82	$ 46,092.39	$ 4,165.43	$ 5,550.23	$ 79,912.87
2032	$ 25,280.67	$ 44,796.75	$ 4,044.91	$ 5,661.23	$ 79,783.56
2033	$ 27,044.44	$ 43,437.92	$ 3,918.50	$ 5,774.46	$ 80,175.32
2034	$ 28,220.28	$ 41,984.28	$ 3,783.28	$ 5,889.95	$ 79,877.79
2035	$ 29,396.13	$ 40,467.44	$ 3,642.18	$ 6,007.75	$ 79,513.49
2036	$ 31,159.89	$ 38,887.40	$ 3,495.20	$ 6,127.90	$ 79,670.39
2037	$ 32,923.66	$ 37,212.55	$ 3,339.40	$ 6,250.46	$ 79,726.07
2038	$ 34,687.43	$ 35,442.91	$ 3,174.78	$ 6,375.47	$ 79,680.59
2039	$ 36,451.20	$ 33,578.46	$ 3,001.34	$ 6,502.98	$ 79,533.98
2040	$ 38,214.96	$ 31,619.21	$ 2,819.09	$ 6,633.04	$ 79,286.30
2041	$ 40,566.65	$ 29,565.15	$ 2,628.01	$ 6,765.70	$ 79,525.52
2042	$ 42,918.34	$ 27,283.28	$ 2,425.18	$ 6,901.01	$ 79,527.81
2043	$ 45,270.03	$ 24,869.12	$ 2,210.59	$ 7,039.03	$ 79,388.78
2044	$ 47,621.72	$ 22,322.68	$ 1,984.24	$ 7,179.81	$ 79,108.46
2045	$ 50,561.34	$ 19,643.96	$ 1,746.13	$ 7,323.41	$ 79,274.83
2046	$ 53,500.95	$ 16,799.89	$ 1,493.32	$ 7,469.88	$ 79,264.03
2047	$ 56,440.56	$ 13,790.46	$ 1,225.82	$ 7,619.27	$ 79,076.11
2048	$ 59,380.17	$ 10,615.68	$ 943.62	$ 7,771.66	$ 78,711.12
2049	$ 62,907.71	$ 7,275.54	$ 646.71	$ 7,927.09	$ 78,757.06
2050	$ 66,435.24	$ 3,736.98	$ 332.18	$ 8,085.64	$ 78,590.04
Total	**$ 972,423.82**	**$ 923,448.40**	**$ 83,096.97**	**$ 176,552.62**	**$ 2,155,521.81**

Footnotes:

[a] Interest is calculated at a 5.375% rate for bonds maturing 9/15/2040, and a 5.625% rate for bonds maturing 9/15/2050.

[b] The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown. Not inclusive of TIRZ Credit.

E. Regular Agenda Items

Subject	**3. Consider placing a proposal to adopt a tax rate of $0.650416 per $100 of assessed property values for the 2023-2024 fiscal year as an action item on the September 18, 2023, City Council meeting agenda.**
Meeting	Aug 21, 2023 - City Council Meeting
Access	Public
Type	Action, Discussion
Recommended Action	Approve placing a proposal to adopt a tax rate of $0.650416 per $100 of assessed property values for the 2023-2024 fiscal year as an action item on the September 18, 2023, City Council meeting agenda.

BACKGROUND

The City Council should adopt a tax rate that will, at a minimum, support the operations and cover the debt obligations of the City for the 2023-2024 fiscal year. The proposed rate of $0.650416 per $100 of assessed property values accomplishes this criteria.

According to Section 26.05(d) of the Property Tax Code, the City is required to hold one public hearing and publish a newspaper ad if proposing to consider a tax rate that exceeds the no-new-revenue or voter-approval rate, whichever is lower. The proposed rate of $0.650416 exceeds the No-New-Revenue rate of $0.626779 by $0.023637 and requires a public hearing and published newspaper ad.

The rate the City finally adopts can be lower than the proposed and published rate but cannot exceed the proposed and published rate without undergoing the required posting requirements and timeframes. This item requires a record vote.

OVERVIEW

A public meeting to vote on the proposed tax rate will be held at 6:30 p.m. on September 18, 2023. The public may express their support for or opposition to the proposed tax rate by contacting the City of Sachse or by attending the public meeting mentioned above.

POLICY CONSIDERATIONS

The City's Comprehensive Financial Policy states that the debt-to-operational component of the tax rate should not exceed 30%. The current proposed budget requests to raise that rate to 35%. The proposed rate of $0.650416 is comprised of a Maintenance and Operations (M&O) rate of $0.456209, which is 70.14% of the total rate, and an Interest and Sinking (I&S) rate of $0.194207, which is 29.86%. Therefore, the proposed tax rate meets the requirement.

RECOMMENDATION

Approve placing a proposal to adopt a tax rate of $0.650416 per $100 of assessed property values for the 2023-2024 fiscal year as an action item on the September 18, 2023, City Council meeting agenda.

E. Regular Agenda Items

Subject	**4. Discuss and provide feedback on Capital Improvement Plan Update.**
Meeting	Aug 21, 2023 - City Council Meeting
Access	Public
Type	Discussion
Goals	Strategically invest in the City's existing and future infrastructure.

BACKGROUND
The City of Sachse's Capital Improvement Plan (CIP) is a road map by which the City plans and completes key short-term and long-term infrastructure and facility projects. The CIP includes maintenance and expansion projects throughout the city, including streets, public utilities, drainage, parks, facilities, and special projects.

OVERVIEW
The purpose of this item is to update Council on current projects and discuss primary capital infrastructure expansion needs identified in the CIP. Staff has prepared a presentation identifying key projects and potential funding options to discuss. Staff will utilize the feedback from the City Council to further develop a long-range plan for the funding and execution of the projects identified as most important.

POLICY CONSIDERATIONS
The City performs updates to the CIP on an annual basis as a part of the budget process. In addition, the City has a long-range list of capital project needs.

RECOMMENDATION
Discuss and provide feedback on the future projects and move forward into planning and discuss budgeting options to fund key projects.

File Attachments
E4. Presentation _ 2023-2024 CIP Update_Final.pdf (338 KB)

2023-2024
Capital Improvement Plan Update

City Council Meeting

August 21, 2023

The City of SACHSE

Overview

- Projects Under Construction
- Projects In Design
- Project Recommendations
- Staff Recommendations

Projects Under Construction - Utility

Southeast Water Tower Lighting

- Completed April 2023

SCADA System

- Completed June 2023

Sable Hills Lift Station

- Major work completed July 2023
- Final punch-list items

Public Works Pump Station Emergency Generator

- Under construction
- Completion Fall 2023

Maxwell Creek Pump Station

- Old facility is demolished
- Pumps and facility under construction
- Completion Summer 2024

Third Garland Sewer Connection Stabilization Project

- Project under construction July 2023
- Completion Spring 2024

The City of SACHSE

Projects Under Construction - Roadway

HA5 Resurfacing

- Completed October 2023

Alley 2021 Project (5 Alleys)

- Completed December 2023

2023 Asphalt Overlays

- Williford Road, Ben Davis Road, and Blackburn/Ingram Road
- Completed June 2023

Signal Project

- Completed June 2023

Hudson Drive Extension

- Completed June 2023
- Street lights are under design and in coordination with Oncor

Alley 2022 Project (3 Alleys)

- Work is completed
- Final acceptance August 2023

5th Street District Improvements

- Construction started August 2023
- Completion Spring 2024

The City of SACHSE

Projects In Design - Utility

Muddy Creek Sewer

- Route evaluation completed
- Design is underway

Impact Fee Study

- Final calculations and evaluation under way
- Planned completion Fall 2023

Sachse South Pipe Bursting Project

- Data collection and survey is completed
- Design is ongoing

The City of SACHSE

Projects In Design - Roadway

Merritt Road

- ROW acquisition in progress
- Condemnation proceedings underway
- Franchise coordination underway
- USDA/Floodplain comments being addressed
- Ready to submit 90% plans to TXDOT
- Staff and Halff Associates will provide an update this fall

Bailey-Hooper Road

- 65% plans July 2023 (reviewed)
- Final plans Fall 2023
- Bid and construction Spring 2024

Hudson Crossing Screening Wall

- Contract awarded August 2023
- Construction to begin Fall 2023

The City of SACHSE

Projects In Design - Roadway

Sachse Road Phase 2

- RFQ for design Summer 2023
- Design contract award Fall 2023
- Construction 2025

Future Bond Projects

- West Creek Lane – 2025
- Williford Road – 2026/2028
- Sachse Road Phase 3 – 2028

PASER Rating for Streets

- Data collection July 2023
- Evaluation August 2023

The City of
SACHSE

Project Recommendations – FY 23-24

Roadway

- Woodbridge Parkway Evaluation/Reconstruction - $2,600,000
- Neighborhood Bond Package - $675,000
  - Tina Street, Angie Place, Kellie Street, and Leasa Court and corresponding alleys
- Opticom Traffic Signal Upgrades - $200,000
- Highridge Alley Repairs - $200,000
- Asphalt Overlays
  - Eastview - $450,000
  - Dewitt Street and Sachse Street - $200,000

The City of SACHSE

Project Recommendations – FY 23-24

- **Roadway, continued**
  - Data and programming by PASER scores (Streets 2023, Alley 2024)
  - Staff recommends annual concrete contract (RFP) to secure set pricing from contractors
    - Allows staff to expedite selected projects
    - Secures multiple companies to complete projects with set pricing and based on availability/responsiveness

Project Recommendations – FY 23-24

Utilities

- Public Works Pump Station (pump installation and upgrades) - $800,000
- Third Street CIP Project - $630,000
- Sewer Manhole Odor and Gas Remediation - $200,000
- Southeast Sewer Expansion Design (Muddy Creek) - $1,500,000
- Pipe Bursting (Ingram Road/Dewitt Road, Hilltop Trail/Meadow Lane) - $2,450,000

Drainage

- Stormwater Utility Rate Study - $200,000
- Third Garland Connection Stabilization - $1,700,000

Project Recommendations – FY 23-24

Facilities/Parks

- Hudson Screening Wall - $820,000
- Comprehensive Plan - $150,000
- City Facility Maintenance - $300,000
- Joe Stone Park Improvements - $240,000
- Heritage Park Expansion Project - $1,700,000
- Begin design/build for new Parks/Public Works building - TBD

Capital Project Expenditures

CATEGORY	2023-2024 PROPOSED BUDGET
Roadway	$5,120,000
Parks & Trails	2,776,500
Facilities/Other	6,800,000
Neighborhood Services	820,000
Bond Proposition 2021	-
Water	995,000
Sewer	12,065,000
Drainage	320,000
TOTAL	$28,896,500

Staff will return to Council after fiscal year close to request "carry-forward" budget (unspent prior capital project authority)

Proposed Budget pages 207, 212-214

The City of SACHSE

Project Recommendations – FY 2024-2029

Roadway

- Old Ben Davis Road - $1,000,000
- 2025 Alley Reconstruction Project - $1,250,000
- Neighborhood Bond Packages
  - Orchard Estates Street and Alley Repairs - $400,000
  - Southridge Estates Street and Alley Repairs - $400,000
  - Parkview Estates, Brookview Estates, Hunters Ridge, and Orchard Grove Estates

Project Recommendations – FY 2024-2029

Utilities

- Water Tank Repainting Program - $450,000
- Master Plan Updates - $250,000
- Upgrades and replacement associated with proposed Utility VERF - TBD
- Water Tank Maintenance and Cleaning - $205,000
- Southeast Sewer Expansion Construction (Muddy Creek) - $11,500,000

Facilities/Parks

- Neighborhood Partnering Program - $25,000/year
  - Entry Signage and Monumentation
- J.K. Sachse Park Construction (future phases) - $2,000,000
- Multi-City Trail - $3,010,000

The City of SACHSE

Staff Recommendations

- Staff's recommended projects are shown based on the current Capital Improvement Plan list presented in the FY 2023-24 Budget
- Other funding for projects may be done in combination with Street Maintenance Tax, Fund Balance, Project Savings, and Impact Fees as appropriate

The City of SACHSE

E. Regular Agenda Items

Subject	**5. Consider receipt of the City Manager's Proposed Budget for programs and services for the 2023-2024 fiscal year.**
Meeting	Aug 21, 2023 - City Council Meeting
Access	Public
Type	Action, Discussion
Recommended Action	Accept the City Manager's Proposed Budget for programs and services for the 2023-2024 fiscal year.
Goals	Be a model of financial stewardship through growth management, responsible investment, and financial transparency.

BACKGROUND

City Charter requires that not later than the 15^{th} day of August of each year, the City Manager prepare and submit the proposed budget covering the next fiscal year to the City Council. The 2023-2024 fiscal year proposed budget was submitted to Council and available to the public online and in the City Secretary's office on August 15, 2023.

OVERVIEW

The Proposed Budget is the product of previously held budget discussions with the City Council along with a financial update presented to Council on July 31, 2023. The Proposed Budget was submitted to the City Council, posted on the City's website, placed on file with the City Secretary, and placed at the Sachse Public Library for inspection. A public hearing on the budget is scheduled at 6:30 p.m. on September 5, 2023.

POLICY CONSIDERATIONS

This document sets the financial and operational direction of the City for the next fiscal year.

RECOMMENDATION

Accept the City Manager's Proposed Budget for programs and services for the 2023-2024 fiscal year.

File Attachments

E5. Presentation 2024 Proposed Budget 08.21.23 Final.pdf (544 KB)

City of Sachse
2023-2024 Proposed Budget

City Council
August 21, 2023

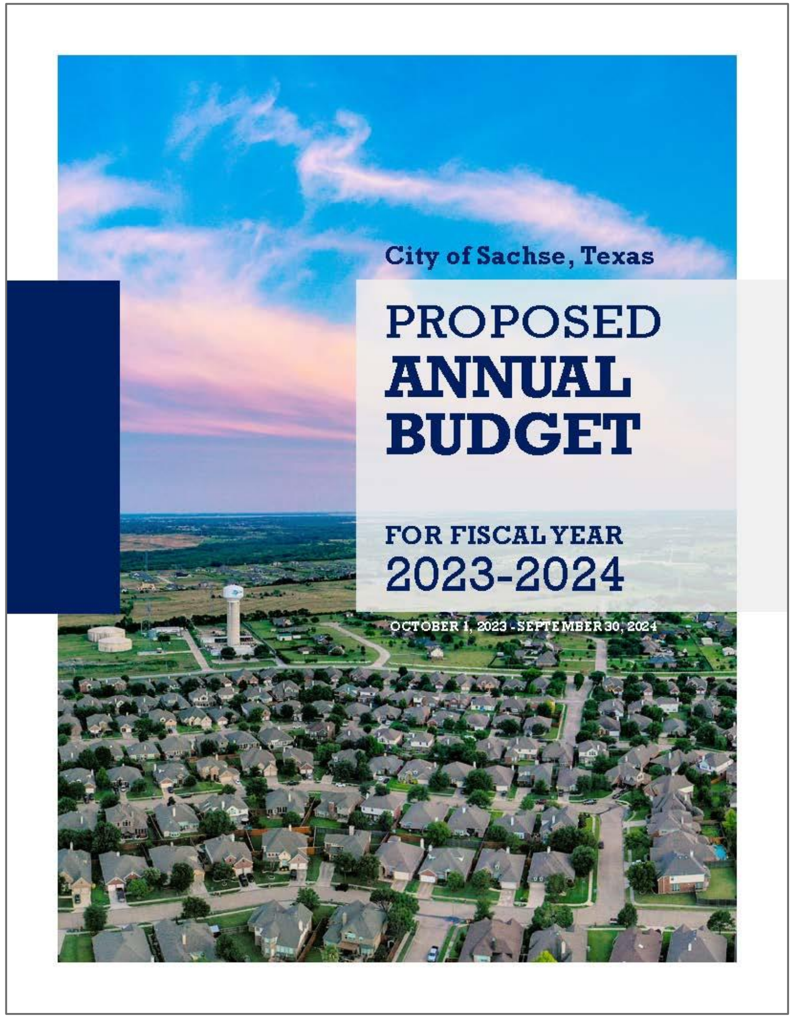
The City of
SACHSE

Overview

- Proposed Annual Budget
- General Fund Assumptions
- Property Tax Rates
- General Fund Revenues
- Summary of Funds
- General Fund Balance
- Financial Policy Updates
- Capital Project Expenditures
- Budget Process Next Steps

Proposed Annual Budget

- Delivered August 15
  - Provided to Council
  - Available online on our Budget webpage
    - www.cityofsachse.com/budget
  - Printed copies with City Secretary and Library
- New look
  - Data pulled from City's ERP system
  - Reduces data inconsistencies
  - Saves days of staff effort to compile
  - Timely adopted budget delivery



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General Fund Assumptions

- Revenues
  - Property Tax
    - Certified value $4.13 billion
    - Tax rate – 0.650416
  - Sales Tax – growing, but budgeted conservatively
  - Franchise Fees - strong
  - Licenses/Permits
    - Activity slowing, as anticipated

- Expenditures
  - Maintain quality services
  - Limited base budget growth despite inflation

The City of SACHSE

General Fund Assumptions

- Further Assumptions
  - Growth leveling off, but infill and future developments at 5th Street, Woodbridge Corners, and PGBT anticipated
  - Planning and preparing for an exit from the high-growth phase, but also responding to the needs expressed by residents and Council

Property Tax Rates

- **No-New-Revenue Rate**
  - Hypothetical tax rate that would raise the same amount of revenue in the upcoming year from property taxes as last year (taking into account changes in taxable values). New property added to the tax role is excluded from the calculation.
- **Voter-Approval Rate**
  - Highest tax rate that a taxing unit may adopt without holding an election. Split into two separate rates:
    - Maintenance and Operations (M&O) Rate - Rate needed to raise the same amount of taxes as levied the prior year (excludes new property) plus with an increase of 3.5%.
      - Includes an unused increment adjustment (difference between adopted and voter-approval)
    - Debt Tax Rate - set to pay the taxing units debt payments in the coming year.

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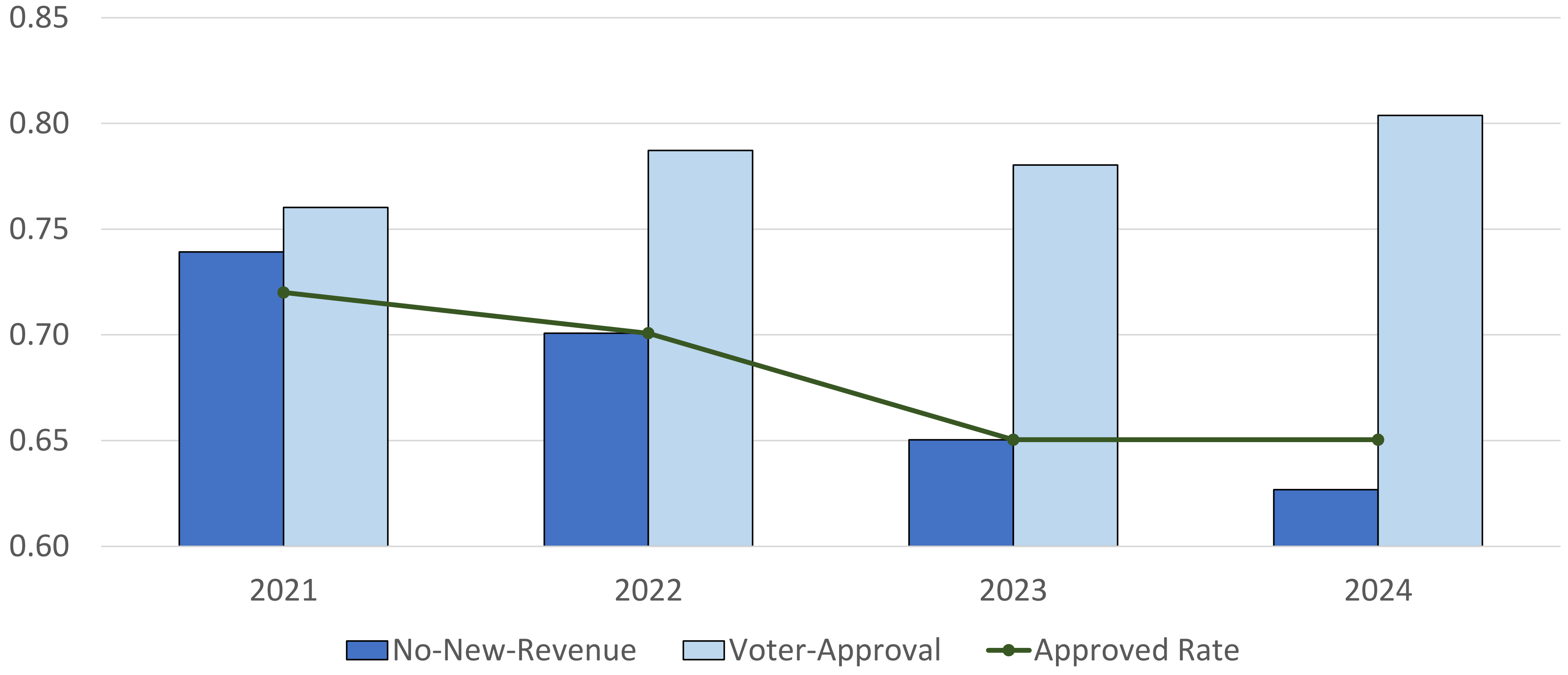
Property Tax Rate



2024 'Approved Rate' reflects FY23-24 Proposed Budget Total Rate

Property Tax Rate

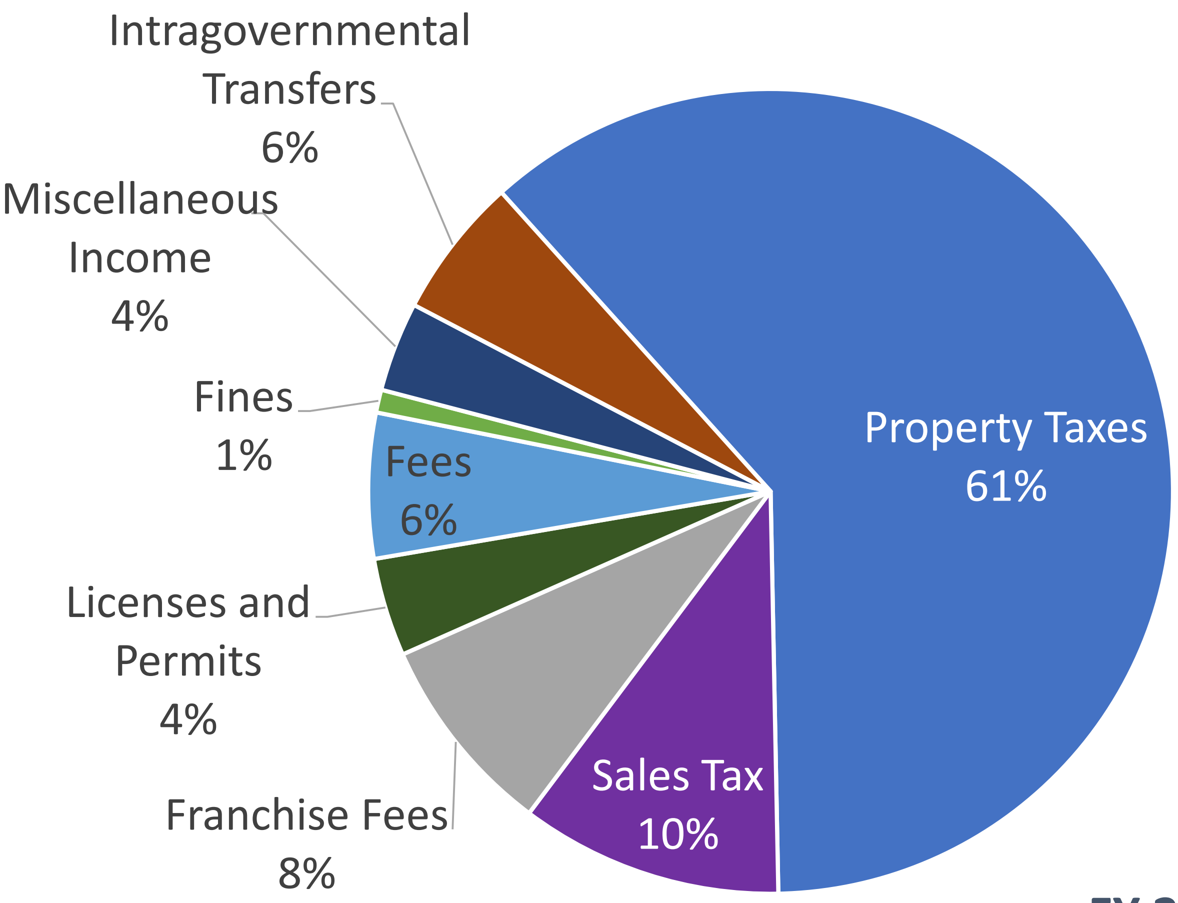
TAX RATE	2022-2023	2023-2024	CHANGE	% CHANGE
No-New-Revenue	$0.650416	$0.626779	($0.023637)	(3.6%)
Voter-Approval	$0.780381	$0.803834	$0.023453	3.0%

Proposed Tax Rate	**$0.650416**	**$0.650416**	**$0.000000**	**0.0%**

Proposed Budget pages 27, 28

The City of SACHSE

General Fund Revenues



Taxes	
Property	(61%)
Sales	(11%)
Franchise	(8%)
TOTAL	(80%)

FY 2024 Budget - $27.2M

Proposed Budget page 95

Proposed Budget Summary of Funds

Fund	2023-2024 Surplus/(Deficit)	Fund Balance Draw-Down	Effective 2023-2024 Surplus/(Deficit)
General Fund	($7,065,636)	$7,120,000	$54,364
Utility Fund	(11,121,186)	4,000,000	(7,121,186)*
Debt Service Fund	674,566	-	674,566
Economic Development Corporation (EDC) Fund	629,762	-	629,762
Vehicle/Equipment Replacement (VERF) Fund	768,449	-	768,449

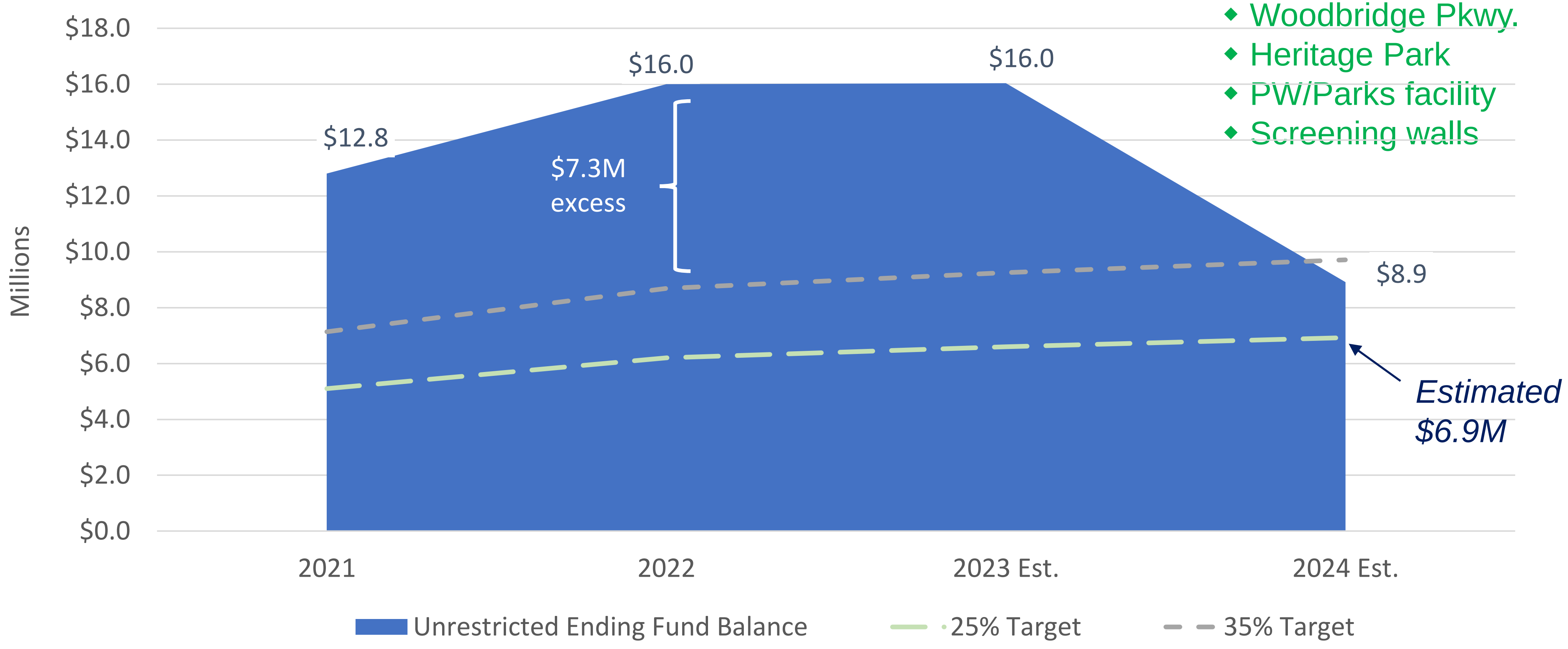
*Reflects capital project spend from current and prior year resources

The City of SACHSE

General Fund Balance

Staff presented drawdown plan to Council

- Woodbridge Pkwy.
- Heritage Park
- PW/Parks facility
- Screening walls



Policy – Targeted level of General Fund unassigned reserves should be between 25% and 35%

The City of SACHSE

Financial Policy Updates

- Based on Financial Advisor recommendations
- Red-lined and clean versions provided
- Adjustments for readability, brevity, and clarity
- Adds Assistant City Manager disbursement approval level
- Facilitates purchasing while maintaining legal requirements
- Updates small purchase limit from $1,000 to $3,000
- Updates tax rate debt limit from 30% to 35%
- Removes forced 95-98% of anticipated revenues limitation

Proposed Budget pages 51 - 71 (redline), 72 – 91 (clean version)

Capital Project Expenditures

CATEGORY	2023-2024 PROPOSED BUDGET
Roadway	$5,120,000
Parks & Trails	2,776,500
Facilities/Other	6,800,000
Neighborhood Services	820,000
Bond Proposition 2021	-
Water	995,000
Sewer	12,065,000
Drainage	320,000
TOTAL	$28,896,500

Staff will return to Council after fiscal year close to request "carry-forward" budget (unspent prior capital project authority)

Proposed Budget pages 207, 212-214

The City of SACHSE

Budget Process Next Steps

- Budget Town Hall – August 29th
- City Council Meeting – September 5th
  - Budget Public Hearing
  - Budget Discussion
  - Set Date for Budget Adoption
- City Council Meeting – September 18th
  - Tax Rate Public Hearing
  - Adopt Budget
  - Ratify Tax Rate in the Budget
  - Approve Proposed Tax Rate

The City of SACHSE

E. Regular Agenda Items

Subject	**6. Discuss amending the Master Fee Schedule by amending services and rates and providing an effective date.**
Meeting	Aug 21, 2023 - City Council Meeting
Access	Public
Type	Discussion, Information

BACKGROUND

The Master Fee Schedule is a convenient tool for residents and customers to acquaint themselves with various charges for City Services. The schedule can be updated periodically for necessary changes without amending the associated ordinance.

OVERVIEW

The Master Fee Schedule is considered annually during the Budget approval process. The Master Fee Schedule is scheduled to return to the City Council for adoption on September 5th.

POLICY CONSIDERATIONS

To the extent allowed by law, general and special fees and charges to be assessed and collected by the City of Sachse are authorized by the Code of Ordinances. Fees and charges are maintained in a master fee schedule, which is kept on file with the City Secretary, and must be amended from time to time.

RECOMMENDATION

Discuss amending the Master Fee Schedule by amending services.

File Attachments

E6.1 Presentation Master Fee Schedule Review Final.pdf (281 KB)

E6.2 Master Fee Schedule FY 2024 Summary of Changes.pdf (81 KB)

Master Fee Schedule Review

City Council

August 21, 2023

Summary of Changes

- Engineering, Health, and Sanitation
- Municipal Court Fines/Fees
- Building Permits and Development Services Fees
- Refuse Service Fees
- Water Rate Schedule
- Water Service Connection Fees
- Wastewater Rate Schedule

The City of SACHSE

II. Engineering, Health and Sanitation

Fee	Old Rate	New Rate
Engineering Permits		
▪ Floodplain	$100.00	$300.00 plus consultant/engineering review cost
▪ Grading	$150.00	$300.00
Engineering Inspections and Review Fees	Removed: Fee shall equal one-half of the state fee for each permit	
▪ Construction Plan Review	$300.00	$300.00 (limit of 3 reviews, upon 4th review submittal fee will be reassessed.)
Care of Public Trees in Street or Right of Way	Hourly fee based on current hourly wage of City maintenance workers	$50.00/hr

The City of SACHSE

V. Municipal Court Fines/Fees

Fee	Old Rate	New Rate
Set by State Statute		
▪ Building Security Fund	$3.00	$4.90
▪ Local Truancy Prevention and Diversion Fund	Not Listed	$5.00
▪ Municipal Jury Fund	Not Listed	$0.10

The City of SACHSE

IX. Building Permits and Development Services

Fee	Old Rate	New Rate
Water Meter Cost		
▪ Multi-Jet – 5/8” X 3/4"	$324.00	$326.00
▪ Multi-Jet – 1”	$428.63	$433.39
▪ Multi-Jet – 1 1/2”	$731.78	$739.90
▪ Multi-Jet – 2”	$947.97	$958.49
▪ Octave – 2"	$2,153.57	$1,922.78
▪ Octave – 3"	$2,523.61	$2,388.11
▪ Octave – 4"	$3,243.02	$3,159.63
▪ Octave – 6"	$5,121.19	$4,891.04
▪ Octave – 8"	$5,982.91	$5,717.49

The City of
SACHSE

XII. Refuse Service Fees

Fee	Old Rate	New Rate
Residential		
▪ Trash, Recycle, and Bulk Collection	$18.57	$18.99
▪ Additional Solid Waste Polycart	$8.85	$9.03
▪ Additional Recycle Polycart	$3.97	$4.08
▪ Polycart Replacement Fee	$87.35	$93.63
▪ Excess Individual Bulk Collection	$15.21	$15.52
Small Commercial Container Service		
▪ Monthly Per Unit Charge	$21.36	$21.82
▪ Additional Polycart	$19.47	$19.89

The City of SACHSE

XIII. Water Rate Schedule

Fee	Old Rate	New Rate
Residential – Base Rate		
▪ All meter sizes	$16.83	$17.34
Residential – Tier Rate		
▪ 0-10,000	$5.00	$5.15
▪ 10,001-20,000	$6.68	$6.88
▪ 20,001-30,000	$8.67	$8.93
▪ Over 30,000	$10.20	$10.51

The City of SACHSE

XIII. Water Rate Schedule

Fee	Old Rate	New Rate
Non-Residential and Irrigation – Base Rate		
▪ 5/8" X 3/4"	$16.83	$17.34
▪ 1"	$26.62	$27.42
▪ 1 ½"	$43.00	$44.29
▪ 2"	$62.62	$64.50
▪ 3"	$87.31	$89.93
▪ 4"	$116.38	$119.87
▪ 6" and above	$291.01	$299.74
Non-Residential and Irrigation – Tier Rate		
▪ 0-10,000	$5.00	$5.15
▪ 10,001-20,000	$6.68	$6.88
▪ 20,001-30,000	$8.67	$8.93
▪ Over 30,000	$10.20	$10.51

The City of SACHSE

XIV. Water Service Connection Fees

Fee	Old Rate	New Rate
Meter-Related		
▪ Meter Register Replacement	$254.31	$275.00
▪ Meter Register with Antenna Connection	$323.43	$295.00
▪ Octave Encoder and Allegro Module with Antenna Replacement	$343.00	$350.00
▪ Meter Antenna Replacement	Not Listed	$155.00

The City of SACHSE

XV. Wastewater Rate Schedule

Fee	Old Rate	New Rate
Residential		
▪ Water Meter	$13.83	$14.24
▪ Volume Charge Per 1,000 gal.	$7.70	$7.85
Non-Residential		
▪ 5/8” X 3/4"	$24.74	$25.49
▪ 1”	$39.37	$40.55
▪ 1 1/2”	$56.24	$57.93
▪ 2”	$75.36	$77.62
▪ 4”	$78.73	$81.10
▪ 6”	$78.73	$81.10
▪ 8”	$101.23	$104.27
▪ Volume Charge Per 1,000 gal.	$8.15	$8.31

The City of SACHSE

Next Steps

- Present to Council for approval via consent agenda on September 5th

SUMMARY OF CHANGES

MASTER FEE SCHEDULE

		Proposed FY 2024	Prior Year FY 2023
II. ENGINEERING, HEALTH AND SANITATION			
A.	Engineering permits		
2.	Floodplain	$300.00 plus consultant/engineering review cost	$100.00
3.	Grading	$300.00	$150.00
B.	Engineering inspections and review fees		Fee shall equal one-half of the state fee for each permit
2.	Construction plan review	$300.00 (limit of 3 reviews, upon 4th review submittal fee will be reassessed.)	$300.00
C.	Care of public trees in street or right of way	$50.00/hr	Hourly fee based on current hourly wage of City maintenance workers
V. MUNICIPAL COURT FINES/FEES			
A.	Set by state statute		
1.	Building security fund	$4.90	$3.00
2.	Local truancy prevention and diversion fund	$5.00	Not Listed
4.	Municipal jury fund	$0.10	Not Listed
IX. BUILDING PERMITS AND DEVELOPMENT SERVICES FEES			
M.	Water System		
4.	Water Meter Cost		
a.	Multi-Jet 5/8" X 3/4"	$326.00	$324.00
b.	Multi-Jet 1"	$433.39	$428.63
c.	Multi-Jet 1 1/2"	$739.90	$731.78
d.	Multi-Jet 2"	$958.49	$947.97
e.	Octave 2"	$1,922.78	$2,153.57
f.	Octave 3"	$2,388.11	$2,523.61
g.	Octave 4"	$3,159.63	$3,243.02
h.	Octave 6"	$4,891.04	$5,121.19
i.	Octave 8"	$5,717.49	$5,982.91
XII. REFUSE SERVICES FEES Current contract expires April 2024.			
A.	Residential		
1.	Trash, Recycle, and Bulk Collection	$18.99	$18.57
4.	Additional Solid Waste Polycart	$9.03	$8.85
5.	Additional Recycle Polycart	$4.08	$3.97
6.	Polycart replacement Fee	$93.63	$87.35
7.	Excess Individual Bulk collection (Billed direct to customer)	$15.52 per yard	$15.21 per yard
B.	Small Commercial Container Service (95 gallon cart) (Does not include franchise fees, billing fees or taxes)		
1.	Monthly per unit charge	$21.82	$21.36
2.	Additional Polycart	$19.89	$19.47

SUMMARY OF CHANGES

MASTER FEE SCHEDULE

	Proposed FY 2024	Prior Year FY 2023
XIII. WATER RATE SCHEDULE (Rate Study conducted 2019 by NewGen Strategies concludes 09/30/24)		
A. Residential		
1. Base Rate by meter size		
a. 5/8" X 3/4"	$17.34	$16.83
b. 1"	$17.34	$16.83
c. 1 1/2"	$17.34	$16.83
d. 2"	$17.34	$16.83
2. Tier Rate usage per 000's gallons		
a. 0-10,000	$5.15	$5.00
b. 10,001-20,000	$6.88	$6.68
c. 20,001-30,000	$8.93	$8.67
d. Over 30,000	$10.51	$10.20
B. Non-Residential		
1. Base Rate by meter size		
a. 5/8" X 3/4"	$17.34	$16.83
b. 1"	$27.42	$26.62
c. 1 1/2"	$44.29	$43.00
d. 2"	$64.50	$62.62
e. 3"	$89.93	$87.31
f. 4"	$119.87	$116.38
g. 6" and above	$299.74	$291.01
2. Tier Rate usage per 000's gallons		
a. 0-10,000	$5.15	$5.00
b. 10,001-20,000	$6.88	$6.68
c. 20,001-30,000	$8.93	$8.67
d. Over 30,000	$10.51	$10.20
C. Irrigation		
1. Base Rate by meter size		
a. 5/8" X 3/4"	$17.34	$16.83
b. 1"	$27.42	$26.62
c. 1 1/2"	$44.29	$43.00
d. 2"	$64.50	$62.62
e. 3"	$89.93	$87.31
f. 4"	$119.87	$116.38
g. 6" and above	$299.74	$291.01
2. Tier Rate usage per 000's gallons		
a. 0-10,000	$5.15	$5.00
b. 10,001-20,000	$6.88	$6.68
c. 20,001-30,000	$8.93	$8.67
d. Over 30,000	$10.51	$10.20
XIV. WATER SERVICE CONNECTION FEES		
M. Meter-related		
5. Meter register replacement	$275.00	$254.31
6. Meter register with antenna connection	$295.00	$323.43
7. Octave encoder & Allegro module with antenna repl	$350.00	$343.00
8. Meter Antenna Replacement	$155.00	Not Listed

SUMMARY OF CHANGES
MASTER FEE SCHEDULE

	Proposed FY 2024	Prior Year FY 2023
XV. WASTE WATER RATE SCHEDULE		
A. Residential		
1. Water Meter	$14.24	$13.83
2. Volume charge per 1,000 gallons	$7.85	$7.70
B. Non-Residential		
1. Per water meter size		
a. 5/8" X 3/4"	$25.49	$24.74
b. 1"	$40.55	$39.37
c. 1 1/2"	$57.93	$56.24
d. 2"	$77.62	$75.36
e. 4"	$81.10	$78.73
f. 6"	$81.10	$78.73
g. 8"	$104.27	$101.23
2. Volume charge per 1,000 gallons	$8.31	$8.15