**Monday, July 26, 2021**
**City Council Combined Meeting**

**Council Chambers**
**3815 Sachse Road, Building B**
**6:00 p.m.**

**A temporary suspension of the Open Meetings Act to allow telephone or videoconference public meetings has been granted by Governor Greg Abbott and therefore, members of the public are entitled to participate in person or remotely.**

**Citizens may use the ZOOM link below to participate via chat for any questions/comments. However, to view the meeting live, you may stream online (http://sachsetx.swagit.com/live) or access through the local PEG Channel.**

**https://us02web.zoom.us/j/85853212197**
**Or Telephone: (Toll Free) 877-853-5247**
**Webinar ID: 858 5321 2197**

**Members of the public who wish to submit their written comments on a listed agenda item can also submit their comments by filling out the public meeting speaker form at: http://www.cityofsachse.com/328/Agendas-Minutes-Videos or by visiting the Agendas & Minutes button on the homepage of the City's website.**

**Comments must be received before 4:00 p.m. on Monday, July 26, 2021.**

**The City of Sachse reserves the right to reconvene, recess or realign the workshop meeting, regular 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. 6:00 PM WORKSHOP MEETING

1. Call to Order: The City Council of the City of Sachse and the Sachse Bond Committee will hold a Joint Workshop Meeting on Monday, July 26, 2021 at 6:00 p.m. to consider the following items of business:

2. Receive a recommendation from the Bond 2021 Committee.

3. Adjournment of the Bond Committee.

4. Discuss the preliminary 2021-2022 Fiscal Year Budget.

5. Discuss the City's Capital Improvement Plan (CIP).

6. Adjournment.

## B. 7:00 PM REGULAR MEETING

1. Call to Order: The City Council of the City of Sachse will hold a Regular Meeting on Monday, July 26, 2021 at 7:00 p.m. to consider the following items of business:

2. Invocation and Pledges of Allegiance.

## C. Special Announcements

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

## D. Citizen Input

1. Citizen Input: The public is invited at this time to address the Council. Please come to the microphone and state your name and address for the record or citizens wishing to speak may use the chat function to state their name, address, and question for the record. However, if your remarks pertain to a specific agenda item, please hold them until that item, at which time the Mayor may solicit your comments. Time limit is 3 minutes per speaker. The City Council is prohibited by state law from discussing any item not posted on the agenda according to the Texas Open Meetings Act, but may take them under advisement. Issues raised may be referred to City Staff for research and possible future action.

## E. 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 citizen so requests.

1. Approve the minutes of the July 12, 2021, combined meeting.

2. Approve the Consent Agenda Items as presented.

## F. Regular Agenda Items

1. Consider a resolution approving the 2021 annual update to the service and assessment plan and assessment roll for public improvements for the Sachse Public Improvement District No. 1.

2. Conduct a public hearing and consider the adoption of an ordinance accepting and approving an operations and maintenance service and assessment plan update and operations and maintenance assessment roll for the Sachse Public Improvement District No. 1, levying operations and maintenance assessments against certain property in the District and making certain findings and determinations relating to the District.

## G. Regular Meeting Closing

1. Adjournment.

I, the undersigned authority, do hereby certify that this notice of 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.

Michelle Lewis Sirianni

Michelle Lewis Sirianni, City Secretary

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 972.429.4770, via email at achi@cityofsachse.com, or by appointment at 3815 Sachse Road, Building B, Sachse, Texas 75048.

**Agenda Item Details**

| | |
|---|---|
| Meeting | Jul 26, 2021 - City Council Combined Meeting |
| Category | A. 6:00 PM WORKSHOP MEETING |
| Subject | 2. Receive a recommendation from the Bond 2021 Committee. |
| Access | Public |
| Type | Discussion, Information |

**Public Content**

**BACKGROUND**

On March 1, 2021, the Sachse City Council appointed seven individuals to serve on the Bond 2021 Committee. On March 15, 2021, the City Council received an overview of potential capital projects for consideration and issued the following charge to the Bond 2021 Committee:

“Make a recommendation to the City Council regarding the need and size of a bond package to submit to Sachse voters in a November 2, 2021, referendum in light of:

- The condition of residential, collector, and arterial streets citywide;
- The condition of drainage systems citywide;
- The condition of select city facilities;
- The condition of select screening walls;
- The tax rate impact of various bond package amounts; and,
- The potential for a successful election outcome."

The Bond 2021 Committee met on March 29, 2021; April 12, 2021; May 24, 2021; and finally on July 13, 2021 to receive information from City staff and its advisors, review information about potential projects, and review feedback received from residents. At its July 13 meeting, the Bond 2021 Committee finalized its recommendation to the City Council. If the City Council elects to move forward with the referendum, an ordinance calling an bond election will be placed on the August 16, 2021, City Council agenda for consideration.

Staff will begin the presentation by providing a brief overview of the process, including public engagement efforts, and will then turn it over to Mr. Charles Elk to present the recommendation.

**OVERVIEW**

The Bond 2021 Committee consisted of the following individuals:

- Charles Elk, Chair
- Brad Ford, Vice-Chair
- Tim Shivers, Second Vice-Chair
- Josh Ackles
- Lindsay Buhler
- John McKinney
- Scott McMurdie

**POLICY CONSIDERATIONS**

The City Council appointed these individuals to represent the residents of Sachse in terms of determining whether a bond election is an appropriate option for Sachse. The Bond 2021 Committee is a recommending body, with the City Council retaining the ultimate legislative authority to call an election.

**RECOMMENDATION**

Receive a recommendation from the Bond 2021 Committee.

Bond 2021 Committee Recommendation to City Council-7.26.21.pdf (78 KB)

Final Proposed Bond Ballot Language.pdf (14 KB)

Presentation - Bond 2021 Recommendation to Council.pdf (590 KB)

# Bond 2021

City Council

July 26, 2021

The City of SACHSE

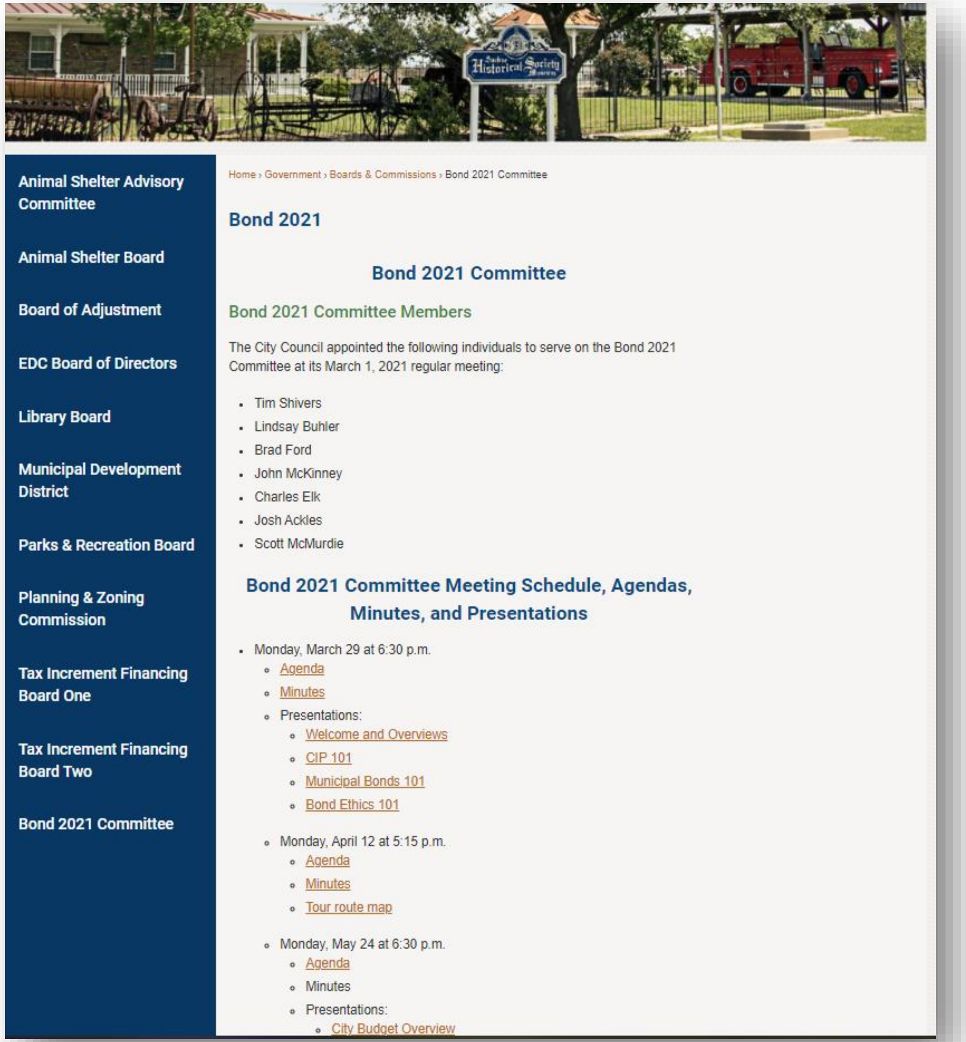
# Bond 2021
# Public Engagement and Committee Overview

Lauren Rose, Director of Strategic Services

The City of SACHSE

# Bond 2021 Public Engagement

- Engagement, communication, and transparency were priorities throughout this process
- Dedicated branding, webpage, email account, and comment booths set-up for public engagement during the process



Animal Shelter Advisory Committee
Animal Shelter Board
Board of Adjustment
EDC Board of Directors
Library Board
Municipal Development District
Parks & Recreation Board
Planning & Zoning Commission
Tax Increment Financing Board One
Tax Increment Financing Board Two
Bond 2021 Committee

Home › Government › Boards & Commissions › Bond 2021 Committee

Bond 2021

Bond 2021 Committee

Bond 2021 Committee Members

The City Council appointed the following individuals to serve on the Bond 2021 Committee at its March 1, 2021 regular meeting:

- Tim Shivers
- Lindsay Buhler
- Brad Ford
- John McKinney
- Charles Elk
- Josh Ackles
- Scott McMurdie

Bond 2021 Committee Meeting Schedule, Agendas, Minutes, and Presentations

- Monday, March 29 at 6:30 p.m.
  - Agenda
  - Minutes
  - Presentations:
    - Welcome and Overviews
    - CIP 101
    - Municipal Bonds 101
    - Bond Ethics 101
  - Monday, April 12 at 5:15 p.m.
    - Agenda
    - Minutes
    - Tour route map
  - Monday, May 24 at 6:30 p.m.
    - Agenda
    - Minutes
    - Presentations:
      - City Budget Overview

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# Bond 2021 Public Engagement


The City of SACHSE

IMPORTANT INFORMATION FOR OUR RESIDENTS

BOND 2021 COMMITTEE

WE NEED TO HEAR FROM YOU!

We need your thoughts on how and where the City of Sachse should make improvements through a possible bond election in November 2021. We encourage you to engage and have your voice heard on where upgrades to city infrastructure (like roads and drainage systems) and facilities (like City-owned buildings and the animal shelter) should be prioritized.

To help guide this collaborative approach, the Sachse City Council appointed a committee to recommend a final package to be considered by the City Council later this summer.

Chaired by Charles Elk, who led the committee that developed the 2006 bond package, the Bond 2021 Committee includes six additional members, each of whom come from various backgrounds representing our community.

**Committee Members**

| | |
|---|---|
| Josh Ackles | John McKinney |
| Lindsay Buhler | Scott McMurdie |
| Charles Elk, *Chair* | Tim Shivers |
| Brad Ford | |

To contact, email: bond2021@cityofsachse.com

- Citywide mailer sent out in June to obtain greater input
- Included information about how to provide feedback and what is being considered

# Public Engagement Overview

- Dedicated email account appeared to be the most convenient form of public engagement
  - Received 25 emails from residents providing their input
- Held six Zoom Live Q&A sessions
  - Thursday, April 22 from 5-6:30 p.m.
  - Saturday, May 1 from 9-10 a.m.
  - Friday, May 7 from 9-10 a.m.
  - Wednesday, May 19 from 11 a.m.- 12 p.m.
  - Thursday, July 1 from 12-1 p.m.
  - Thursday, July 8 from 7-8 p.m.
- Promoted on Facebook as events and shared in Sachse Scene

# Public Engagement-Bailey Road

- Council requested that staff prepare a survey to be sent to Bailey Road residents
- Survey was sent to residents on Bailey Road on May 20
- A link to complete the survey online was also provided for residents who wanted to respond electronically (www.cityofsachse.com/surveys)
- City received a response rate of 59%
  - 41 surveys mailed
  - 17 mailed responses returned, 7 online

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# Public Engagement-Bailey Road Survey Questions

There are two reconstruction pavement materials staff would recommend to reconstruct Bailey Road. Current ordinances require that new streets be constructed with concrete. Please indicate a preference below:
*

- ◯ Reconstruct Bailey Road with asphalt
- ◯ Reconstruct Bailey Road with concrete

There are drainage and stormwater issues that need to be addressed. Would you prefer to see the roadway use a curb and gutter to collect drainage or improve the existing bar ditch. Please indicate a preference below:
*

- ◯ Utilize curb and gutter system
- ◯ Re-grade existing bar ditches

There are no sidewalks along this roadway. If a bar ditch section is preferred then there would be no opportunity to install sidewalks. Please indicate a preference below:
*

- ◯ Add sidewalks to the project
- ◯ Do not provide sidewalks

Speed humps are currently installed along the roadway. Per the City's current "Traffic Calming" policy they would not be allowed on a collector street. Please indicate a preference below:
*

- ◯ Keep speed humps installed
- ◯ Remove speed humps from project

# Public Engagement-Bailey Road Survey Responses

| Question | Total Responses |
| --- | --- |
| **1. Asphalt or Concrete?** | |
| Asphalt | **2** |
| Concrete | **22** |
| **2. Curb & Gutter or Re-grade Ditches?** | |
| Curb & Gutter | **16** |
| Re-grade | **8** |
| **3. Sidewalks or No Sidewalks?** | |
| Sidewalks | **15** |
| No Sidewalks | **9** |
| **4. Speed Humps or No Speed Humps?*** | |
| Speed Humps | **18** |
| No Speed Humps | **5** |

*One mailed survey left the response to this question blank

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# Bond 2021
# Committee Overview

The City of
SACHSE

# Bond 2021 Committee Charge

Make a recommendation to the City Council regarding the need and size of a bond package to submit to Sachse voters in a November 2, 2021, referendum in light of:

“The condition of residential, collector, and arterial streets citywide;

The condition of drainage systems citywide;

The condition of select city facilities;

The condition of select screening walls;

The tax rate impact of various bond package amounts; and,

The potential for a successful election outcome."

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# Bond 2021 Committee

- Seven-member committee, appointed by the Council
  - Charles Elk, Scott McMurdie, Brad Ford, Lindsay Buhler, John McKinney, Tim Shivers, Josh Ackles
- Committee met four times:
  - **March 29**—Projects, municipal finance, election law overviews
  - **April 12**—Tour of potential projects
  - **May 24**—Briefing on municipal budgeting, tax rate impacts, initial recommendation discussion
  - **July 13**—Final discussion on recommendation

*All meetings were live-streamed with the exception of April 12, which was a tour. The tour route was posted so residents could visit on their own schedule.

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# Bond 2021 Committee Project Evaluation

- The Committee received information about specific capital projects from staff that included:
  - Blackburn/Ingram Road (two-lane concrete)
  - Williford Road (two-lane concrete)
  - West Creek Road (two-lane concrete)
  - Bailey/Hooper Road (two-lane concrete)
  - Sachse Road (Phases II-IV, Miles to city limits)
  - Various neighborhood streets
  - Screening walls
  - Animal Shelter

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# Bond 2021 Committee Project Evaluation

- The Committee was presented with a list of projects and associated costs as well as information about funding options for such projects through municipal general obligation bonds
- The City's Financial Advisor took the total estimated costs for the projects and presented the Committee with several scenarios regarding tax rate implications
- With that information, the Committee then decided on the dollar amount they were comfortable with and then backed into the projects that were presented

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# Financial Implications

Jason Hughes, Financial Advisor to the City with Hilltop Securities

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# City of Sachse

## Summary of Tax Rate Impact

| A | B | C | D | E | F | G | H | I |
|---|---|---|---|---|---|---|---|---|
| Scenario | Description | Total GO Bond Proceeds | Final Issuance | Projected Maximum I&S Rate | Current I&S Rate | Projected Tax Rate Increase | Estimated Tax Payment Increase Based on Average Net Home Value of $283,000 | |
| | | | | | | | Annual | $0.00 |
| 1 | Bond Election + $1.8mm Tax Notes | $43,000,000 | FY 2028 | $0.1942 | $0.1942 | $0.0000 | Monthly | $0.00 |
| | | | | | | | Weekly | $0.00 |
| | | | | | | | Annual | $42.61 |
| 2 | Bond Election + $1.8mm Tax Notes | $55,000,000 | FY 2028 | $0.2093 | $0.1942 | $0.0151 | Monthly | $3.55 |
| | | | | | | | Weekly | $0.82 |
| | | | | | | | Annual | $144.57 |
| 3 | Bond Election + $1.8mm Tax Notes | $72,000,000 | FY 2028 | $0.2453 | $0.1942 | $0.0511 | Monthly | $12.05 |
| | | | | | | | Weekly | $2.78 |

# Bond Reminders

- Typically the AG will allow for the issuance of voted bond authority for a period of approximately 10 years after a successful bond election
- Voter authority gives Council the <u>right</u> to issue GO bonds, but not the <u>obligation</u> to issue GO bonds
- Factors in the bond issuance process
  - Timing of issuances
  - Interest rates
  - Structure of issuances
  - Future tax values

The City of SACHSE

# Bond 2021 Committee Recommendation

Charles Elk, Bond 2021 Committee Chair

# Recommendation

- In response to the charge issued by the City Council, the Bond 2021 Committee recommends that the City Council call a general election to consider the issuance of general obligation bonds for the following projects in following groups:
  - Sachse Road, phases II-IV (Miles Road – city limits)
  - Bailey/Hooper Road, Williford Road, and West Creek Road
  - Blackburn/Ingram Road
  - Neighborhood residential streets package
  - Sachse Animal Shelter

# Recommendation

| Project | Estimated Cost |
|---|---|
| Sachse Road<br>(phases II-IV, Miles Road to city limits) | $33,479,181 |
| Bailey/Hooper Road, Williford Road, West Creek Road | $20,650,375 |
| Blackburn/Ingram Road | $9,617,030 |
| Neighborhood residential streets package | $5,000,000 |
| Sachse Animal Shelter | $2,500,000 |
| TOTAL PROPOSED BOND PACKAGE | **$71,246,585.51** |

The City of
SACHSE

# Additional Information

- Sachse Road
- Blackburn/Ingram
- Animal Shelter

## City of Sachse

### Summary of Tax Rate Impact

| A | B | C | D | E | F | G | H | I |
|---|---|---|---|---|---|---|---|---|
| Scenario | Description | Total GO Bond Proceeds | Final Issuance | Projected Maximum I&S Rate | Current I&S Rate | Projected Tax Rate Increase | Estimated Tax Payment Increase Based on Average Net Home Value of $283,000 | |
| 1 | Bond Election + $1.8mm Tax Notes | $43,000,000 | FY 2028 | $0.1942 | $0.1942 | $0.0000 | Annual | $0.00 |
| | | | | | | | Monthly | $0.00 |
| | | | | | | | Weekly | $0.00 |
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| | | | | | | | Monthly | $3.55 |
| | | | | | | | Weekly | $0.82 |
| 3 | Bond Election + $1.8mm Tax Notes | $72,000,000 | FY 2028 | $0.2453 | $0.1942 | $0.0511 | Annual | $144.57 |
| | | | | | | | Monthly | $12.05 |
| | | | | | | | Weekly | $2.78 |

# Discussion and Next Steps

- Discuss the package
- Determine direction
- If Council wishes to proceed, the election must be called by its August 16 meeting, per state law

**Bond 2021 Committee**
**Recommendation to the City Council**
**July 26, 2021**

On March 1, 2021, the City Council appointed seven individuals to serve on the Bond 2021 Committee:

Charles Elk, Chair
Brad Ford, Vice-Chair
Tim Shivers, Second Vice-Chair
Josh Ackles
Lindsay Buhler
John McKinney
Scott McMurdie

On March 15, 2021, the City Council issued the following charge to the Bond 2021 Committee:

"Make a recommendation to the City Council regarding the need and size of a bond package to submit to Sachse voters in a November 2, 2021, referendum in light of:

- The condition of residential, collector, and arterial streets citywide;
- The condition of drainage systems citywide;
- The condition of select city facilities;
- The condition of select screening walls;
- The tax rate impact of various bond package amounts; and,
- The potential for a successful election outcome."

The Bond 2021 Committee met four times to discuss the contents of the charge. During these meetings, the Bond 2021 Committee received presentations from staff and City advisors, toured potential projects, and received input from residents. In addition, staff led a public engagement campaign to spread awareness about the items under review by the Bond 2021 Committee. In consideration of the charge, the information presented, and the feedback received from residents, the Bond 2021 Committee recommends that the City Council call a general election in November for a bond package in the following format:

1. Proposition A: Sachse Road, phases II, III, and IV, from Miles Road to the city limits, in the aggregate principal amount of $33,479,180;
2. Proposition B: Bailey-Hooper Road, from SH 78 to Sachse Road; Williford Road, from SH 78 to Bailey Road; and West Creek Lane, from Sachse Road to Timbercreek Court, in the aggregate principal amount of $20,650,375;
3. Proposition C: Blackburn-Ingram Road, from Hilltop Trail to Dewitt Road, in the aggregate principal amount of $9,617,030;
4. Proposition D: Neighborhood residential streets including design, construction, reconstruction, improvements, extension, expansion, upgrades and development, in the aggregate amount of $5,000,000;
5. Proposition E: Sachse Municipal Animal Shelter, including design, construction, improvements, and to equip a municipal animal shelter, in the aggregate amount of $2,500,000.

CITY OF SACHSE, TEXAS SPECIAL ELECTION
CITY OF SACHSE, TEXAS PROPOSITION A

Shall the City Council of the City of Sachse, Texas, be authorized to issue and sell the bonds of said City, in one or more series or issues, in the aggregate principal amount of $33,479,180, for the purpose of designing, constructing, improving, extending, expanding, upgrading and developing the following streets and roads in the City: Sachse Road, from Miles Road to the City limits, with such improvements to include any associated sidewalks, bridges and intersections, related drainage improvements, utility relocations, signalization, landscaping, lighting, signage, curbs, pedestrian right of ways, traffic safety and operational improvements and interests in land as may be necessary for such purposes; with said bonds to be issued in one or more series or issues, to mature, bear interest at such rate or rates, not to exceed the respective limits prescribed by law at the time of issuance, and to be sold at such price or prices, as the City Council in its discretion shall determine; and shall there be levied and pledged, assessed and collected annually ad valorem taxes on all taxable property in said City in an amount sufficient, within the limits prescribed by law, to pay the annual interest on said bonds and provide a sinking fund to pay said bonds at maturity?

CITY OF SACHSE, TEXAS SPECIAL ELECTION
CITY OF SACHSE, TEXAS PROPOSITION B

Shall the City Council of the City of Sachse, Texas, be authorized to issue and sell the bonds of said City, in one or more series or issues, in the aggregate principal amount of $20,650,375, for the purpose of designing, constructing, improving, extending, expanding, upgrading and developing the following streets and roads in the City: Bailey-Hooper Road, from SH 78 to Sachse Road, Williford Road, from SH 78 to Bailey Road, and West Creek Lane, from Sachse Road to Timbercreek Court, with such improvements to include any associated sidewalks, bridges and intersections, related drainage improvements, utility relocations, signalization, landscaping, lighting, signage, curbs, pedestrian right of ways, traffic safety and operational improvements and interests in land as may be necessary for such purposes; with said bonds to be issued in one or more series or issues, to mature, bear interest at such rate or rates, not to exceed the respective limits prescribed by law at the time of issuance, and to be sold at such price or prices, as the City Council in its discretion shall determine; and shall there be levied and pledged, assessed and collected annually ad valorem taxes on all taxable property in said City in an amount sufficient, within the limits prescribed by law, to pay the annual interest on said bonds and provide a sinking fund to pay said bonds at maturity?

CITY OF SACHSE, TEXAS SPECIAL ELECTION
CITY OF SACHSE, TEXAS PROPOSITION C

Shall the City Council of the City of Sachse, Texas, be authorized to issue and sell the bonds of said City, in one or more series or issues, in the aggregate principal amount of $9,617,030, for the purpose of designing, constructing, improving, extending, expanding, upgrading and developing the following streets and roads in the City: Blackburn-Ingram Road, from Hilltop Trail to Dewitt Road, with such improvements to include any associated sidewalks, bridges and intersections, related drainage improvements, utility relocations, signalization, landscaping, lighting, signage, curbs, pedestrian right of ways, traffic safety and operational improvements and interests in land as may be necessary for such purposes;

with said bonds to be issued in one or more series or issues, to mature, bear interest at such rate or rates, not to exceed the respective limits prescribed by law at the time of issuance, and to be sold at such price or prices, as the City Council in its discretion shall determine; and shall there be levied and pledged, assessed and collected annually ad valorem taxes on all taxable property in said City in an amount sufficient, within the limits prescribed by law, to pay the annual interest on said bonds and provide a sinking fund to pay said bonds at maturity?

CITY OF SACHSE, TEXAS SPECIAL ELECTION
CITY OF SACHSE, TEXAS PROPOSITION D

Shall the City Council of the City of Sachse, Texas, be authorized to issue and sell the bonds of said City, in one or more series or issues, in the aggregate principal amount of $5,000,000, for the purpose of designing, constructing, reconstructing, improving, extending, expanding, upgrading and developing residential streets, roads, sidewalks, thoroughfares and related improvements in the City, including any associated bridges and intersections, related drainage improvements, utility relocations, signalization, landscaping, lighting, signage, curbs, pedestrian right of ways, traffic safety and operational improvements and interests in land as may be necessary for such purposes; with said bonds to be issued in one or more series or issues, to mature, bear interest at such rate or rates, not to exceed the respective limits prescribed by law at the time of issuance, and to be sold at such price or prices, as the City Council in its discretion shall determine; and shall there be levied and pledged, assessed and collected annually ad valorem taxes on all taxable property in said City in an amount sufficient, within the limits prescribed by law, to pay the annual interest on said bonds and provide a sinking fund to pay said bonds at maturity?

CITY OF SACHSE, TEXAS SPECIAL ELECTION
CITY OF SACHSE, TEXAS PROPOSITION E

Shall the City Council of the City of Sachse, Texas, be authorized to issue and sell the bonds of said City, in one or more series or issues, in the aggregate principal amount of $2,500,000, for the purpose of designing, constructing, improving and equipping a municipal animal shelter; with said bonds to be issued in one or more series or issues, to mature, bear interest at such rate or rates, not to exceed the respective limits prescribed by law at the time of issuance, and to be sold at such price or prices, as the City Council in its discretion shall determine; and shall there be levied and pledged, assessed and collected annually ad valorem taxes on all taxable property in said City in an amount sufficient, within the limits prescribed by law, to pay the annual interest on said bonds and provide a sinking fund to pay said bonds at maturity?

The City of SACHSE

**Agenda Item Details**

| | |
|---|---|
| Meeting | Jul 26, 2021 - City Council Combined Meeting |
| Category | A. 6:00 PM WORKSHOP MEETING |
| Subject | 4. Discuss the preliminary 2021-2022 Fiscal Year Budget. |
| Access | Public |
| Type | Discussion, Information |
| Goals | Be a model of financial stewardship through growth management, responsible investment, and financial transparency. |

**Public Content**

Note: The budget for the upcoming fiscal year is in draft form and is considered a working document.

Presentation - 2021-2022 Budget Workshop.pdf (479 KB)

# CITY OF SACHSE 2021-2022 BUDGET

CITY COUNCIL WORKSHOP

JULY 26, 2021

# WORKSHOP AGENDA

- BUDGET CALENDAR
- FUNDS
  - General
  - Utility
  - Debt Service
  - SEDC
  - Vehicle/Equipment Replacement
- BASE BUDGET OVERVIEW/SUMMARIES
- COMPENSATION
- STRATEGIC PLANNING
- SUPPLEMENTAL REQUESTS
- SUMMARY

# Budget Calendar thru 9/07/2021

| | |
|---|---|
| **August 2** | Dallas County submits completed No-New-Revenue and Voter-Approved Tax Rate worksheets to entities |
| **August 2** | City Council Meeting—Budget discussion |
| **August 16** | City Council Meeting— City Manager presents budget to Council; schedule public hearings on tax rate and budget (only one required); record vote; discuss budget, capital budget and tax rate |
| **August 19** | SEDC Board Meeting—approve final budget |
| **August 23** | Post the "Notice of Public Hearing" and "Explanation of Tax Rates" on City website |
| **August 26** | Publish the "Notice of Public Hearing" |
| **September 2** | MDD Board meeting to approve 2022 budget |
| **September 7** | Special City Council meeting; hold public hearings on budget and tax rate; adopt budget; ratify tax rate in the budget; adopt tax rate |

# BASE BUDGETS

# GENERAL FUND ASSUMPTIONS

- Estimated certified value $2.85 billion
- Tax rate – TBD
- Property Tax Revenue- 3.5% over FY 2021
- 99% collection rate
- Health insurance contribution increased 5%
- Conservative revenue projections-sales tax, franchise, permit revenues

# GENERAL FUND REVENUE

| CATEGORY | 2020-2021 ADOPTED BUDGET | 2021-2022 PRELIMINARY BUDGET | CHANGE |
|---|---|---|---|
| Property Taxes | $13,420,000 | $13,935,000 | $515,000 |
| Sales Tax | 1,700,000 | 1,980,000 | 280,000 |
| Franchise | 1,847,825 | 1,876,250 | 28,425 |
| Licenses/Permits | 621,000 | 733,500 | 112,500 |
| Fees | 916,500 | 913,500 | -3,000 |
| Court Fines | 250,000 | 250,000 | n/a |
| Interest | 50,000 | 50,000 | n/a |
| Allocated Overhead | 1,443,819 | 1,374,983 | -68,836 |
| Other Revenue | 402,218 | 401,718 | -500 |
| TOTAL | $20,651,362 | $21,514,951 | $863,589 |

# DEPARTMENTAL SUMMARY

| DEPARTMENT | 2020-2021 ADOPTED BUDGET | 2021-2022 PRELIMINARY BUDGET | CHANGE |
|---|---|---|---|
| City Manager | $759,865 | $521,155 | -238,710 |
| City Secretary | 209,339 | 237,198 | 27,859 |
| Human Resources | 388,830 | 489,751 | 100,921 |
| Finance | 717,569 | 821,397 | 103,828 |
| Municipal Court | 241,740 | 244,620 | 2,880 |
| Parks | 1,010,900 | 1,056,366 | 45,466 |
| Senior Center | 146,645 | 144,644 | -2,001 |
| Library | 515,646 | 531,682 | 16,036 |
| Development Services | 750,215 | 821,402 | 71,187 |

# DEPARTMENTAL SUMMARY

| DEPARTMENT | 2020-2021 ADOPTED BUDGET | 2021-2022 PRELIMINARY BUDGET | CHANGE |
|---|---|---|---|
| Streets | $3,341,560 | $1,464,188 | $-1,877,372 |
| Facilities Maintenance | 562,072 | 586,031 | 23,959 |
| Police | 5,581,495 | 5,608,750 | 27,255 |
| Animal Services | 240,865 | 236,253 | -4,612 |
| Fire/EMS | 4,602,376 | 4,861,829 | 259,453 |
| Combined Services | 422,652 | 430,805 | 8,153 |
| Recreation | 386,106 | 393,782 | 7,676 |
| Engineering | 368,244 | 386,045 | 17,801 |
| Information Technology | 746,910 | 781,557 | 34,647 |
| Neighborhood Services | 0 | 341,032 | 341,032 |

# GENERAL FUND SUMMARY

| CATEGORY | 2020-2021 ADOPTED BUDGET | 2021-2022 PRELIMINARY BUDGET | CHANGE |
|---|---|---|---|
| Revenue | $20,651,362 | $21,514,951 | $863,589 |
| Operating Expenses | 20,993,029 | 19,958,486 | $-1,034,543 |
| Surplus | $-341,667 | $1,556,465 | $1,898,132 |

# UTILITY FUND ASSUMPTIONS

- Water rates effective 10/1/2020—no change
- Sewer rates—5% increase effective October 1
- North Texas wholesale rates decrease by 2.25%
- Garland sewer treatment rates increase by 2.1%

# UTILITY FUND REVENUE

| CATEGORY | 2020-2021 ADOPTED BUDGET | 2021-2022 PRELIMINARY BUDGET | CHANGE |
|---|---|---|---|
| Water Revenue | $7,460,000 | $7,921,000 | $461,000 |
| Sewer Revenue | 5,197,500 | 5,705,000 | 507,500 |
| Drainage Revenue | 210,000 | 215,000 | 5,000 |
| Fees | 165,700 | 151,000 | -14,700 |
| Interest | 60,000 | 60,000 | n/a |
| TOTAL | $13,093,200 | $14,052,000 | $958,800 |

# DEPARTMENTAL SUMMARY

| DEPARTMENT | 2020-2021 ADOPTED BUDGET | 2021-2022 PRELIMINARY BUDGET | CHANGE |
|---|---|---|---|
| Utility Administration | $442,209 | $487,192 | $44,983 |
| Water Operations | 7,700,181 | 6,641,086 | -1,059,095 |
| Sewer Operations | 5,733,264 | 4,292,952 | -1,440,312 |
| Drainage | 100,000 | 250,000 | 150,000 |
| TOTAL | $13,975,654 | $11,671,230 | $-2,304,424 |

# UTILITY FUND SUMMARY

| CATEGORY | 2020-2021 ADOPTED BUDGET | 2021-2022 PRELIMINARY BUDGET | CHANGE |
|---|---|---|---|
| Revenue | $13,093,200 | $14,052,000 | $958,800 |
| Operating Expenses | 13,975,654 | 11,424,638 | -2,551,016 |
| Available | $-882,454 | $2,627,362 | $3,509,816 |

# DEBT SERVICE ASSUMPTIONS

- No change in tax rate—0.194207
- Issuance of $1.8 million in tax notes with accelerated amortization
- Estimated certified values of $2.86 billion
- Estimated 99.5% collection rate

# DEBT SERVICE SUMMARY

| CATEGORY | 2020-2021 ADOPTED BUDGET | 2021-2022 PRELIMINARY BUDGET | CHANGE |
|---|---:|---:|---:|
| Revenue | $5,040,703 | $5,571,419 | $530,716 |
| Debt Service Payments | 5,042,217 | 4,057,319 | -984,898 |
| Available | $-1,514 | $1,514,100 | $1,515,614 |

# SACHSE ECONOMIC DEVELOPMENT CORPORATION SUMMARY

| CATEGORY | 2020-2021 ADOPTED BUDGET | 2021-2022 PRELIMINARY BUDGET | CHANGE |
|---|---|---|---|
| Revenue | $855,000 | $990,000 | $135,000 |
| Operating Expenses | 855,000 | 623,192 | -231,808 |
| Surplus | 0 | $366,808 | $366,808 |

# VERF ASSUMPTIONS

- New equipment has been added to some departments that was not in initial calculations
  - Police—radio replacements
- Fire apparatus requests are proposed to be funded with Tax Notes
- Fire new equipment and ladder truck now included in the VERF calculations
- IT was added to VERF in FY 2020, so they are still in "catch-up" period

# VERF ALLOCATIONS

| DEPARTMENT | 2020-2021 ADOPTED BUDGET | 2021-2022 PRELIMINARY BUDGET | CHANGE |
|---|---:|---:|---:|
| City Manager (Code) | $5,610 | 0 | $-5,610 |
| Park | 36,783 | 40,689 | 3,906 |
| Senior Center | 8,800 | 9,010 | 210 |
| Development Services | 11,200 | 11,340 | 140 |
| Streets | 39,800 | 40,616 | 816 |
| Facilities Maintenance | 38,208 | 39,354 | 1,146 |
| Police | 126,000 | 128,266 | 2,266 |
| Animal Services | 5,900 | 5,971 | 71 |
| Fire/EMS | 189,100 | 344,700 | 155,600 |

# VERF ALLOCATIONS

| DEPARTMENT | 2020-2021 ADOPTED BUDGET | 2021-2022 PRELIMINARY BUDGET | CHANGE |
|---|---:|---:|---:|
| Recreation | $6,167 | $6,352 | $185 |
| Engineering | 7,465 | 7,635 | 170 |
| Information Technology | 80,000 | 75,000 | -5,000 |
| Neighborhood Services | n/a | 5,722 | 5,722 |
| TOTAL | $555,033 | $714,655 | $159,622 |

# VERF EXPENDITURES

| DEPARTMENT | 2020-2021 ADOPTED BUDGET | 2021-2022 PRELIMINARY BUDGET | CHANGE |
|---|---|---|---|
| Park | $120,000 | $7,054 | $-112,946 |
| Police | 83,390 | 198,290 | 114,900 |
| Animal Services | 0 | 51,403 | 51,403 |
| Information Technology | 57,956 | 57,956 | n/a |
| TOTAL | $261,346 | $314,703 | $53,357 |

# VERF SUMMARY

| | |
|---|---|
| Fund Balance 9/30/2020 | $682,802 |
| 2021 Income | 573,455 |
| 2021 Estimated Expenditures | -282,724 |
| Estimated Balance 9/30/2021 | 973,533 |
| FY 2021-2022 Transfers In and Interest | 715,655 |
| FY 2021-2022 Budget Requests | -314,703 |
| Projected Ending Balance | $1,374,485 |

# COMPENSATION UPDATE

# Compensation

- FY 17-18 Philosophy was adopted to conduct bi-annual market reviews with public safety and general employee job groups alternating years. Public safety market data calculated and partially implemented
  - Sworn public safety employees received a market adjustment. COLA increases awarded to employees
- FY 18-19 General employee job groups market data evaluated. No market adjustments implemented. COLA increases awarded to employees
- FY 19-20 Sworn public safety and maintenance techs received market adjustments. COLA increases awarded to employees
- FY 20-21 Dispatch market data was evaluated due to recruitment challenges
- FY 20-21 COLA/Step increases postponed to mid-year effective date

# Compensation-Market Cities

- Reminder: The City Council approved the reduction and recalibration of the market comparator cities in 2019
- The updated list of market cities include:
  - Allen
  - Colleyville
  - Coppell
  - Garland
  - Little Elm
  - Murphy
  - Prosper
  - Richardson
  - Rockwall
  - Rowlett
  - Wylie

# Compensation

# Compensation Recommendations

- Sworn Public Safety: 1 step increase effective October 2021
- General Employees: 3% COLA increase effective October 2021
- Sworn Public Safety/General Employees (topped out of pay range): 1% of annual pay - lump sum paid October 2021
- Due to staffing changes in HR, no market comparison was completed prior to budget preparation.

# STRATEGIC PLAN SUPPLEMENTAL REQUESTS

# STRATEGIC PLAN

1. Public Safety
   - Increase EMS continuing education
   - Implement tactical EMS program—training and equipment
   - Add emergency management analyst
   - Equipment and training enhancements
2. Infrastructure
   - Increase annual street and sidewalk repair and replacement funding
   - Upgrade HVAC software
   - Improve ventilation library
   - Add Assistant Director of CIP and Public Works

# STRATEGIC PLAN

3. Financial Stewardship
   - Add fire apparatus to VERF funding (base budget)

4. Quality of Life
   - Update library display shelving
   - Subscription upgrades for online access to periodicals and online learning

5. Governmental Services
   - Compensation

# GENERAL FUND SUPPLEMENTAL

| DEPARTMENT | DESCRIPTION | REQUESTED | RECOMMENDED |
|---|---|---|---|
| Combined | Compensation proposal | $372,572 | $372,572 |
| Library | CloudLibrary NewsStand Annual Subscription | 3,077 | 3,077 |
| Library | Brainfuse HelpNow Annual Subscription | 2,500 | 2,500 |
| Library | Mobile Display Shelving | 19,479 | 19,749 |
| Facilities Maint | Ventilation for the Library | 15,000 | 15,000 |
| Facilities Maint | Carpet Extractor | 7,335 | 7,335 |
| Facilities Maint | Scissor Lift | 40,000 | 40,000 |
| Facilities Maint | HVAC Software | 26,774 | 26,774 |
| Streets | Sidewalk Repairs & Maintenance | 100,000 | 100,000 |
| Streets | Street Repairs & Maintenance | 125,000 | 125,000 |
| Streets | Asst. Director of CIP and Public Works-25% | 41,750 | 41,750 |

# GENERAL FUND SUPPLEMENTAL

| DEPARTMENT | DESCRIPTION | REQUESTED | RECOMMENDED |
|---|---|---|---|
| Fire/EMS | BEST EMS Monthly Continuing Education Program | $11,550 | $11,550 |
| Fire/EMS | Tactical EMS Program | 14,644 | 14,644 |
| Fire/EMS | Emergency Management Analyst | 91,203 | 91,203 |
| Fire/EMS | Advanced EMS Training Equipment | 2,480 | 2,480 |
| Fire/EMS | Technimount System for LifePak 15 | 7,370 | 7,370 |
| Fire/EMS | Stair Stepper | 5,347 | |
| Fire/EMS | Point of Care Ultrasound (POCUS) Train the Trainer | 6,700 | 6,700 |
| Engineering | Asst. Director of CIP and Public Works-25% | 41,750 | 41,750 |
| | **TOTAL** | $934,801 | $934,801 |

# SUPPLEMENTAL STREET PROJECTS

## 2022 Alley Package

| | |
|---|---|
| **Arizona Street** | **$350,000** |
| **William Street** | **130,000** |
| **Lance Lane** | **170,000** |
| **TOTAL** | **$650,000** |

# UTILITY FUND SUPPLEMENTAL

| DEPARTMENT | DESCRIPTION | REQUESTED | RECOMMENDED |
|---|---|---|---|
| Combined | Compensation proposal | $26,778 | $26,778 |
| Water Operations | Maintenance Technician | 61,597 | 61,597 |
| Water Operations | F-750 Diesel Dump Truck | 83,682 | 83,682 |
| Water Operations | Asst. Director of CIP and Public Works-25% | 41,750 | 41,750 |
| Sewer Operations | Maintenance Technician | 61,597 | 61,597 |
| Sewer Operations | Asst. Director of CIP and Public Works-25% | 41,750 | 41,750 |
| TOTAL | | $316,154 | $316,154 |
| | Available for Funding-Base Budget | $2,627,362 | |
| | Available for Capital Projects | $2,311,208 | $2,311,208 |

# VERF REQUESTS

| DEPARTMENT | DESCRIPTION | REQUESTED | RECOMMENDED |
|---|---|---:|---:|
| Parks | Landscape Trailer | $7,054 | $7,054 |
| Police | 2021 Ford Explorer | 49,700 | 49,700 |
| Police | 2021 Chevy Tahoe | 49,200 | 49,200 |
| Police | Taser Assurance Plan Crew Payment (#4) | 3,990 | 3,990 |
| Police | Vehicle and Handheld Radio Replacement | 95,400 | 95,400 |
| Animal Control | 2021 Ford F250 with Box | 51,403 | 51,403 |
| Fire/EMS | Braun Ambulance | 384,421 | 0 |
| Fire/EMS | Rosenbauer Type 3 w/Cascade System (brush) | 510,000 | 0 |
| Fire/EMS | Pierce Enforcer | 826,210 | 0 |
| IT | Equipment Lease | 57,956 | 57,956 |
| | TOTAL | $2,035,334 | $314,703 |

# SUMMARY

# GENERAL FUND BALANCE

| FISCAL YEAR | UNRESERVED FUND BALANCE | PERCENT OF OPERATING EXPENSE |
|---|---|---|
| 2012 | 3,490,845 | 34% |
| 2013 | 4,631,243 | 41% |
| 2014 | 5,568,904 | 54% |
| 2015 | 6,546,528 | 53% |
| 2016 | 7,723,757 | 51% |
| 2017 | 8,829,452 | 59% |
| 2018 | 8,663,617 | 55% |
| 2019 | 10,355,357 | 63% |
| 2020 | 10,131,924 | 57% |
| 2021-estimated | 10,966,296 | 52% |
| 2022-estimated | 12,092,070 | 61% |

# GENERAL FUND SUMMARY

| CATEGORY | 2021-2022 PRELIMINARY BUDGET |
|---|---:|
| Revenue | $21,514,951 |
| Operating Expenses-Base Budget | 19,958,486 |
| Surplus | 1,556,465 |
| Recommended Supplemental Requests | 934,801 |
| Capital Project Request | 650,000 |
| Revenues over Expenditures | $-28,336 |

# UTILITY FUND SUMMARY

| CATEGORY | 2021-2022 PRELIMINARY BUDGET |
|---|---|
| Revenue | $14,052,000 |
| Operating Expenses-Base Budget | 11,424,638 |
| Surplus | 2,627,362 |
| Recommended Supplemental Requests | 316,154 |
| Available for Capital/Maintenance Projects | $2,311,208 |

**Agenda Item Details**

| | |
|---|---|
| Meeting | Jul 26, 2021 - City Council Combined Meeting |
| Category | A. 6:00 PM WORKSHOP MEETING |
| Subject | 5. Discuss the City's Capital Improvement Plan (CIP). |
| Access | Public |
| Type | Discussion |
| Goals | Strategically invest in the City's existing and future infrastructure. |

**Public Content**

**BACKGROUND**
The purpose of this item is to discuss the primary capital infrastructure needs to be identified in the Capital Improvement Plan (CIP). Staff has prepared a presentation identifying key projects and potential funding options to discuss.

**OVERVIEW**
The City of Sachse's CIP is a road map by which the City plans and completes key short-term and long-term infrastructure and facility projects.

**POLICY CONSIDERATIONS**
The City performs updates to the CIP on an annual basis as a part of the budget process.

**RECOMMENDATION**
Discuss and provide feedback on the CIP.

# 2021-2022
# Capital Improvement Plan

City Council Meeting

July 26, 2021

# Overview

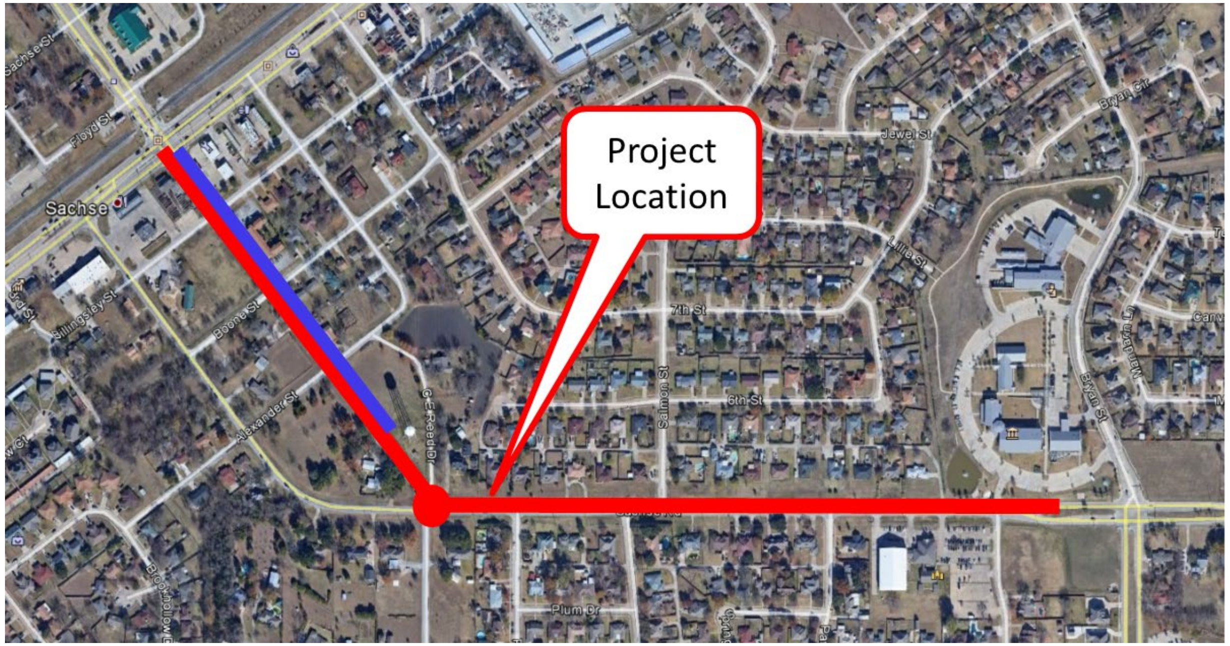
- Funded Projects Underway
- Project Recommendations by Category
  - Utilities
  - Streets/Roads
  - Drainage
- Staff Recommendations

The City of SACHSE

# Funded Projects Underway

## Sachse Road Phase 1

- Total reconstruction from SH 78 to Miles Road
- 5th Street pavement and northern lane of Sachse Road completed June 2021
- Southern lanes of Sachse Road are being excavated
- Estimated Completion Spring 2022



# Funded Projects Underway

## Anthony SS Project

- Replacement of the existing 6” main with a new 8” line
- Pre-Construction Meeting held early July
- Project to begin July 2021
- Estimated Completion November 2021

# Funded Projects Underway

## Merritt Road

- Total reconstruction from Pleasant Valley to Sachse Miles Road
- ROW Acquisition begins July 2021
- Design Completion First Quarter 2022
- Construction Fall of 2022
- Estimated Completion Spring 2024

# Funded Projects Underway

## Muddy Creek Sewer

- New Gravity Sewer Main
- Eliminates the need for the Sachse Road Lift Station
- Provides Sewer to Eastern half of Sachse
- Design 90% Completed
- ROW and Easement Acquisition in progress

# Funded Projects Underway

Maxwell Creek Pump Station

- Reconstruction of pump building and 4 water pumps

- Sable Hills Lift Station
  - Capacity and equipment upgrades
- Public Works Pump Station Emergency Generator

The City of SACHSE

# Project Recommendations

- Utilities
  - Emergency Response Plan
    - Mandatory Federal Compliance
    - $40,000 - Funded with Utility Funds in Operational Budget
- Road/Streets
  - Bond Package
    - Begin design on potential streets
    - TBD - Funded with Bond Funds
  - 2022 Alley Package
    - Arizona Street
    - William Street
    - Lance Lane
    - $650,000 - Funded with General Fund Supplemental
- Drainage
  - 3rd Sewer Connection – Rowlett Creek Erosion Control - $75,000
  - Sachse South Drainage Study - $75,000
  - Funded with Drainage Utility Funds in Operational Budget

The City of SACHSE

# SUPPLEMENTAL STREET PROJECTS

## 2022 Alley Package

| | |
|---|---|
| • Arizona Street | $350,000 |
| • William Street | $130,000 |
| • Lance Lane | $170,000 |

- Total = $650,000

The City of SACHSE

# Staff Recommendations

- Staff's recommended projects are shown based upon our review of the current Capital Improvement Plan list, review of available funding sources, and our assessments of paving conditions.
- Staff recommends selecting the alley packages to be included in the funding from the General Fund Supplemental. Remaining funding to be transferred from Fund Balance.
  - Total: $650,000 Alley Projects
- Other funding for projects may be done in combination of Street Maintenance Tax, Fund Balance and Roadway Impact Fees as appropriate.

The City of SACHSE

**Agenda Item Details**

| | |
|---|---|
| Meeting | Jul 26, 2021 - City Council Combined Meeting |
| Category | E. 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 citizen so requests. |
| Subject | 1. Approve the minutes of the July 12, 2021, combined meeting. |
| Access | Public |
| Type | Action (Consent), Minutes |
| Recommended Action | Approve as presented. |
| Minutes | View Minutes for Jul 12, 2021 - City Council Combined Meeting |

**Public Content**

**BACKGROUND**
Minutes of the July 12, 2021, combined meeting.

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

**RECOMMENDATION**
Approve the minutes of the July 12, 2021, combined meeting.

07.12.21 Minutes.pdf (123 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**

**JULY 12, 2021**

The City Council of the City of Sachse held a regular meeting on Monday, July 12, 2021, at 6:00 p.m. at Sachse City Hall, 3815-B Sachse Road. Those present were Mayor Mike Felix, Mayor Pro Tem Jeff Bickerstaff, Councilmembers Brett Franks, Michelle Howarth, Frank Millsap, Chance Lindsey, and Cullen King. City Manager, Gina Nash; City Secretary, Michelle Lewis Sirianni; IT Manager, Mike Pastor; IT Staff, James Burns; Strategic Services Director, Lauren Rose; CIP and Public Works Director, Corey Nesbit; Parks and Recreation Director, Lance Whitworth; Finance Director, Teresa Savage; Assistant to the City Manager, Amanda Chi; Fire Chief, Marty Wade; Deputy Fire Chief, Lee Richardson; and Assistant Police Chief, Steven Baxter.

Mayor Felix opened the workshop meeting at 6:01 p.m.

**BOARD/COMMISSION INTERVIEWS:** Conduct interviews for the Sachse Boards and Commissions including the Animal Shelter Board, Zoning Board of Adjustment, Economic Development Corporation, Library Board, Parks and Recreation Board, Planning and Zoning Commission, Municipal Development District (MDD), and the Tax Increment Financing (TIF) Board #1.

The City Council interviewed candidates wishing to serve on a City board or commission.

No further action was taken.

**INVOCATION AND PLEDGE OF ALLEGIANCE TO U.S. AND STATE FLAGS:** Councilman King offered the invocation and Mayor Pro Tem Bickerstaff led the pledges.

**MAYOR AND CITY COUNCIL ANNOUNCEMENTS REGARDING SPECIAL EVENTS:**

Councilman King encouraged residents to become educated on the potential bond election items currently being discussed.

Mayor Felix thanked staff and those involved in making the Red, White, and Blue Blast a success.

**Proclamation recognizing the month of July as Parks and Recreation Month in the City of Sachse.**

Mayor Felix read and presented Proclamation to Lance Whitworth, Parks and Recreation Director.

**CITIZEN INPUT:**

Mayor Felix read the following into the record.

Lola Smith, 6205 Big Valley Lane.

"I am not really sure of the agenda item. It is regarding the park and street maintenance and other comments regarding a park on the "other" side of Sachse at Blackburn.
Is there an ONLINE PDF version of the Public Improvement District (PID) boundaries with clear delineation of where the lines are that can be provided prior to the meeting? The one provided pixelates and is not readable up close. I am disabled and I would attend the meeting, I would like to research on the computer first.

Although I thought fireworks were cancelled this year and had not seen the notification from city council (my fault), I was able to go to the corner of my street to see the end of the fireworks over the trees from there. They looked fantastic even at that distance and would have been fab from the grounds. Thank you!

Where is J.K. Sachse Park going to be located (address)?

Also, If the Methodist Church on Blackburn is being allowed to "SELL" their donated parcels of land (that was to ONLY be used for divine usage according to the donation deeds) can the city be the one to purchase the land at the corner of Big Valley and Blackburn for a nice park and fix the drainage issues that are there in that area? Why let the church sell the tax-free land when the original intent of the donation was church divine usage? Previous developer went bankrupt due to flooding issues. I hope a land developer is not allowed to buy the property and "band aid" a potential fix that may be proven wrong, when the actual purpose of the donation was for future church usage only, and any development for sure will HARM the current neighborhoods and homes that are downstream of this area when there is extended rain?

Suggestion of blacktop replacement is off of Dewitt between Ben Davis and 2nd Street. There are no sidewalks and trying to maneuver on them with an electric wheelchair is almost impossible. Also, Bonanza is getting quite bad in spots."

Mrs. Nash stated that staff has been in communications with Ms. Smith regarding her questions/comments.

**CONSENT AGENDA:** All items listed on the Consent Agenda are considered routine and will be acted on by one motion, with no separate discussion of these items unless a City Councilmember or citizen so requests.

**1. Approve the minutes of the June 17, 2021, joint meeting.**
**2. Approve the minutes of the June 21, 2021, combined meeting.**
**3. Accept the monthly revenue and expenditure report for the period ending May 31, 2021.**

**4. Authorize the City Manager to enter into an Interlocal Cooperation Agreement between the City of Sachse and the City of Midlothian for the cooperative purchasing of medical supplies through Boundtree Medical.**
**5. Authorize the City Manager to negotiate and enter into a contract in the amount not to exceed one-hundred ten thousand dollars and zero cents ($110,000.00) with GT Construction for concrete street improvements near the intersection of Peach Tree Lane and Plum Drive.**

Councilman Millsap requested to pull item 5 from the consent agenda.

Mayor Pro Tem Bickerstaff made a motion to approve consent agenda items 1 through 4 as presented. Councilman King seconded that motion and the motion was unanimously approved.

Councilman Millsap asked if the sidewalks were being included within item 5. Mr. Nesbit replied yes.

Councilman Millsap made a motion to approve item 5 as presented. Councilwoman Howarth seconded that motion and the motion was unanimously approved.

**REGULAR AGENDA ITEMS:**

**Consider a resolution accepting and approving a preliminary 2021 annual service plan update for Operation and Maintenance for the Sachse Public Improvement District No. 1 at The Station and call for a public hearing to be held during the Regular City Council Meeting on Monday, July 26, 2021, regarding the levy of assessments against property within the district that is specially benefited by authorized services being financed.**

Mrs. Petty provided an overview of the steps that have been taken up to this point. The proposed resolution will accept and approve a preliminary service plan update for the O&M PID No. 1 as well as call the public hearing to be held at the next regular meeting for the levy of assessments within the district.

Councilman Millsap asked Mrs. Petty if we were charging a 123% collection fee. Mrs. Petty responded and indicated that there is presently little to no value on the property as it is not fully-developed. As the values increase, the collection fee will recalibrate and lower. Councilman Millsap then asked if the collection fees are a “profit center”? Mrs. Petty responded and explained that no, it is not a profit center but that it is financially prudent to build capital reserves to reduce significant budgetary impacts in the future. She also commented that this is in conformance with state law and was recommended by the City’s bond counsel.

Councilman King made a motion to approve a resolution accepting and approving a preliminary 2021 annual service plan update for Operation and Maintenance for the Sachse Public Improvement District No. 1 at The Station and call for a public hearing to be held during the Regular City Council Meeting on Monday, July 26, 2021, regarding the levy of assessments against property within the district that is specially benefited by authorized services being financed. Councilwoman Howarth seconded that motion and the motion was unanimously approved.

**Consider authorizing the City Manager to execute a Third Amendment to the Development Agreement by and between PMB Station Developer, LLC and the City of Sachse for The Station.**

Mrs. Rose stated the proposed amendment relocates the lease tract for Extreme Sandbox to a different location on the PGBT. The lease tract had to be relocated due to the forthcoming Project Apollo. Staff is recommending approval.

Councilman King made a motion to approve authorizing the City Manager to execute a Third Amendment to the Development Agreement by and between PMB Station Developer, LLC and the City of Sachse for The Station. Councilman Franks seconded that motion and the motion was unanimously approved.

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

Andrew Weeger, the City's benefits consultant with HUB International, presented the City Council with an update on the City's healthcare programming including historic benefits strategy, incurred claims versus premium, COVID-19 claims, budget projections, strategy for the 2022 year, and other items for consideration.

The City Council briefly discussed the City's loss ratio, COVID-19 related expenses, and if other federal considerations were on the horizon to be considered in the future.

**Consider appointments to the City's boards and commissions including the Planning and Zoning Commission, the Sachse Economic Development Corporation, the Board of Adjustments, the Municipal Development District, the Library Board, the Parks and Recreation Board, the Animal Shelter Board, and the Tax Increment Financing Board #1.**

Councilman Franks made a motion to appoint the following:

**Animal Shelter**: BJ Futrell, term expiring November 2022.

**EDC**: Cedric Alford, term expiring November 2021.

**Parks and Recreation**: Valerie Pike and Keith Casey, terms expiring November 2022, and Morgan Franks as Youth Advisor.

**TIF Board #1**: Richard Fricks and Larry Tucker, terms expiring November 2021.

**MDD Board**: Lindsay Buhler. Valarie Pike, Matt Prestenberg, terms expiring July 2023, and Michael Wilson, term expiring July 2022.

Mayor Pro Tem Bickerstaff seconded that motion and the motion was unanimously approved.

**Consider an appointment of a Council liaison to the Municipal Development District (MDD) Board.**

Mayor Pro Tem Bickerstaff made a motion to appoint Councilman Brett Franks as Council liaison to the MDD Board. Councilwoman Howarth seconded that motion and the motion was unanimously approved.

**Receive an update on the City's long-range financial plan.**

Mrs. Savage presented an update of the long-range financial plan that included updates for the General and Utility Fund (year-to-date), projections, balance analysis, assess property values, sales tax receipts and history, debt capacity and service payments, and capital funding sources.

No further comments or questions were made.

**Receive an update on the Blackburn Road traffic study.**

John Denholm with Lee Engineering presented to the City Council a traffic analysis study considering the current and possible future role and function of Blackburn Road based on its regional demand. Mr. Denholm reviewed AM and PM peak volumes, the intersection at Third Street, and various alternatives including an all-way stop, signalization, and widening scenarios. Mr. Denholm provided examples and simulations along with the impact on the road and residents who live on Blackburn, as well as the impact it could have on surrounding neighborhoods. Rough improvement cost estimates were presented, but noted that since no design work has been done, that these were not inclusive costs.

Butch Kemper, 7107 Longmeadow, asked how accurate the simulations were based on certain times of the day. He requested the all-way stop as he believed it was the best solution.

Pete Czajkowski, 1702 Blackburn, stated his concerns included possible noise level increasing, higher speed limits, and property values decreasing. He noted that he was in favor of the all-way stop to help slow down traffic along with the difficulty of turning off of Third Street due to visibility issues.

Ron McLean, 1706 Blackburn, asked if the study indicated how many vehicles were using Blackburn as a cut through versus those that were residents. Mr. Denholm replied the study did not quantify or collect this data. Mr. McLean suggested more speed enforcement along the road.

Paul Irek, 6812 Abilene Drive, asked what the difference is between having the existing stop at Dewitt versus the proposed all-way stop, and why the existing is not causing delays. Mr. Denholm commented a significant amount of traffic is pulling off and going south on Third Street. The increasing volume during peak times is causing the significant delays.

Mayor Felix stated the cost to reconstruct the road is very expensive and would like to see a shared regional cost. Most importantly, he expressed not wanting those who lived off Blackburn to lose any quality of life.

Mr. Nesbit pointed out that if the City Council was to consider a signal at Third Street, then they would also need turn lanes, which would be the best reasonable solution. Mr. Denholm noted that a signal would also introduce time gaps allowing those at various cross streets to pull out.

Councilman King expressed concern over a four way stop and asked if a roundabout would be an option to consider since it introduces delay. Mr. Denholm noted the roundabout would cause efficiency issues as there would likely be a consistent flow of traffic from east to west and would not be a viable option.

The City Council discussed that there is not a great solution along with the costs to repair the road due to the traffic issues being created by adjacent cities. The City Council would like to see it be made easier for residents to get of their neighborhood, have sidewalks along Blackburn, and have staff look into a possible cost-share with the county.

Mrs. Nash suggested having staff and Mr. Denholm evaluate the signalization further along with the left turn lanes at Third Street. Staff will also look further into the cost estimates and reach out to regional partners for possible assistance in order to bring back to the Council for further review.

**EXECUTIVE SESSION:** The City Council shall convene into Executive Session pursuant to Texas Government Code, Section §551.087 Economic Development Deliberations: to deliberate the offer or other financial incentive to a business prospect generally located along 5th Street.

At 10:13 p.m., the City Council recessed into Executive Session.

At 11:05 p.m., the City Council reconvened into the regular meeting.

No action was taken.

**ADJOURNMENT:**

Mayor Felix adjourned the meeting at 11:06 p.m.

_____________________________________

MIKE J. FELIX, MAYOR

ATTEST:

________________________________________

Michelle Lewis Sirianni, City Secretary

**Agenda Item Details**

| | |
|---|---|
| Meeting | Jul 26, 2021 - City Council Combined Meeting |
| Category | F. Regular Agenda Items |
| Subject | 1. Consider a resolution approving the 2021 annual update to the service and assessment plan and assessment roll for public improvements for the Sachse Public Improvement District No. 1. |
| Access | Public |
| Type | Action |
| Preferred Date | Oct 26, 2020 |
| Absolute Date | Oct 26, 2020 |
| Recommended Action | Approve a resolution approving the 2021 annual update to the service and assessment plan and assessment roll for public improvements for the Sachse Public Improvement District No. 1. |

**Public Content**

**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. The City Council accepted the Service and Assessment Plan for the PID on October 26, 2020, in conformance with requirements in the PID Act.

**OVERVIEW**

Section 371.013 of the Texas Local Government Code requires the Service and Assessment Plan must be reviewed and updated annually.

**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 a resolution approving the 2021 annual update to the service and assessment plan and assessment roll for public improvements for the Sachse Public Improvement District No. 1.

Resolution Annual SAP Update PID No. 1.pdf (26 KB)

2021-06-10_SAC_PID No 1 2021 SAP Update Final.pdf (3,859 KB)

**RESOLUTION NO. _______**

**A RESOLUTION OF THE CITY OF SACHSE, TEXAS APPROVING THE 2021 ANNUAL UPDATE TO THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR PUBLIC IMPROVEMENTS FOR THE SACHSE PUBLIC IMPROVEMENT DISTRICT NO. 1 IN ACCORDANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; MAKING VARIOUS FINDINGS AND PROVISIONS RELATED TO THE SUBJECT; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS,** the City of Sachse (the "City") received a petition meeting the requirements of Section 372.005 of the Public Improvement District Assessment Act (the "Act") requesting the creation of a public improvement district over a portion of the area of the City to be known as the Sachse Public Improvement District No. 1 (the "PID"); and

**WHEREAS,** the petition contained the signatures of the owners of taxable property representing more than fifty percent of the appraised value of taxable real property liable for assessment within the boundaries of the proposed PID, as determined by the then current ad valorem tax rolls of the Dallas Central Appraisal District and the signatures of property owners who own taxable real property that constitutes more than fifty percent of the area of all taxable property that is liable for assessment by the City; and

**WHEREAS,** on January 22, 2019, after due notice, the City Council of the City (the "City Council") held the public hearing in the manner required by law on the advisability of the improvement projects and services described in the petition as required by Section 372.009 of the PID Act and on January 22, 2019 the City Council made the findings required by Section 372.009(b) of the PID Act and, by Resolution 3905 adopted by a majority of the members of the City Council, authorized the District in accordance with its finding as to the advisability of the improvement projects and services; and

**WHEREAS,** following the adoption of Resolution 3905, the City published notice of its authorization of the District in a newspaper of general circulation in the City; and

**WHEREAS,** no written protests of the District from any owners of record of property within the District were filed with the City Secretary within 20 days after the date of publication of such notice; and

**WHEREAS,** on October 5, 2020 the City Council approved a resolution making findings and determinations relating to the Costs of certain Authorized Improvements, received and accepted a preliminary service and assessment plan and proposed assessment roll, called a public hearing for October 26, 2020 and directed City staff to (i) file said proposed assessment roll with the City Secretary and to make it available for public inspection as required by Section 372.016(b) of the PID Act, and (ii) publish such notice as required by Section 372.016(b) of the PID Act relating to the October 26, 2020 hearing; and

**WHEREAS,** the City, pursuant to Section 372.016(b) of the PID Act, published notice of a public hearing in a newspaper of general circulation in the City to consider the proposed "Assessment Roll" and the "Service and Assessment Plan" and the levy of the

"Assessments" on property in the District; and

**WHEREAS,** the City, pursuant to Section 372.016(c) of the PID Act, mailed notice of the public hearing to consider the proposed Assessment Roll and the Service and Assessment Plan and the levy of Assessments on property in the District to the last known address of the owners of the property liable for the Assessments; and

**WHEREAS,** the City Council convened the public hearing on October 26, 2020 at which all persons who appeared, or requested to appear, in person or by their attorney, were given the opportunity to contend for or contest the Service and Assessment Plan, the Assessment Roll, and the Assessments, and to offer testimony pertinent to any issue presented on the amount of the Assessments, the allocation of Costs, the purposes of the Assessments, the special benefits of the Assessments, and the penalties and interest on Annual Installments and on delinquent Annual Installments of the Assessments; and

**WHEREAS,** at the October 26, 2020 public hearing referenced above, there were no written objections or evidence submitted to the City Secretary in opposition to the Service and Assessment Plan, the allocation of Costs, the Assessment Roll, or the levy of the Assessments; and

**WHEREAS,** the City Council closed the public hearing and, after considering all written and documentary evidence presented at the public hearing, including all written comments and statements filed with the City, at a meeting held on October 26, 2020 approved and accepted the Service and Assessment Plan in conformity with the requirements of the PID Act and adopted the Assessment Ordinance, which Assessment Ordinance approved the Assessment Roll and levied the Assessments; and

**WHEREAS,** pursuant to Section 371.013, the Service and Assessment Plan must cover a period of at least five years and must also define the annual indebtedness and projected costs for improvements and such Service and Assessment Plan must be reviewed and updated annually for the purpose of determining the annual budget for improvements; and

**WHEREAS,** the City requires that an update to the Service and Assessment Plan and the Assessment Roll for the PID for 2021 (the "Annual Service Plan Update") be prepared, setting forth the annual budget for improvements and the Annual Installment for assessed properties in the PID, and the City now desires to approve such Annual Service Plan Update.

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

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

**SECTION 2.** Terms not otherwise defined herein are defined in the City of Sachse, Texas, Public Improvement District No. 1 Service and Assessment Plan Update attached hereto as **Exhibit A.**

**SECTION 3.** The Annual Service Plan Update for the PID for 2021 is hereby approved and accepted by the City Council.

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

**SECTION 5.** This resolution shall take effect from and after its final date of passage, and it is accordingly so ordered.

**DULY RESOLVED AND ADOPTED** by the City of Sachse, Texas, the 26th day of July, 2021.

CITY OF SACHSE, TEXAS

______________________________
Mike J. Felix, Mayor

ATTEST:

__________________________________
Michelle Lewis Sirianni, City Secretary

# **EXHIBIT A**

Annual Service Plan Update

*[Remainder of page intentionally left blank.]*

# SACHSE
# PUBLIC IMPROVEMENT DISTRICT NO. 1
## 2021 ANNUAL SERVICE PLAN UPDATE
JULY 26, 2021

# INTRODUCTION

Capitalized terms used in this Annual Service Plan Update shall have the meanings set forth in the Service and Assessment Plan (the "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 SAP 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 SAP identified the Authorized Improvements to be provided by the District, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the District for the costs of the Authorized Improvements. 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 SAP.

Pursuant to the Act, the SAP must be reviewed and updated annually. This document is the 2021 Annual Service Plan Update. This document also updates the Assessment Roll for 2021.

## DEFINITIONS

**"ROW for Station Blvd"** means acquisition costs incurred for the Station Boulevard, which were included in the Service and Assessment Plan project costs shown on Exhibit B as Station Blvd/Bunker Hill Road, and subject to an independent appraisal.

## LISTED EVENTS

### Improvement Area #1

There have not been any listed events in Improvement Area #1.

### Major Improvement Area

There have not been any listed events in the Major Improvement Area.

## PARCEL SUBDIVISION

### Improvement Area #1

- 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. The plat is attached as **Exhibit B-1.**
- The final plat for The Station Phase 1, consisting of 224 residential Lots and 9 non-benefitted Lots within Dallas County, was recorded in the Official Public Records of the County on December 8, 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 plat is attached as **Exhibit B-2.**

### Major Improvement Area

- The final conveyance plat for The Station Phase 2, consisting of 3 Lots, was recorded in the Official Public Records of the County on March 11, 2021. One of the Lots is intended to be developed to include 66,600 square feet of Lot Type Commercial 2, another Lot is intended to be developed with 20,000 square feet of Lot Type Commercial 2, and the last Lot is intended to be developed to include 193 units classified as Multi-Family Lot Type. The final plat is attached as **Exhibit B-3.**

## LOT AND HOME SALES

**Improvement Area #1**

Per the Quarterly Report dated March 31, 2021, the Developer has sold 18 22' Lots and 71 40' Lots within Improvement Area #1 to homebuilders. For 22' Lots, Aston Woods has started construction on 4 homes and K. Hovnanian has not started construction on any homes. For 40' Lots, Aston Woods has started construction on 30 homes and K. Hovnanian has started construction on 30 homes. There are no completed homes and no homes have been sold to end users. The estimated date of completion for all homes within Improvement Area #1 is October 2022.

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

## OUTSTANDING ASSESSMENT

**Improvement Area #1**

Improvement Area #1 has a total outstanding Assessment of $11,679,784, of which $6,700,000[1] is attributable to the Improvement Area #1 Bonds, and $4,979,784[2] is attributable to the Improvement Area #1 Reimbursement Obligation.

**Major Improvement Area**

The Major Improvement Area has an outstanding Assessment of $8,540,000.

## INSTALLMENT DUE 1/31/2022

**Improvement Area #1**

- **Improvement Area #1 Bonds Principal and Interest** - The total principal and interest required for the Annual Installment for the Improvement Area #1 Bonds is $387,950.00.
- **Improvement Area #1 Bonds Additional Interest -** The Delinquency and Prepayment Reserve Requirement, as defined in the Indenture for the Improvement Area #1 Bonds, is equal to $368,500.00 and has not been met. As such, the Delinquency and Prepayment Reserve Account will be funded with Additional Interest on the Improvement Area #1 Bonds outstanding Assessment, resulting in an Additional Interest amount of $33,500.00.

[1] Net of $175,000.00 Improvement Area #1 Bonds principal payment due September 1, 2021 which will be paid using the Annual Installment collected on January 31, 2021.
[2] Net of $298,357.90 reduction in principal due to payments made to the Developer.

- **Improvement Area #1 Reimbursement Obligation** - The total principal and interest required for the Annual Installment is $296,449.70.

- **Improvement Area #1 Initial Bonds Administrative Expenses** - 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 Administrative Expenses allocated for the Improvement Area #1 Initial Bonds Annual Installment is $100,451.70.

| Improvement Area #1 | |
|---|---|
| **Due January 31, 2022** | |
| *Improvement Area #1 Bonds* | |
| Principal | $ 140,000.00 |
| Interest | $ 247,950.00 |
| Additional Interest | $ 33,500.00 |
| | $ 421,450.00 |
| *Improvement Area #1 Reimbursement Obligation* | |
| Principal | $ 92,622.18 |
| Interest | $ 203,827.25 |
| | $ 296,449.43 |
| Annual Collection Costs | $ 100,451.70 |
| **Total Annual Installment** | **$ 818,351.13** |

## Major Improvement Area

- **Major Improvement Area Bonds Principal and Interest** - The total principal and interest required for the Annual Installment is $600,200.00.

- **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 $469,700.00 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 $42,700.00.

- **Major Improvement Area Bonds Administrative Expenses** - 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 Administrative Expenses allocated for the Annual Installment is $43,925.30.

| Major Improvement Area | |
|---|---|
| Due January 31, 2022 | |
| Principal | $ 130,000.00 |
| Interest | $ 470,200.00 |
| | $ 600,200.00 |
| Additional Interest | $ 42,700.00 |
| Annual Collection Costs | $ 43,925.30 |
| **Total Annual Installment** | **$ 686,825.30** |

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

## PREPAYMENT OF ASSESSMENTS IN FULL

### Improvement Area #1

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

### Major Improvement Area

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

See **Exhibit E** for a form of Notice of Assessment Termination.

## PARTIAL PREPAYMENTS OF ASSESSMENTS

### Improvement Area #1

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

### Major Improvement Area

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

## REDUCTION OF REIMBURSEMENT OBLIGATION

The Developer was paid $308,695.32 from the Annual Installments collected January 31, 2021. The original Service and Assessment Plan showed $92,656.00 being paid in principal and $216,039.32 being paid in interest. However, as of the date the payment was made to the Developer (May 15, 2021), only $10,337.42 in interest had accrued. As such, the remaining $205,701.90 was a principal payment for Actual costs, and the Improvement Area #1 Reimbursement Obligation was revised accordingly.

# BOND FUND

## Improvement Area #1 Bonds

P3Works has reviewed the following bond accounts related to Improvement Area #1 Bonds of the Sachse PID No. 1 as of March 31, 2021 and each account contains the amount shown below.

| Account: | 3/31/2021 Balance |
|---|---|
| Sachse PID #1 IMP Area 1 Series 2020 | $ - |
| Pledged Revenue Fund | $ 301,162.50 |
| Bond Fund | |
| Principal and Interest Account | $ - |
| Project Fund | |
| Improvement Area #1 Bond Improvement Account | $ - |
| Cost of Issuance Account | $ 0.28 |
| Reserve Fund | |
| Reserve Account | $ 395,227.93 |
| Delinquency and Prepayment Reserve Account | $ 34,375.00 |
| Redemption Fund | $ - |
| Rebate Fund | $ - |
| Administrative Fund | $ 18,383.50 |
| Developer Reimbursement Fund | $ 308,695.32 |

## Major Improvement Area Bonds

P3Works has reviewed the following bond accounts related to the Major Improvement Area Bonds of the Sachse PID No.1 as of March 31, 2021 and each account contains the amount shown below.

| Account: | 3/31/2021 Balance |
|---|---|
| Sachse PID No. 1 MIA Series 2020 | $ - |
| Pledged Revenue Fund | $ - |
| Bond Pledged Revenue Account | $ - |
| Bond Fund | $ - |
| Capitalized Interest Account | $ 235,128.22 |
| Principal and Interest Account | $ - |
| Project Fund | |
| Major Improvement Area Bond Improvement Account | $ 5,175,076.02 |
| Cost of Issuance Account | $ 0.28 |
| Reserve Fund | |
| Reserve Account | $ 345,955.66 |
| Delinquency and Prepayment Reserve Account | $ - |
| Redemption Fund | $ - |
| Rebate Fund | $ - |
| Administrative Fund | $ 60,782.28 |

## AUTHORIZED IMPROVEMENTS

### Improvement Area #1

The budget for the Authorized Improvements remains at $11,116,141, as shown on the table below. The Improvement Area #1 Improvements and Improvement Area #1's share of the Major Improvements are under construction.

| Improvement Area #1 | | | |
|---|---|---|---|
| | Budget | Spent to Date[1] | Percent Complete |
| *Improvement Area #1 Improvements* | | | |
| Public Parking and In-Tract Improvements/Public Parking Area | $ 496,770 | $ 111,443 | 22.43% |
| Phase 1 SF/East Tract | 5,146,352 | 5,146,352 | 100.00% |
| Soft Costs | 800,721 | 751,106 | 93.80% |
| | **$ 6,443,843** | **$ 6,008,901** | **93.25%** |
| *Major Improvements* | | | |
| Station Blvd/Bunker Hill Road | $ 1,951,801 | $ 198,060 | 10.15% |
| Hudson Road | 227,354 | 225,579 | 99.22% |
| Merritt Road | 108,302 | 108,302 | 100.00% |
| Commons Parkway/Street A | 229,082 | 227,888 | 99.48% |
| Heritage Park Improvements | 929,864 | - | 0.00% |
| Regional Detention[3] | 362,758 | - | 0.00% |
| Master Water Line Extension | 74,590 | - | 0.00% |
| Master Sewer Main Extension - Line A | 86,384 | - | 0.00% |
| Master Sewer Main Extension - Line B | 3,374 | - | 0.00% |
| Master Entry Monumentation/Artwork (TBD) | 121,083 | 111,592 | 92.16% |
| Public Collector Road B/Street B | 174,208 | 4,888 | 2.81% |
| Soft Costs | 403,500 | 180,075 | 44.63% |
| | **$ 4,672,299** | **$ 1,056,384** | **22.61%** |
| **Total** | **$ 11,116,141** | **$ 7,065,285** | **63.56%** |

*Notes:*

[1] Per quarterly report dated March 31, 2021.

### Major Improvement Area

The budget for the Authorized Improvements remains at $6,351,424, as shown on the table below. The Major Improvements allocated to the Major Improvement Area are under construction.

| Major Improvement Area | | | |
|---|---|---|---|
| | Budget | Spent to Date[1] | Percent Complete |
| *Major Improvements* | | | |
| Station Blvd/Bunker Hill Road | $ 2,808,689 | $ 285,013 | 10.15% |
| Hudson Road | 327,168 | 324,614 | 99.22% |
| Merritt Road | 155,850 | 155,850 | 100.00% |
| Commons Parkway/Street A | 329,654 | 327,937 | 99.48% |
| Heritage Park Improvements | 1,338,096 | - | 0.00% |
| Regional Detention | 522,017 | - | 0.00% |
| Master Water Line Extension | 107,337 | - | 0.00% |
| Master Sewer Main Extension - Line A | 124,308 | - | 0.00% |
| Master Sewer Main Extension - Line B | 4,855 | - | 0.00% |
| Master Entry Monumentation/Artwork (TBD) | 174,242 | 160,584 | 92.16% |
| Public Collector Road B/Street B | 250,689 | 7,035 | 2.81% |
| Soft Costs | 580,646 | 288,312 | 49.65% |
| | **$ 6,723,552** | **$ 1,549,345** | **23.04%** |

*Notes:*

[1] Per quarterly report dated March 31, 2021.

## SERVICE PLAN – FIVE YEAR BUDGET FORECAST

The 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 | | 1/31/2022 | 1/31/2023 | 1/31/2024 | 1/31/2025 | 1/31/2026 |
| Improvement Area #1 Bonds | | | | | | |
| Principal | | $ 140,000 | $ 140,000 | $ 145,000 | $ 150,000 | $ 150,000 |
| Interest | | $ 247,950 | $ 244,450 | $ 240,950 | $ 237,325 | $ 233,575 |
| | (1) | $ 387,950 | $ 384,450 | $ 385,950 | $ 387,325 | $ 383,575 |
| Additional Interest | (2) | $ 33,500 | $ 32,800 | $ 32,100 | $ 31,375 | $ 30,625 |
| Improvement Area #1 Reimbursement Obligation | | | | | | |
| Principal | | $ 92,622 | $ 96,413 | $ 100,360 | $ 104,467 | $ 108,743 |
| Interest | | $ 203,827 | $ 200,036 | $ 196,090 | $ 191,982 | $ 187,706 |
| | (3) | $ 296,449 | $ 296,449 | $ 296,449 | $ 296,449 | $ 296,449 |
| Annual Collection Costs | (4) | $ 100,452 | $ 102,461 | $ 104,510 | $ 106,600 | $ 108,732 |
| **Total Improvement Area #1 Annual Installment** | **(5) = (1) + (2) + (3) + (4)** | **$ 818,351** | **$ 816,160** | **$ 819,009** | **$ 821,750** | **$ 819,382** |

| Major Improvement Area | | | | | | |
|---|---|---|---|---|---|---|
| Installments Due | | 1/31/2022 | 1/31/2023 | 1/31/2024 | 1/31/2025 | 1/31/2026 |
| Principal | | $ 130,000 | $ 140,000 | $ 145,000 | $ 155,000 | $ 160,000 |
| Interest | | $ 470,200 | $ 463,213 | $ 455,688 | $ 447,894 | $ 439,563 |
| | (1) | $ 600,200 | $ 603,213 | $ 600,688 | $ 602,894 | $ 599,563 |
| Additional Interest | (2) | $ 42,700 | $ 42,050 | $ 41,350 | $ 40,625 | $ 39,850 |
| Annual Collection Costs | (3) | $ 43,925 | $ 44,804 | $ 45,700 | $ 46,614 | $ 47,546 |
| **Total Major Improvement Area Annual Installment** | **(4) = (1) + (2) + (3)** | **$ 686,825** | **$ 690,066** | **$ 687,737** | **$ 690,133** | **$ 686,959** |

## ASSESSMENT ROLL

The list of current Lots within the District, the corresponding total Assessments, and current Annual Installment by Lot for Improvement Area #1 and the Major Improvement Area are shown on the Assessment Rolls attached hereto as **Exhibit A-1**and **Exhibit A-2** respectively. The Lots shown on the Assessment Rolls will receive the bills for the 2021 Annual Installments which will be delinquent if not paid by January 31, 2022.

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

| Property ID | Lot Type | Outstanding Assessment: Improvement Area #1 Bonds | Outstanding Assessment: Improvement Area #1 Reimbursement Obligation | Annual Installment Due 1/31/2022[1] |
|---|---|---|---|---|
| 480119100A0010000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100A0020000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100ACA10000 | Non-Benefitted | $ - | $ - | $ - |
| 480119100A0030000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100A0040000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100A0050000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100A0060000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100A0070000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100A0080000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100A0090000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100A0100000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100A0110000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100A0120000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100A0130000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100A0140000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100B0010000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100B0020000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100B0030000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100BCA20000 | Non-Benefitted | $ - | $ - | $ - |
| 480119100B0040000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100B0050000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100B0060000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100B0070000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100B0080000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100B0090000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100B0100000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100B0110000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100C0010000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100C0020000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100C0030000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100C0040000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100C0050000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100C0060000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100C0070000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100C0080000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100C0090000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100C0100000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100C0110000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100C0120000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100C0130000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |

| Property ID | Lot Type | Outstanding Assessment: Improvement Area #1 Bonds | Outstanding Assessment: Improvement Area #1 Reimbursement Obligation | Annual Installment Due 1/31/2022[1] |
|---|---|---|---|---|
| 480119100C0140000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100D0010000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100D0020000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100D0030000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100D0040000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100D0050000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100D0060000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100D0070000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100D0080000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100D0090000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100D0100000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100D0110000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100D0120000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100D0130000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100D0140000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100D0150000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100D0160000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100D0170000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100D0180000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100D0190000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100D0200000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100D0210000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100D0220000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100D0230000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100D0240000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100D0250000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100D0260000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100DCA50000 | Non-Benefitted | $ - | $ - | $ - |
| 480119100E0010000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100E0020000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100ECA30000 | Non-Benefitted | $ - | $ - | $ - |
| 480119100E0030000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100E0040000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100E0050000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100E0060000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100E0070000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100E0080000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100E0090000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100E0100000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100E0110000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |

| Property ID | Lot Type | Outstanding Assessment: Improvement Area #1 Bonds | Outstanding Assessment: Improvement Area #1 Reimbursement Obligation | Annual Installment Due 1/31/2022[1] |
|---|---|---|---|---|
| 480119100E0120000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100E0130000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100E0140000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100E0150000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100E0160000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100E0170000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100E0180000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100E0190000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100E0200000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100E0210000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100E0220000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100E0230000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100E0240000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100E0250000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100E0260000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100E0270000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100E0280000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100E0290000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100F0010000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100F0020000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100F0030000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100F0040000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100F0050000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100F0060000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100F0070000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100F0080000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100F0090000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100F0100000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100F0110000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100F0120000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100F0130000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100F0140000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100F0150000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100F0160000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100F0170000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100F0180000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100F0190000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100F0200000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100F0210000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100F0220000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |

| Property ID | Lot Type | Outstanding Assessment: Improvement Area #1 Bonds | Outstanding Assessment: Improvement Area #1 Reimbursement Obligation | Annual Installment Due 1/31/2022[1] |
|---|---|---|---|---|
| 480119100F0230000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100F0240000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100F0250000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100G0010000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100G0020000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100G0030000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100G0040000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100G0050000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100G0060000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100G0070000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100G0080000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100G0090000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100G0100000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100G0110000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100G0120000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100G0130000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100G0140000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100G0150000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100G0160000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100G0170000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100G0180000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100G0190000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100G0200000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100G0210000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100G0220000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100G0230000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100G0240000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100G0250000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100G0260000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100G0270000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100G0280000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100G0290000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100H0010000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100H0020000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100H0030000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100H0040000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100H0050000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100I0010000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100I0020000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100I0030000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |

| | | Outstanding Assessment | | |
|---|---|---|---|---|
| Property ID | Lot Type | Improvement Area #1 Bonds | Improvement Area #1 Reimbursement Obligation | Annual Installment Due 1/31/2022[1] |
| 480119100I0040000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100I0050000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100I0060000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100I0070000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100I0080000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100I0090000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100I0100000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100I0110000 | Townhome Lot | $ 12,962.55 | $ 9,634.43 | $ 1,583.27 |
| 480119100I0120000 | Townhome Lot | $ 12,962.55 | $ 9,634.43 | $ 1,583.27 |
| 480119100I0130000 | Townhome Lot | $ 12,962.55 | $ 9,634.43 | $ 1,583.27 |
| 480119100I0140000 | Townhome Lot | $ 12,962.55 | $ 9,634.43 | $ 1,583.27 |
| 480119100I0150000 | Townhome Lot | $ 12,962.55 | $ 9,634.43 | $ 1,583.27 |
| 480119100I0160000 | Townhome Lot | $ 12,962.55 | $ 9,634.43 | $ 1,583.27 |
| 480119100I0170000 | Townhome Lot | $ 12,962.55 | $ 9,634.43 | $ 1,583.27 |
| 480119100I0180000 | Townhome Lot | $ 12,962.55 | $ 9,634.43 | $ 1,583.27 |
| 480119100I0190000 | Townhome Lot | $ 12,962.55 | $ 9,634.43 | $ 1,583.27 |
| 480119100I0200000 | Townhome Lot | $ 12,962.55 | $ 9,634.43 | $ 1,583.27 |
| 480119100I0210000 | Townhome Lot | $ 12,962.55 | $ 9,634.43 | $ 1,583.27 |
| 480119100I0220000 | Townhome Lot | $ 12,962.55 | $ 9,634.43 | $ 1,583.27 |
| 480119100I0230000 | Townhome Lot | $ 12,962.55 | $ 9,634.43 | $ 1,583.27 |
| 480119100I0240000 | Townhome Lot | $ 12,962.55 | $ 9,634.43 | $ 1,583.27 |
| 480119100I0250000 | Townhome Lot | $ 12,962.55 | $ 9,634.43 | $ 1,583.27 |
| 480119100I0260000 | Townhome Lot | $ 12,962.55 | $ 9,634.43 | $ 1,583.27 |
| 480119100I0270000 | Townhome Lot | $ 12,962.55 | $ 9,634.43 | $ 1,583.27 |
| 480119100I0280000 | Townhome Lot | $ 12,962.55 | $ 9,634.43 | $ 1,583.27 |
| 480119100J0010000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100J0020000 | Single Family Lot | $ 19,402.29 | $ 14,420.78 | $ 2,369.83 |
| 480119100JCA40000 | Non-Benefitted | $ - | $ - | $ - |
| 480119100K0010000 | Townhome Lot | $ 12,962.55 | $ 9,634.43 | $ 1,583.27 |
| 480119100K0020000 | Townhome Lot | $ 12,962.55 | $ 9,634.43 | $ 1,583.27 |
| 480119100K0030000 | Townhome Lot | $ 12,962.55 | $ 9,634.43 | $ 1,583.27 |
| 480119100K0040000 | Townhome Lot | $ 12,962.55 | $ 9,634.43 | $ 1,583.27 |
| 480119100K0050000 | Townhome Lot | $ 12,962.55 | $ 9,634.43 | $ 1,583.27 |
| 480119100K0060000 | Townhome Lot | $ 12,962.55 | $ 9,634.43 | $ 1,583.27 |
| 480119100K0070000 | Townhome Lot | $ 12,962.55 | $ 9,634.43 | $ 1,583.27 |
| 480119100K0080000 | Townhome Lot | $ 12,962.55 | $ 9,634.43 | $ 1,583.27 |
| 480119100K0090000 | Townhome Lot | $ 12,962.55 | $ 9,634.43 | $ 1,583.27 |
| 480119100K0100000 | Townhome Lot | $ 12,962.55 | $ 9,634.43 | $ 1,583.27 |
| 480119100K0110000 | Townhome Lot | $ 12,962.55 | $ 9,634.43 | $ 1,583.27 |
| 480119100K0120000 | Townhome Lot | $ 12,962.55 | $ 9,634.43 | $ 1,583.27 |

| | | Outstanding Assessment | | |
|---|---|---|---|---|
| Property ID | Lot Type | Improvement Area #1 Bonds | Improvement Area #1 Reimbursement Obligation | Annual Installment Due 1/31/2022[1] |
| 480119100K0130000 | Townhome Lot | $ 12,962.55 | $ 9,634.43 | $ 1,583.27 |
| 480119100K0140000 | Townhome Lot | $ 12,962.55 | $ 9,634.43 | $ 1,583.27 |
| 480119100KCA70000 | Non-Benefitted | $ - | $ - | $ - |
| 480119100K0150000 | Townhome Lot | $ 12,962.55 | $ 9,634.43 | $ 1,583.27 |
| 480119100K0160000 | Townhome Lot | $ 12,962.55 | $ 9,634.43 | $ 1,583.27 |
| 480119100K0170000 | Townhome Lot | $ 12,962.55 | $ 9,634.43 | $ 1,583.27 |
| 480119100K0180000 | Townhome Lot | $ 12,962.55 | $ 9,634.43 | $ 1,583.27 |
| 480119100K0190000 | Townhome Lot | $ 12,962.55 | $ 9,634.43 | $ 1,583.27 |
| 480119100K0200000 | Townhome Lot | $ 12,962.55 | $ 9,634.43 | $ 1,583.27 |
| 480119100K0210000 | Townhome Lot | $ 12,962.55 | $ 9,634.43 | $ 1,583.27 |
| 480119100K0220000 | Townhome Lot | $ 12,962.55 | $ 9,634.43 | $ 1,583.27 |
| 480119100K0230000 | Townhome Lot | $ 12,962.55 | $ 9,634.43 | $ 1,583.27 |
| 480119100L0010000 | Townhome Lot | $ 12,962.55 | $ 9,634.43 | $ 1,583.27 |
| 480119100L0020000 | Townhome Lot | $ 12,962.55 | $ 9,634.43 | $ 1,583.27 |
| 480119100L0030000 | Townhome Lot | $ 12,962.55 | $ 9,634.43 | $ 1,583.27 |
| 480119100L0040000 | Townhome Lot | $ 12,962.55 | $ 9,634.43 | $ 1,583.27 |
| 480119100L0050000 | Townhome Lot | $ 12,962.55 | $ 9,634.43 | $ 1,583.27 |
| 480119100L0060000 | Townhome Lot | $ 12,962.55 | $ 9,634.43 | $ 1,583.27 |
| 480119100L0070000 | Townhome Lot | $ 12,962.55 | $ 9,634.43 | $ 1,583.27 |
| 480119100L0080000 | Townhome Lot | $ 12,962.55 | $ 9,634.43 | $ 1,583.27 |
| 480119100L0090000 | Townhome Lot | $ 12,962.55 | $ 9,634.43 | $ 1,583.27 |
| 480119100M0010000 | Townhome Lot | $ 12,962.55 | $ 9,634.43 | $ 1,583.27 |
| 480119100M0020000 | Townhome Lot | $ 12,962.55 | $ 9,634.43 | $ 1,583.27 |
| 480119100M0030000 | Townhome Lot | $ 12,962.55 | $ 9,634.43 | $ 1,583.27 |
| 480119100M0040000 | Townhome Lot | $ 12,962.55 | $ 9,634.43 | $ 1,583.27 |
| 480119100M0050000 | Townhome Lot | $ 12,962.55 | $ 9,634.43 | $ 1,583.27 |
| 480119100M0060000 | Townhome Lot | $ 12,962.55 | $ 9,634.43 | $ 1,583.27 |
| 480119100M0070000 | Townhome Lot | $ 12,962.55 | $ 9,634.43 | $ 1,583.27 |
| 480119100M0080000 | Townhome Lot | $ 12,962.55 | $ 9,634.43 | $ 1,583.27 |
| 480119100M0090000 | Townhome Lot | $ 12,962.55 | $ 9,634.43 | $ 1,583.27 |
| 480119100MCA60000 | Non-Benefitted | $ - | $ - | $ - |
| 480119100NCA80000 | Non-Benefitted | $ - | $ - | $ - |
| 480119100OCA90000 | Non-Benefitted | $ - | $ - | $ - |
| 65022863010020200 | Multi-Family | $ 2,582,742.04 | $ 1,919,626.53 | $ 315,461.18 |
| 65100943010010000 | Commercial 1 | $ 151,090.41 | $ 112,298.15 | $ 18,454.48 |
| 65100943010010100 | Non-Benefitted | $ - | $ - | $ - |
| **Total** | | **$ 6,700,000.00** | **$ 4,979,784.10** | **$ 818,351.13** |

*Notes:*

[1] The Annual Installment covers the period September 15, 2021 to September 14, 2022 and is due by January 31, 2022.

# EXHIBIT A-2 – MAJOR IMPROVEMENT AREA ASSESSMENT ROLL

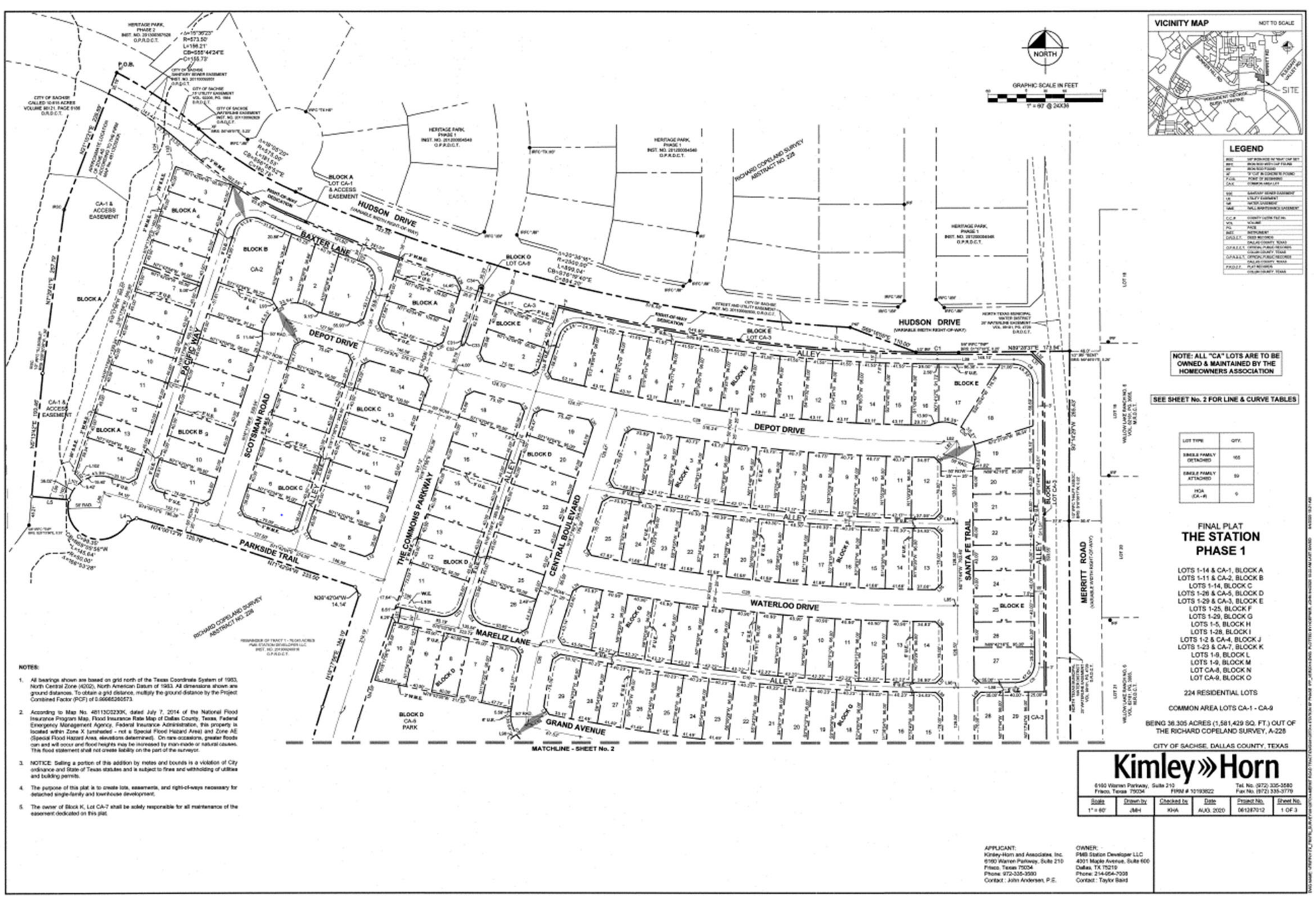
| Parcel ID | Outstanding Assessment[1] | Annual Installment due 1/31/2022[1, 2] |
|---|---|---|
| Major Improvement Area Initial Parcel | $ 8,540,000.00 | $ 686,825.30 |
| **Total** | **$ 8,540,000.00** | **$ 686,825.30** |

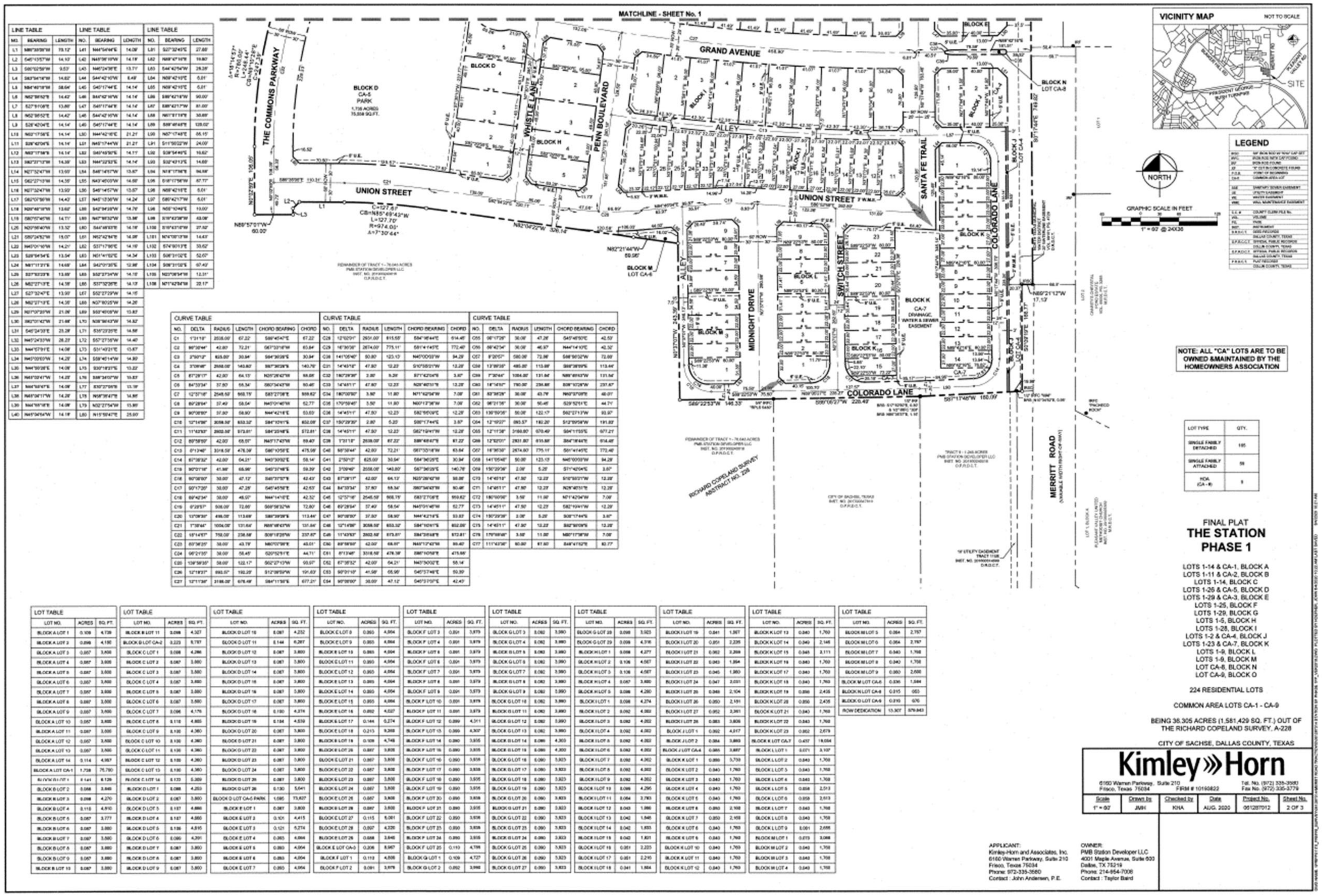
*Notes:*

[1] For billing purposes, the Assessment and Annual Installments will be allocated to the various tax IDs within the Major Improvement Area Initial Parcel based on acreage as shown by the Dallas County Appraisal District. After plats are filed, the Assessment will be allocated based on land use and square footage as described in Section VI of the Service and Assessment Plan.

[2] The Annual Installment covers the period September 15, 2021 to September 14, 2022 and is due by January 31, 2022.

# EXHIBIT B-1 – FINAL PLAT FOR PHASE 1




MATCHLINE - SHEET No. 1
VICINITY MAP
NOT TO SCALE
SITE
LEGEND
NORTH
GRAPHIC SCALE IN FEET
LINE TABLE
CURVE TABLE
LOT TABLE
GRAND AVENUE
UNION STREET
ALLEY
THE COMMONS PARKWAY
WHISTLE LANE
PENN BOULEVARD
SANTA FE TRAIL
COLORADO LANE
SWITCH STREET
MIDNIGHT DRIVE
MERRITT ROAD
BLOCK D
CA-5
PARK
BLOCK H
BLOCK K
CA-7
DRAINAGE, WATER & SEWER EASEMENT
BLOCK M
LOT CA-6
BLOCK N
LOT CA-8
NOTE: ALL "CA" LOTS ARE TO BE OWNED &MAINTAINED BY THE HOMEOWNERS ASSOCIATION
FINAL PLAT
THE STATION
PHASE 1
LOTS 1-14 & CA-1, BLOCK A
LOTS 1-11 & CA-2, BLOCK B
LOTS 1-14, BLOCK C
LOTS 1-26 & CA-5, BLOCK D
LOTS 1-29 & CA-3, BLOCK E
LOTS 1-25, BLOCK F
LOTS 1-29, BLOCK G
LOTS 1-5, BLOCK H
LOTS 1-28, BLOCK I
LOTS 1-2 & CA-4, BLOCK J
LOTS 1-23 & CA-7, BLOCK K
LOTS 1-9, BLOCK L
LOTS 1-9, BLOCK M
LOT CA-8, BLOCK N
LOT CA-9, BLOCK O
224 RESIDENTIAL LOTS
COMMON AREA LOTS CA-1 - CA-9
BEING 36.305 ACRES (1,581,429 SQ. FT.) OUT OF THE RICHARD COPELAND SURVEY, A-228
CITY OF SACHSE, DALLAS COUNTY, TEXAS
Kimley»Horn
APPLICANT:
OWNER:

**OWNER'S CERTIFICATE**

**STATE OF TEXAS §**

**COUNTY OF DALLAS §**

**WHEREAS, PMB STATION DEVELOPER LLC,** is the sole owner of a tract of land situated in the Richard Copeland Survey, Abstract No. 228, City of Sachse, Dallas County, Texas and being a portion of a called 76.043-acre tract of land described as Tract 1 in General Warranty Deed to PMB Station Developer LLC, recorded in Instrument No. 201900240016, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at an "X" cut in concrete found for the northernmost northwest corner of said Tract 1, same being on the southerly right-of-way line of Hudson Drive (a variable width right-of-way), same also being the beginning of a non-tangent curve to the right having a central angle of 15°36'23", a radius of 573.50 feet, a chord bearing and distance of South 55°44'24" East, 155.73 feet;

**THENCE** along the common line of said Tract 1 and said Hudson Drive the following courses and distances:

In a southeasterly direction, with said curve to the right, an arc distance of 156.21 feet to a point at the beginning of a reverse curve to the left having a central angle of 18°05'20", a radius of 575.00 feet, a chord bearing and distance of South 56°59'52" East, 180.78 feet, from which an "X" cut in concrete found bears South 6°49'51" East, 0.23 feet;

In a southeasterly direction, with said curve to the left, an arc distance of 181.53 feet to an "X" cut in concrete found for the beginning of a compound curve to the left having a central angle of 20°36'16", a radius of 2500.00 feet, a chord bearing and distance of South 76°19'40" East, 894.20 feet;

In a southeasterly direction, with said curve to the left, an arc distance of 899.04 feet to a "PK" nail found for the end of said curve to the left;

South 89°16'05" East, a distance of 110.00 feet to a 1/2-inch iron rod found for corner, same being the beginning of a non-tangent curve to the left having a central angle of 1°31'10", a radius of 2535.00 feet, a chord bearing and distance of South 89°45'47" East, 67.22 feet;

In a southeasterly direction, with said curve to the left, an arc distance of 67.22 feet to a point for the end of said curve to the left, from which a 5/8-inch iron rod with plastic cap stamped "TNP" found bears South 1°37'33" East, 0.25 feet;

North 89°28'37" East, a distance of 173.94 feet to the northeast corner of said Tract 1, common to the intersection of the southerly right-of-way of said Hudson Drive and the westerly right-of-way line of Merritt Road (a variable width right-of-way), from which a 1/2-inch iron rod "bent" found bears North 0°46'51" East, 0.28 feet;

**THENCE** along the common line of said Tract 1 and said Merritt Road the following courses and distances:

South 0°14'29" West, a distance of 285.43 feet to a point for corner, from which a 1/2-inch iron rod with plastic cap stamped "HALFF ASSOC" found bears South 10°00'17" West, 0.22 feet;

South 0°17'44" East, a distance of 749.82 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the easternmost southeast corner of said Tract 1;

North 89°21'12" West, a distance of 17.13 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 0°09'19" East, a distance of 188.77 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the easternmost southeast corner of said Tract 1;

South 87°17'48" West, passing at a distance of 8.51 feet the northeast corner of a called 1.245-acre tract of land described as Tract 9 in a General Warranty Deed to PMB Station Developer LLC, recorded in Instrument No. 201900240016, said Official Public Records, from which a 1/2-inch iron rod with plastic cap stamped "WAI" found bears North 10°34'52" East, 0.98 feet, and continuing on the same bearing and the common line of said Tract 1 and said Tract 9 for a complete distance of 160.09 feet to the northwest corner of said Tract 9, common to the northeast corner of a tract of land described in Special Warranty Deed to the City of Sachse, Texas, recorded in Instrument No. 201700347810, said Official Public Records, from which a 1/2-inch iron rod found for witness bears South 17°52'50" East, 0.30 feet, and a 1/2-inch iron rod with plastic cap stamped "JBI" found for witness bears North 80°35'37" East, 1.16 feet;

**THENCE** South 89°05'27" West, along the southerly line of said Tract 1 and said City of Sachse Tract, a distance of 228.49 feet to a 5/8-inch iron rod with plastic cap stamped "RPLS 5430" found for the northwest corner of said City of Sachse Tract;

**THENCE** departing the southerly line of said Tract 1 and crossing said Tract 1 the following courses and distances:

South 89°22'53" West, a distance of 146.33 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 0°37'07" West, a distance of 243.30 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 82°21'44" West, a distance of 69.96 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 82°04'22" West, a distance of 326.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 7°30'44", a radius of 974.00 feet, a chord bearing and distance of North 85°49'43" West, 127.61 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 127.70 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the end of said curve to the left;

North 89°35'05" West, a distance of 70.12 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 45°13'57" West, a distance of 14.10 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 0°02'59" West, a distance of 9.53 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 89°57'01" West, a distance of 60.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 0°02'59" East, a distance of 106.05 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right having a central angle of 18°14'57", a radius of 780.00 feet, a chord bearing and distance of North 9°10'28" East, 247.39 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 248.44 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the end of said curve to the right;

North 18°17'56" East, a distance of 184.19 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 26°42'04" West, a distance of 14.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 71°42'04" West, a distance of 233.50 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 74°00'13" West, a distance of 125.76 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 63°54'16" West, a distance of 14.82 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 166°53'26", a radius of 50.00 feet, a chord bearing and distance of North 69°05'56" West, 99.35 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 145.64 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the end of said curve to the right;

North 84°46'16" West, a distance of 58.54 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner on the westerly line of said Tract 1., same being on the easterly line of a tract of land described in deed to the City of Sachse, Texas, recorded in Volume 98121, Page 6199, Deed Records, Dallas County, Texas;

**THENCE** North 5°13'42" East, along the common line of said Tract 1 and said City of Sachse tract, a distance of 193.46 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner, from which a 1/2-inch iron rod with plastic cap "ILLEGIBLE" found for witness bears South 30°30'28" West, 1.30 feet;

**THENCE** North 7°29'41" East, continuing along said common line, a distance of 257.79 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

**THENCE** North 21°10'21" East, continuing along said common line and along the southerly right-of-way line of said Hudson Drive, a distance of 226.89 feet to the **POINT OF BEGINNING** and containing 36.305 acres (1,581,429 sq. ft.) of land, more or less.

**NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:**

That, **PMB STATION DEVELOPER LLC**, (Owner) does hereby bind themselves and their heirs, assignees and successors of title this plat designating the hereinabove described property as **THE STATION PHASE 1**, an addition to the City of Sachse, and does hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings fences, trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Sachse, Texas.

WITNESS OUR HANDS AT Dallas, TEXAS, this 5th day of August 2020.

**By: PMB STATION DEVELOPER LLC**, a Texas limited liability company

Signature

Name: TAYLOR BAIRD

Title: MANAGER

STATE OF TEXAS §

COUNTY OF Dallas §

BEFORE, Me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Taylor Baird, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 5th day of August 2020.

Notary Public for the State of Texas

TERESA LYNNE KEETON
Notary Public, State of Texas
Comm. Expires 04-20-2024
Notary ID 128863783

**CITY APPROVAL CERTIFICATE**

This plat is hereby approved by the Planning and Zoning Commission of the City of Sachse, Texas

Chairman, Planning and Zoning Commission — Date: 8-6-2020

ATTEST:

CYoungblood — Signature — Date: 8-6-2020

CYoungblood, Secretary — Name & Title

The Director of Development Services of the City of Sachse, Texas hereby certifies that to the best of their knowledge or belief, this subdivision plat conforms to all requirements of the City of Sachse Code of Ordinances and with engineering construction standards and processes adopted by the City of Sachse, Texas as to which their approval is required.

Director of Development Services — Date: 8/6/20

ATTEST:

CYoungblood — Signature — Date: 8-6-2020

CYoungblood, Secretary — Name & Title

**SURVEYOR'S CERTIFICATION**

KNOW ALL MEN BY THESE PRESENTS:

THAT, I, Michael B. Marx do hereby certify that I have prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City planning and zoning commission of the City of Sachse.

**Michael B. Marx**
Registered Professional Land Surveyor No. 5181
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Ph. 972-335-3580

STATE OF TEXAS — REGISTERED — MICHAEL B. MARX — 5181 — PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE, Me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Michael B. Marx, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 4th day of August, 2020.

Notary Public for the State of Texas

MORGAN HAWKINS BIRD
Notary Public, State of Texas
Comm. Expires 10-31-2023
Notary ID 132233081

Filed for Record
In the Official Records Of:
Dallas County
On: 8/6/2020 11:24:55 AM
In the PLAT Records

Doc Number: 2020 - 202000202779
Number of Pages: 3
Amount: 118.00
Order#: 20200806000087
By: DR

FINAL PLAT
**THE STATION**
**PHASE 1**

LOTS 1-14 & CA-1, BLOCK A
LOTS 1-11 & CA-2, BLOCK B
LOTS 1-14, BLOCK C
LOTS 1-26 & CA-5, BLOCK D
LOTS 1-29 & CA-3, BLOCK E
LOTS 1-25, BLOCK F
LOTS 1-29, BLOCK G
LOTS 1-5, BLOCK H
LOTS 1-28, BLOCK I
LOTS 1-2 & CA-4, BLOCK J
LOTS 1-23 & CA-7, BLOCK K
LOTS 1-9, BLOCK L
LOTS 1-9, BLOCK M
LOT CA-8, BLOCK N
LOT CA-9, BLOCK O

224 RESIDENTIAL LOTS

COMMON AREA LOTS CA-1 - CA-9

BEING 36.305 ACRES (1,581,429 SQ. FT.) OUT OF THE RICHARD COPELAND SURVEY, A-228

CITY OF SACHSE, DALLAS COUNTY, TEXAS

Kimley»Horn
6160 Warren Parkway, Suite 210 Frisco, Texas 75034 — FIRM # 10193822 — Tel. No. (972) 335-3580 Fax No. (972) 335-3779

| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
|---|---|---|---|---|---|
| N/A | JMH | KHA | AUG. 2020 | 061287012 | 3 OF 3 |

APPLICANT:
Kimley-Horn and Associates, Inc.
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Phone: 972-335-3580
Contact : John Andersen, P.E.

OWNER:
PMB Station Developer LLC
4001 Maple Avenue, Suite 600
Dallas, TX 75219
Phone: 214-954-7006
Contact : Taylor Baird

# EXHIBIT B-2 – FINAL PLAT FOR MAJOR INFRASTRUCTURE PHASE 1

**OWNER'S CERTIFICATE**

**STATE OF TEXAS §**

**COUNTY OF DALLAS §**

**WHEREAS, PMB STATION DEVELOPERS LLC AND CITY OF SACHSE, TEXAS,** are the sole owners of a tract of land situated in the Richard Copeland Survey, Abstract No. 228, the Zach Motley Survey, Abstract No. 1009 and the Samuel Compton Survey, Abstract No. 368, City of Sachse, Dallas County, Texas and being a portion of a called 76.043-acre tract of land described as Tract 1, a portion of a called 3.022-acre tract of land described as Tract 7, a portion of a called 2.906-acre tract of land described as Tract 8, a portion of a called 1.245-acre tract of land described as Tract 9, a portion of a called 2.569-acre tract of land described as Tract 10 and a portion of a called 6.430-acre tract of land described as Tract 11, all described in a Special Warranty Deed to PMB Station Developers LLC, recorded in Instrument No. 201800240616, Official Public Records, Dallas County, Texas, a portion of Pleasant Valley Road, an apparent public use right of way, no record found, and being a portion of tract of land described in Special Warranty Deed to the City of Sachse, Texas, recorded in Instrument No. 201700347810, said Official Public Records, and being more particularly described by metes and bounds as follows:

**BEGINNING** at an "X" cut set in a concrete road for the southeast corner of a called Parcel 11, described in a Quitclaim Deed to the City of Sachse, Texas, recorded in Instrument No. 201800314680, Official Public Records, Dallas County, Texas, same being in the intersection of Merritt Road, a variable width right of way with said Pleasant Valley Road, a variable width right of way;

**THENCE** South 00°38'48" West, departing the southeast corner of said Parcel 11, crossing said Pleasant Valley Road, along the extension of the easterly line of said Parcel 11, a distance of 30.00 feet to an "X" cut set for a corner in the original centerline of said Pleasant Valley Road;

**THENCE** South 89°50'00" East, along the original centerline of said Pleasant Valley Road, a distance of 10.45 feet to an "X" cut set for a corner;

**THENCE** South 00°29'08" East, departing said centerline, continuing across said Pleasant Valley Road, and along the northerly extension of the easterly line of a called Parcel 8-1 as described in aforesaid Quitclaim Deed to the City of Sachse, Texas, a distance of 30.00 feet to an "X" cut set for the northeast corner of said Parcel 8-1;

**THENCE** North 89°50'00" West, along the northerly line of said Parcel 8-1, the northerly line of a called Parcel 9 as described in aforesaid [illegible]

[illegible]

**NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:**

That, **PMB STATION DEVELOPERS LLC, and the CITY OF SACHSE, TEXAS,** (Owners) do hereby bind themselves and their heirs, assignees and successors of title this plat designating the hereinabove described property as **THE STATION MAJOR INFRASTRUCTURE PHASE 1**, an addition to the City of Sachse, and does hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings fences, trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Sachse, Texas.

WITNESS OUR HANDS AT Dallas, TEXAS, this 10th day of November, 2020.

**By: PMB STATION DEVELOPERS LLC**, a Texas limited liability company

By: PMB Station Land LP, a Texas limited partnership,
its manager

By: PMB Station Land GP, LLC, a Texas limited liability company
its general partner

By: ______________________
Name: K. TAYLOR BAIRD
Title: MANAGER

STATE OF TEXAS §

COUNTY OF Dallas §

BEFORE, Me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared K. TAYLOR BAIRD, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 10th day of November 2020.

______________________
Notary Public for the State of Texas

TERESA LYNNE KEETON
Notary Public, State of Texas
[illegible]

**By: CITY OF SACHSE, TEXAS**, a Texas home rule municipal corporation

______________________
Signature

Printed Name: Gina Nash

Title: City Manager

STATE OF TEXAS §

COUNTY OF Dallas §

BEFORE, Me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Gina Nash known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 10th day of November 2020.

Michelle L. Lewis Sriano
Notary Public for the State of Texas

MICHELLE L. LEWIS SRIANO
Notary Public, State of Texas
[illegible]

**SURVEYOR'S CERTIFICATION**

KNOW ALL MEN BY THESE PRESENTS:

THAT, I, Michael B. Marx do hereby certify that I have prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City planning and zoning commission of the City of Sachse.

______________________
Michael B. Marx
Registered Professional Land Surveyor No. 5181
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Ph. 972-335-3580

STATE OF TEXAS · REGISTERED PROFESSIONAL LAND SURVEYOR · MICHAEL B. MARX · 5181

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE, Me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Michael B. Marx, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 9th day of NOVEMBER, 2020.

______________________
Notary Public for the State of Texas

JENNIFER MALONE
Notary Public, State of Texas
[illegible]

**CITY APPROVAL CERTIFICATE**

This plat is hereby approved by the Planning and Zoning Commission of the City of Sachse, Texas

______________________ 11-11-2020
Chairman, Planning and Zoning Commission Date

ATTEST:

CYoungblood 11-11-20
Signature Date

CYoungblood, Secretary
Name & Title

CITY OF SACHSE · T · E · X · A · S

The Director of Development Services of the City of Sachse, Texas hereby certifies that to the best of their knowledge or belief, this subdivision plat conforms to all requirements of the City of Sachse Code of Ordinances and with engineering construction standards and processes adopted by the City of Sachse, Texas as to which their approval is required.

______________________ 11/11/20
Director of Development Services Date

ATTEST:

CYoungblood 11-11-20
Signature Date

CYoungblood, Secretary
Name & Title

FINAL PLAT

**THE STATION MAJOR INFRASTRUCTURE PHASE 1**

**LOT 11, BLOCK M, THE COMMONS PARKWAY AND THE STATION BOULEVARD**

BEING 5.435 ACRES (236,772 SQ. FT.)
SITUATED IN THE
RICHARD COPELAND SURVEY, A-228, ZACK MOTLEY SURVEY, A-1009 AND THE SAMUEL COMPTON SURVEY, A-368

CITY OF SACHSE, DALLAS COUNTY, TEXAS

**Kimley»Horn**

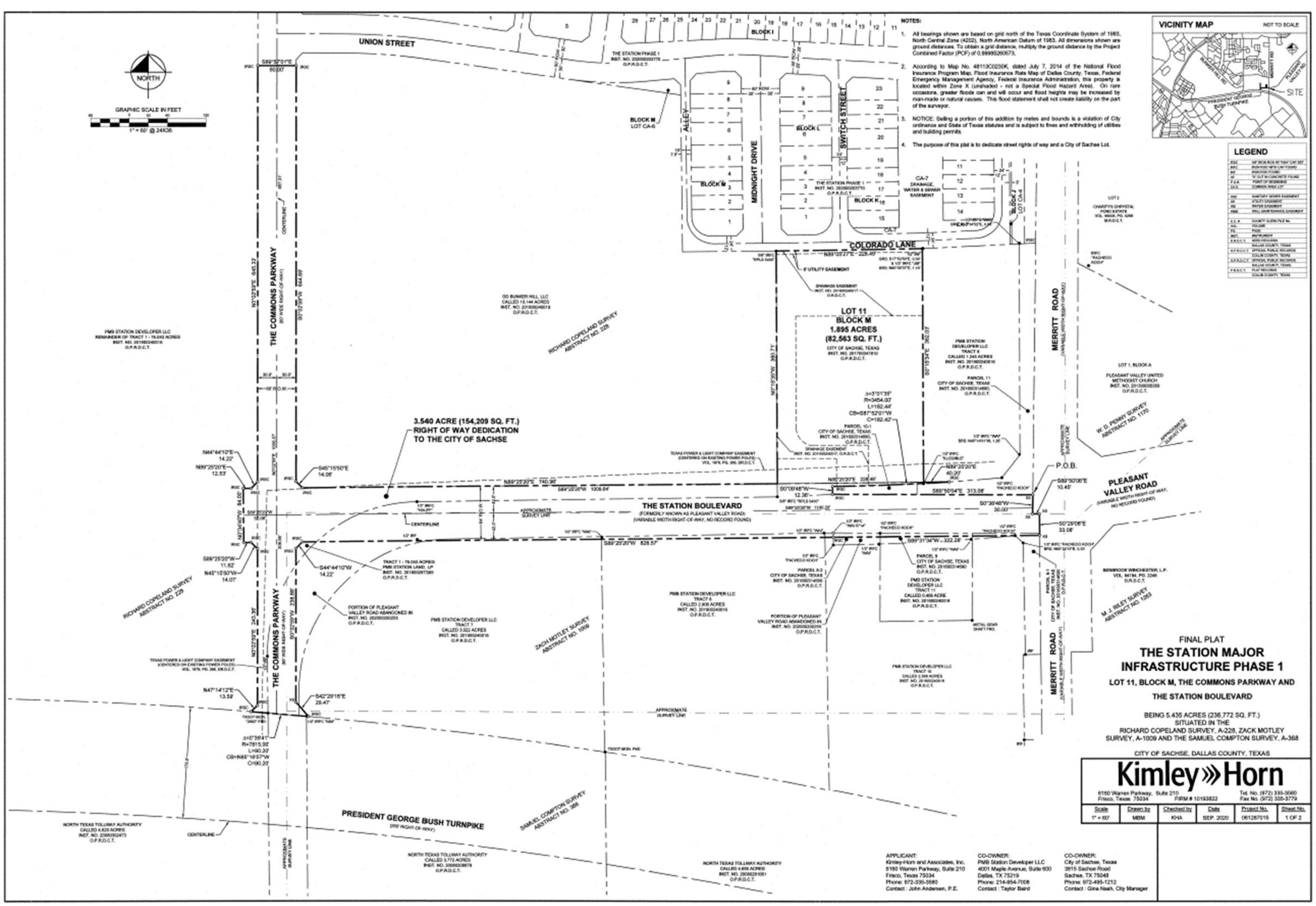
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
|---|---|---|---|---|---|
| N/A | JMH | KHA | SEP. 2020 | 061287015 | 2 OF 2 |

APPLICANT:
Kimley-Horn and Associates, Inc.
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Phone: 972-335-3580
Contact : John Andersen, P.E.

CO-OWNER:
PMB Station Developer LLC
4001 Maple Avenue, Suite 600
Dallas, TX 75219
Phone: 214-954-7006
Contact : Taylor Baird

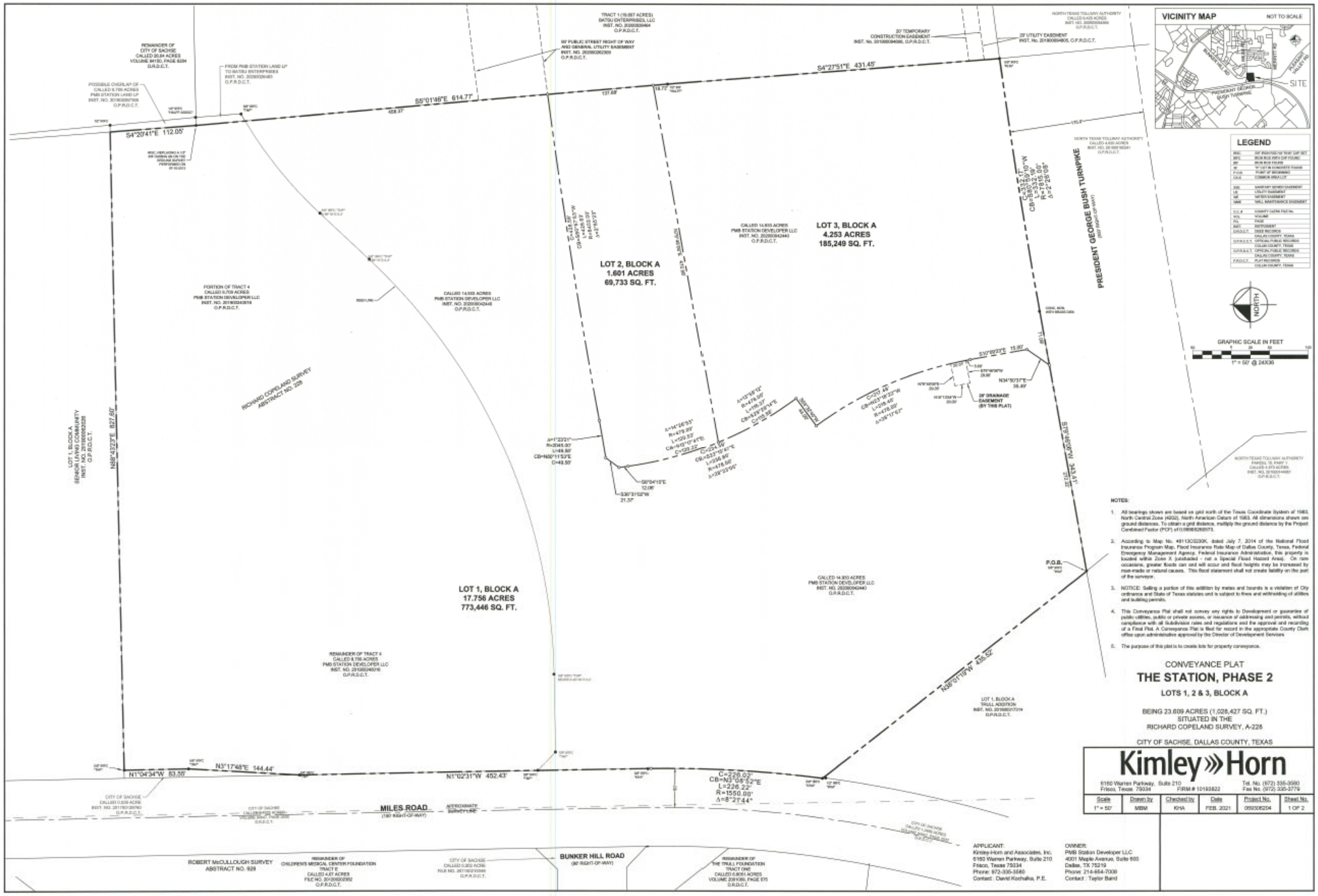
CO-OWNER:
City of Sachse, Texas
3815 Sachse Road
Sachse, TX 75048
Phone: 972-495-1212
Contact : Gina Nash, City Manager


FINAL PLAT
THE STATION MAJOR INFRASTRUCTURE PHASE 1
LOT 11, BLOCK M, THE COMMONS PARKWAY AND THE STATION BOULEVARD
Kimley»Horn
UNION STREET
THE COMMONS PARKWAY
THE STATION BOULEVARD
MERRITT ROAD
PLEASANT VALLEY ROAD
PRESIDENT GEORGE BUSH TURNPIKE
COLORADO LANE
MIDNIGHT DRIVE
SWITCH STREET
VICINITY MAP
LEGEND
NOTES:

Filed for Record
In the Official Records Of:
Dallas County
On: 12/7/2020 1:33:42 PM
In the PLAT Records

Doc Number: 2020 – 202000340837
Number of Pages: 2
Amount: 133.00
Order#:20201207[illegible]
By: DR

# EXHIBIT B-3 – PHASE 2 CONVEYANCE PLAT



# EXHIBIT C – HOMEBUYER DISCLOSURES

Homebuyer Disclosures for the following Lot Types are contained in this exhibit:

- Single Family Lot Type
- Townhome Lot Type

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## SACHSE PUBLIC IMPROVEMENT DISTRICT NO. 1 – HOMEBUYER DISCLOSRES – SINGLE FAMILY LOT TYPE

**NOTICE OF OBLIGATION TO PAY**
**PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS**
**CITY OF SACHSE, TEXAS**

**CONCERNING THE PROPERTY AT:**

________________________________________

**STREET ADDRESS**

**OUTSTANDING PRINCIPAL OF THE AUTHORIZED IMPROVEMENT ASSESSMENT: $33,823.06**

As the purchaser of the real property located at the street address set forth above, you are obligated to pay assessments to Sachse, Texas, for the costs of a portion of public improvements (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, as amended. You are also obligated to pay for the operation and maintenance of the Authorized Improvements (*the "**Operations and Maintenance Assessment**"*) which is calculated and levied annually based on the actual costs of the operation and maintenance of the Authorized Improvements. The City will mail notice to each property owner, as required by said Chapter 372, with information regarding the annual public hearing for the levy of the Operation and Maintenance Assessment.

**<u>THE PRINCIPAL OF THE ASSESSMENT AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS IS $33,823.06, WHICH MAY BE PAID IN FULL AT ANY TIME; HOWEVER, IF NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS WHICH WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, ADMINISTRATIVE EXPENSES, AND DELINQUENCY COSTS. THE OPERATION AND MATINENANCE ASSESSMENT TOTAL ANNUAL INSTALLMENT IS CALUCATED AND LEVIED ANNUALLY AND CANNOT BE PREPAID.</u>**

An estimate of the annual installments is attached; **<u>however, it is only an estimate and is subject to change</u>**. The exact amount of the annual installments will be approved each year by the 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 Secretary of the City of Sachse.

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

The undersigned purchaser acknowledges receipt of the foregoing notice prior to the effective date of a binding contract for the purchase of the real property at the street address set forth above.

IN WITNESS WHEREOF, I have signed this certificate this ____________, 2021.

**PURCHASER:**

By: ______________________________ By: ________________________________

Name: ____________________________ Name: _____________________________

Title: _____________________________ Title: ______________________________

STATE OF TEXAS §
§
COUNTY OF DALLAS §

The foregoing instrument was acknowledged before me by ______________________, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this _________________, 2021.

__________________________________________
Notary Public, State of Texas

STATE OF TEXAS §
§
COUNTY OF DALLAS §

The foregoing instrument was acknowledged before me by ______________________, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this _________________, 2021.

__________________________________________
Notary Public, State of Texas

## PROJECTED ANNUAL INSTALLMENTS

| Installments Due January 31, | Improvement Area #1 Bonds: Principal | Improvement Area #1 Bonds: Interest[1] | Improvement Area #1 Bonds: Additional Interest | Improvement Area #1 Bonds: Reserve Fund Release | Improvement Area #1 Reimbursement Obligation: Principal | Improvement Area #1 Reimbursement Obligation: Interest[2] | Annual Collection Costs | Total Installment[3] |
|---|---|---|---|---|---|---|---|---|
| 2022 | $ 405.42 | $ 718.03 | $ 97.01 | $ - | $ 268.22 | $ 590.26 | $ 290.89 | $ 2,369.83 |
| 2023 | $ 405.42 | $ 707.89 | $ 94.98 | $ - | $ 279.20 | $ 579.28 | $ 296.71 | $ 2,363.49 |
| 2024 | $ 419.90 | $ 697.76 | $ 92.96 | $ - | $ 290.63 | $ 567.85 | $ 302.65 | $ 2,371.74 |
| 2025 | $ 434.38 | $ 687.26 | $ 90.86 | $ - | $ 302.52 | $ 555.95 | $ 308.70 | $ 2,379.67 |
| 2026 | $ 434.38 | $ 676.40 | $ 88.69 | $ - | $ 314.91 | $ 543.57 | $ 314.87 | $ 2,372.82 |
| 2027 | $ 448.86 | $ 662.28 | $ 86.51 | $ - | $ 327.80 | $ 530.68 | $ 321.17 | $ 2,377.30 |
| 2028 | $ 463.34 | $ 647.70 | $ 84.27 | $ - | $ 341.21 | $ 517.26 | $ 327.59 | $ 2,381.38 |
| 2029 | $ 492.30 | $ 632.64 | $ 81.95 | $ - | $ 355.18 | $ 503.30 | $ 334.15 | $ 2,399.51 |
| 2030 | $ 506.78 | $ 616.64 | $ 79.49 | $ - | $ 369.72 | $ 488.76 | $ 340.83 | $ 2,402.21 |
| 2031 | $ 521.26 | $ 600.17 | $ 76.96 | $ - | $ 384.85 | $ 473.63 | $ 347.65 | $ 2,404.50 |
| 2032 | $ 535.73 | $ 580.62 | $ 74.35 | $ - | $ 400.60 | $ 457.88 | $ 354.60 | $ 2,403.78 |
| 2033 | $ 564.69 | $ 560.53 | $ 71.67 | $ - | $ 417.00 | $ 441.48 | $ 361.69 | $ 2,417.06 |
| 2034 | $ 579.17 | $ 539.35 | $ 68.85 | $ - | $ 434.07 | $ 424.41 | $ 368.92 | $ 2,414.78 |
| 2035 | $ 608.13 | $ 517.64 | $ 65.95 | $ - | $ 451.83 | $ 406.64 | $ 376.30 | $ 2,426.50 |
| 2036 | $ 622.61 | $ 494.83 | $ 62.91 | $ - | $ 470.33 | $ 388.15 | $ 383.83 | $ 2,422.66 |
| 2037 | $ 651.57 | $ 471.48 | $ 59.80 | $ - | $ 489.58 | $ 368.90 | $ 391.51 | $ 2,432.83 |
| 2038 | $ 680.53 | $ 447.05 | $ 56.54 | $ - | $ 509.62 | $ 348.86 | $ 399.34 | $ 2,441.93 |
| 2039 | $ 709.49 | $ 421.53 | $ 53.14 | $ - | $ 530.48 | $ 328.00 | $ 407.32 | $ 2,449.95 |
| 2040 | $ 723.97 | $ 394.92 | $ 49.59 | $ - | $ 552.19 | $ 306.29 | $ 415.47 | $ 2,442.43 |
| 2041 | $ 752.92 | $ 367.77 | $ 45.97 | $ - | $ 574.79 | $ 283.69 | $ 423.78 | $ 2,448.93 |
| 2042 | $ 796.36 | $ 337.66 | $ 42.21 | $ - | $ 598.32 | $ 260.16 | $ 432.25 | $ 2,466.96 |
| 2043 | $ 825.32 | $ 305.80 | $ 38.23 | $ - | $ 622.81 | $ 235.67 | $ 440.90 | $ 2,468.73 |
| 2044 | $ 854.28 | $ 272.79 | $ 34.10 | $ - | $ 648.30 | $ 210.18 | $ 449.72 | $ 2,469.36 |
| 2045 | $ 897.72 | $ 238.62 | $ 29.83 | $ - | $ 674.83 | $ 183.64 | $ 458.71 | $ 2,483.35 |
| 2046 | $ 926.68 | $ 202.71 | $ 25.34 | $ - | $ 702.46 | $ 156.02 | $ 467.89 | $ 2,481.09 |
| 2047 | $ 970.11 | $ 165.64 | $ 20.71 | $ - | $ 731.21 | $ 127.27 | $ 477.24 | $ 2,492.18 |
| 2048 | $ 1,013.55 | $ 126.84 | $ 15.85 | $ - | $ 761.14 | $ 97.34 | $ 486.79 | $ 2,501.51 |
| 2049 | $ 1,056.99 | $ 86.30 | $ 10.79 | $ - | $ 792.29 | $ 66.19 | $ 496.52 | $ 2,509.07 |
| 2050 | $ 1,100.43 | $ 44.02 | $ 5.50 | $ (1,144.45) | $ 824.72 | $ 33.76 | $ 506.45 | $ 1,370.43 |
| **Total** | **$ 19,402.29** | **$ 13,222.87** | **$ 1,705.01** | **$ (1,144.45)** | **$ 14,420.78** | **$ 10,475.06** | **$ 11,284.44** | **$ 69,366.01** |

[1] Interest for the Improvement Area #1 Bonds is calculated at a 2.50%, 3.25%, 3.75%, and 4.00% interest rate for bonds with a maturity of 9/15/2025, 2030, 2040, and 2050 respectively.
[2] Interest for the Improvement Area #1 Reimbursement Obligation is calculated at a 4.09% interest rate to match the TIC on the Improvement Area #1 Bonds.
[3] Before application of the TIRZ No. 2 Annual Credit Amount.

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

# SACHSE PUBLIC IMPROVEMENT DISTRICT NO. 1 – HOMEBUYER DISCLOSURE – TOWNHOME LOT TYPE

**NOTICE OF OBLIGATION TO PAY**
**PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS**
**CITY OF SACHSE, TEXAS**

**CONCERNING THE PROPERTY AT:**

________________________________________
**STREET ADDRESS**

**OUTSTANDING PRINCIPAL OF THE AUTHORIZED IMPROVEMENT ASSESSMENT: $22,596.98**

As the purchaser of the real property located at the street address set forth above, you are obligated to pay assessments to Sachse, Texas, for the costs of a portion of public improvements (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, as amended. You are also obligation to pay for the operation and maintenance of the Authorized Improvements (*the* ***"Operation and Maintenance Assessment"***) which is calculated and levied annually based on the actual costs of the operation and maintenance of the Authorized Improvements. The City will mail notice to each property owner, as required by said Chapter 372, with information regarding the annual public hearing for the levy of the Operation and Maintenance Assessment.

**<u>THE PRINCIPAL OF THE ASSESSMENT AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS IS $22,596.98, WHICH MAY BE PAID IN FULL AT ANY TIME; HOWEVER, IF NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS WHICH WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, ADMINISTRATIVE EXPENSES, AND DELINQUENCY COSTS. THE OPERATION AND MAINTENANCE ASSESSMENT TOTAL ANNUAL INSTALLMENT IS CALCULATED AND LEVIED ANNUALLY AND CANNOT BE PREPAID.</u>**

An estimate of the annual installments is attached; **<u>however, it is only an estimate and is subject to change</u>**. The exact amount of the annual installments will be approved each year by the 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 Secretary of the City of Sachse.

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

The undersigned purchaser acknowledges receipt of the foregoing notice prior to the effective date of a binding contract for the purchase of the real property at the street address set forth above.

IN WITNESS WHEREOF, I have signed this certificate this ____________, 2021.

**PURCHASER:**

| | |
|---|---|
| By: ______________________________ | By: ______________________________ |
| Name: ___________________________ | Name: ___________________________ |
| Title: ____________________________ | Title: ____________________________ |

STATE OF TEXAS §
§
COUNTY OF DALLAS §

The foregoing instrument was acknowledged before me by ______________________, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this _________________, 2021.

__________________________________________
Notary Public, State of Texas

STATE OF TEXAS §
§
COUNTY OF DALLAS §

The foregoing instrument was acknowledged before me by ______________________, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this _________________, 2021.

__________________________________________
Notary Public, State of Texas

## PROJECTED ANNUAL INSTALLMENTS

| | Improvement Area #1 Bonds | | | | Improvement Area #1 Reimbursement Obligation | | | |
|---|---|---|---|---|---|---|---|---|
| Installments Due January 31, | Principal | Interest[1] | Additional Interest | Reserve Fund Release | Principal | Interest[2] | Annual Collection Costs | Total Installment[3] |
| 2022 | $ 270.86 | $ 479.71 | $ 64.81 | $ - | $ 179.20 | $ 394.35 | $ 194.34 | $ 1,583.27 |
| 2023 | $ 270.86 | $ 472.94 | $ 63.46 | $ - | $ 186.53 | $ 387.01 | $ 198.23 | $ 1,579.03 |
| 2024 | $ 280.53 | $ 466.17 | $ 62.10 | $ - | $ 194.17 | $ 379.38 | $ 202.20 | $ 1,584.54 |
| 2025 | $ 290.21 | $ 459.15 | $ 60.70 | $ - | $ 202.11 | $ 371.43 | $ 206.24 | $ 1,589.85 |
| 2026 | $ 290.21 | $ 451.90 | $ 59.25 | $ - | $ 210.39 | $ 363.16 | $ 210.37 | $ 1,585.26 |
| 2027 | $ 299.88 | $ 442.47 | $ 57.80 | $ - | $ 219.00 | $ 354.55 | $ 214.57 | $ 1,588.26 |
| 2028 | $ 309.55 | $ 432.72 | $ 56.30 | $ - | $ 227.96 | $ 345.58 | $ 218.86 | $ 1,590.98 |
| 2029 | $ 328.90 | $ 422.66 | $ 54.75 | $ - | $ 237.29 | $ 336.25 | $ 223.24 | $ 1,603.10 |
| 2030 | $ 338.57 | $ 411.97 | $ 53.11 | $ - | $ 247.01 | $ 326.54 | $ 227.71 | $ 1,604.90 |
| 2031 | $ 348.25 | $ 400.97 | $ 51.41 | $ - | $ 257.12 | $ 316.43 | $ 232.26 | $ 1,606.43 |
| 2032 | $ 357.92 | $ 387.91 | $ 49.67 | $ - | $ 267.64 | $ 305.90 | $ 236.91 | $ 1,605.95 |
| 2033 | $ 377.27 | $ 374.49 | $ 47.88 | $ - | $ 278.59 | $ 294.95 | $ 241.64 | $ 1,614.83 |
| 2034 | $ 386.94 | $ 360.34 | $ 46.00 | $ - | $ 290.00 | $ 283.55 | $ 246.48 | $ 1,613.30 |
| 2035 | $ 406.29 | $ 345.83 | $ 44.06 | $ - | $ 301.87 | $ 271.68 | $ 251.41 | $ 1,621.13 |
| 2036 | $ 415.96 | $ 330.59 | $ 42.03 | $ - | $ 314.22 | $ 259.32 | $ 256.43 | $ 1,618.56 |
| 2037 | $ 435.31 | $ 314.99 | $ 39.95 | $ - | $ 327.08 | $ 246.46 | $ 261.56 | $ 1,625.36 |
| 2038 | $ 454.66 | $ 298.67 | $ 37.78 | $ - | $ 340.47 | $ 233.07 | $ 266.79 | $ 1,631.44 |
| 2039 | $ 474.00 | $ 281.62 | $ 35.50 | $ - | $ 354.41 | $ 219.14 | $ 272.13 | $ 1,636.80 |
| 2040 | $ 483.68 | $ 263.85 | $ 33.13 | $ - | $ 368.91 | $ 204.63 | $ 277.57 | $ 1,631.77 |
| 2041 | $ 503.02 | $ 245.71 | $ 30.71 | $ - | $ 384.01 | $ 189.53 | $ 283.12 | $ 1,636.11 |
| 2042 | $ 532.04 | $ 225.59 | $ 28.20 | $ - | $ 399.73 | $ 173.81 | $ 288.79 | $ 1,648.16 |
| 2043 | $ 551.39 | $ 204.31 | $ 25.54 | $ - | $ 416.09 | $ 157.45 | $ 294.56 | $ 1,649.34 |
| 2044 | $ 570.74 | $ 182.25 | $ 22.78 | $ - | $ 433.12 | $ 140.42 | $ 300.45 | $ 1,649.77 |
| 2045 | $ 599.76 | $ 159.42 | $ 19.93 | $ - | $ 450.85 | $ 122.69 | $ 306.46 | $ 1,659.11 |
| 2046 | $ 619.11 | $ 135.43 | $ 16.93 | $ - | $ 469.31 | $ 104.24 | $ 312.59 | $ 1,657.60 |
| 2047 | $ 648.13 | $ 110.67 | $ 13.83 | $ - | $ 488.52 | $ 85.03 | $ 318.84 | $ 1,665.01 |
| 2048 | $ 677.15 | $ 84.74 | $ 10.59 | $ - | $ 508.51 | $ 65.03 | $ 325.22 | $ 1,671.24 |
| 2049 | $ 706.17 | $ 57.65 | $ 7.21 | $ - | $ 529.33 | $ 44.22 | $ 331.72 | $ 1,676.30 |
| 2050 | $ 735.19 | $ 29.41 | $ 3.68 | $ (764.60) | $ 550.99 | $ 22.55 | $ 338.36 | $ 915.58 |
| **Total** | **$ 12,962.55** | **$ 8,834.12** | **$ 1,139.11** | **$ (764.60)** | **$ 9,634.43** | **$ 6,998.32** | **$ 7,539.07** | **$ 46,343.01** |

[1] Interest for the Improvement Area #1 Bonds is calculated at a 2.50%, 3.25%, 3.75%, and 4.00% interest rate for bonds with a maturity of 9/15/2025, 2030, 2040, and 2050 respectively.
[2] Interest for the Improvement Area #1 Reimbursement Obligation is calculated at a 4.09% interest rate to match the TIC on the Improvement Area #1 Bonds.
[3] Before application of the TIRZ No. 2 Annual Credit Amount.

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

# EXHIBIT D-1 – DEBT SERVICE SCHEDULE FOR IMPROVEMENT AREA #1 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 D-2 – DEBT SERVICE SCHEDULE FOR IMPROVEMENT AREA #1 REIMBURSEMENT OBLIGATION

| | Improvement Area #1 Reimbursement Obligation | | |
|---|---|---|---|
| Installments Due January 31, | Principal | Interest[1] | Total Installment[2] |
| 2022 | $ 92,622 | $ 203,827 | $ 296,449 |
| 2023 | $ 96,413 | $ 200,036 | $ 296,449 |
| 2024 | $ 100,360 | $ 196,090 | $ 296,449 |
| 2025 | $ 104,467 | $ 191,982 | $ 296,449 |
| 2026 | $ 108,743 | $ 187,706 | $ 296,449 |
| 2027 | $ 113,194 | $ 183,255 | $ 296,449 |
| 2028 | $ 117,827 | $ 178,622 | $ 296,449 |
| 2029 | $ 122,650 | $ 173,799 | $ 296,449 |
| 2030 | $ 127,670 | $ 168,779 | $ 296,449 |
| 2031 | $ 132,896 | $ 163,553 | $ 296,449 |
| 2032 | $ 138,336 | $ 158,114 | $ 296,449 |
| 2033 | $ 143,998 | $ 152,452 | $ 296,449 |
| 2034 | $ 149,892 | $ 146,558 | $ 296,449 |
| 2035 | $ 156,027 | $ 140,422 | $ 296,449 |
| 2036 | $ 162,413 | $ 134,036 | $ 296,449 |
| 2037 | $ 169,061 | $ 127,388 | $ 296,449 |
| 2038 | $ 175,981 | $ 120,468 | $ 296,449 |
| 2039 | $ 183,184 | $ 113,265 | $ 296,449 |
| 2040 | $ 190,682 | $ 105,768 | $ 296,449 |
| 2041 | $ 198,487 | $ 97,963 | $ 296,449 |
| 2042 | $ 206,611 | $ 89,838 | $ 296,449 |
| 2043 | $ 215,068 | $ 81,382 | $ 296,449 |
| 2044 | $ 223,871 | $ 72,579 | $ 296,449 |
| 2045 | $ 233,034 | $ 63,416 | $ 296,449 |
| 2046 | $ 242,572 | $ 53,877 | $ 296,449 |
| 2047 | $ 252,501 | $ 43,949 | $ 296,449 |
| 2048 | $ 262,836 | $ 33,613 | $ 296,449 |
| 2049 | $ 273,594 | $ 22,855 | $ 296,449 |
| 2050 | $ 284,793 | $ 11,657 | $ 296,449 |
| **Total** | **$ 4,979,784** | **$ 3,617,249** | **$ 8,597,033** |

[1] Interest for the Improvement Area #1 Reimbursement Obligation is calculated at a 4.09309% rate.

[2] Before application of the TIRZ No. 2 Annual Credit Amount. Does not include principal, interest, additional interest or debt service reserve release related to the Improvement Area #1 Bonds, or Annual Collection Costs.

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

# EXHIBIT D-3 – 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 E – FORM OF NOTICE OF ASSESSMENT TERMINATION

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

---

[Date]
Dallas County Clerk's Office
Honorable [County Clerk]
Renaissance Tower
1201 Elm Street
21st Floor, Ste 2100
Dallas, TX 75270

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

Dear Ms./Mr. [County Clerk],

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

City of Sachse
Attn: City Secretary
3815 Sachse Rd
Building B
Sachse, TX 75048

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

Sincerely,
[Signature]

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

**AFTER RECORDING RETURN TO:**

**[City Secretary Name]**
**3815 Sachse Rd**
**Building B**
**Sachse, TX 75048**

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

**FULL RELEASE OF PUBLIC IMPROVEMENT DISTRICT LIEN**

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

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

**RECITALS**

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

**WHEREAS**, on January 22, 2019, the City Council of the City approved Resolution No. 3905, creating the Sachse Public Improvement District No. 1 (the "District") and on December 2, 2019, the City Council approved Resolution No. 3958, adding land to the District; and

**WHEREAS**, the District consists of approximately 170.686 contiguous acres within the corporate limits of the City; and

**WHEREAS**, on October 26, 2020, the City Council, approved Ordinance No. __________ (hereinafter referred to as the "Assessment Ordinance") approving a service and assessment plan and assessment roll for the real property located within the District, the Assessment Ordinance being recorded on ____________, 2020, as Instrument No. ______________, in the Official Public Records of Dallas County, Texas; and

**WHEREAS**, the Assessment Ordinance imposed an assessment in the amount of [amount] (hereinafter referred to as the "Lien Amount") and further imposed a lien to secure the payment of the Lien Amount (the "Lien") against the following property located within the District, to wit:

[legal description], an addition to the City of Sachse, Dallas County, Texas, according to the map or plat thereof recorded as Instrument No. ________ in the Map Records of Dallas County, Texas (the "Property");

and

**WHEREAS**, the Lien Amount has been paid in full.

**RELEASE**

**NOW THEREFORE**, for and in consideration of the full payment of the Lien Amount, the City, hereby releases and discharges, and by these presents does hereby release and discharge, the Lien to the extent that is affects and encumbers the Property.

**EXECUTED** to be **EFFECTIVE** this the _____ day of _________, 20__.

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

By: _________________________________
[Name], City Manager

**STATE OF TEXAS** **§**
**§**
**COUNTY OF DALLAS** **§**

This instrument was acknowledged before me on the ____ day of ________, 20__, by [Name], City Manager and [Name], City Secretary for the City of Sachse, Texas, a Texas home rule municipality, on behalf of said municipality.

_________________________________
Notary Public, State of Texas

### Agenda Item Details

| | |
|---|---|
| Meeting | Jul 26, 2021 - City Council Combined Meeting |
| Category | F. Regular Agenda Items |
| Subject | 2. Conduct a public hearing and consider the adoption of an ordinance accepting and approving an operations and maintenance service and assessment plan update and operations and maintenance assessment roll for the Sachse Public Improvement District No. 1, levying operations and maintenance assessments against certain property in the District and making certain findings and determinations relating to the District. |
| Access | Public |
| Type | Action |
| Preferred Date | Jul 26, 2021 |
| Absolute Date | Jul 26, 2021 |
| Recommended Action | Motion to 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. |

### Public Content

**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.

**OVERVIEW**

The Council and the City staff have been presented a "Sachse Public Improvement District No. 1 Operations and Maintenance Preliminary Service and Assessment Plan", including the proposed assessment roll. The PID Act requires that the Proposed Assessment Roll be filed with the City Secretary of the City and be subject to public inspection. The PID Act also requires that a public hearing be held to consider proposed assessments and requires the Council to hear and pass on any objections to the proposed assessments at, or on the adjournment of, the Assessment Hearing. The City Council called the public hearing at its July 12, 2021, regular City Council meeting. Notice was provided in the Sachse News and mailed to the property owners within the proposed assessment area.

**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.

Ordinance Levy O&M SAP PID No. 1.pdf (87 KB)    PID No. 1_2021 O&M_SAP Update -Exhibit A.pdf (3,628 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 12, 2021, the City Council adopted and approved Resolution No. 4020 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 July 26, 2021, (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 July 26, 2021, at the time and place and for the purposes set forth in the notices; and

**WHEREAS**, after all persons having and 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 July 26, 2021; 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 if 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 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, 2022 and will be delinquent February 1, 2022. 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) produces substantial equality, considering benefits received and the burdens imposed; (iii) results in equal shares of the cost of the services on property similarly benefited; and (iv) is authorized by and has 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 26th day of July, 2021.

APPROVED:

____________________________________
Mike J. Felix, Mayor

DULY ENROLLED:

____________________________________
Michelle Lewis Sirianni, City Secretary

STATE OF TEXAS §
§
COUNTY OF DALLAS §

This instrument was acknowledged before me on the ___ day of July, 2021 by Mike Felix and Michelle Lewis Sirianni, 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

2021 O&M ANNUAL SERVICE PLAN UPDATE
JULY 26, 2021

# 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.

This 2021 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

**Improvement Area #1**

- The final plat for The Station Major Infrastructure Phase 1, consisting of one (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. A copy of said plat is attached as **Exhibit B-1.**
- The final plat for The Station Phase 1, consisting of 224 residential Lots and 9 non-benefitted Lots within Dallas County, was recorded in the Official Public Records of the County on December 8, 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. A copy of said plat is attached as **Exhibit B-2.**

**Major Improvement Area**

- The final conveyance plat for The Station Phase 2, consisting of three (3) Lots, was recorded in the Official Public Records of the County on March 11, 2021. One of the Lots is intended to be developed to include 66,600 square feet of Lot Type Commercial 2, another Lot is intended to be developed with 20,000 square feet of Lot Type Commercial 2, and the third Lot is intended to be developed to include 193 units classified as Multi-Family Lot Type. A copy of said final plat is attached as **Exhibit B-3.**

See **Exhibit B-4** for a Map of the entire District.

## 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 $19,135 for October 1, 2021 – September 30, 2022**.** 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 1/31/2022

**Improvement Area #1**

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

- ***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 $0.0523 per $100 of assessed value.

| Improvement Area #1 | | |
|---|---|---|
| Due January 31, 2022 | | |
| Operations and Maintenance Assessment[1] | $ | 11,098.13 |
| Annual Collection Costs[1] | $ | 11,599.69 |
| Total Annual Installment | $ | 22,697.82 |

[1] Calculations for Operations and Maintenance Assessment and Annual Collection Costs based on appraised values. Appraised values per the 2021 values from Dallas Central Appraisal District are preliminary and subject to change. Values and exemptions to be finalized and certified at a later date.

**Major Improvement Area**

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

- ***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 $0.0523 per $100 of assessed value.

| Major Improvement Area | | |
|---|---|---|
| Due January 31, 2022 | | |
| Operations and Maintenance Assessment[1] | $ | 8,037.09 |
| Annual Collection Costs[1] | $ | 8,400.31 |
| Total Annual Installment | $ | 16,437.40 |

[1] Calculations for Operations and Maintenance Assessment and Annual Collection Costs based on appraised values. Appraised values per the 2021 values from Dallas Central Appraisal District are preliminary and subject to change. Values and exemptions to be finalized and certified at a later date.

## 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 including a projection covering a period of at least five years.

| Improvement Area #1 | | | | | | |
|---|---|---|---|---|---|---|
| **Year** | | **2** | **3** | **4** | **5** | **6** |
| **Annual Installment Due** | | **1/31/2022** | **1/31/2023** | **1/31/2024** | **1/31/2025** | **1/31/2026** |
| Appraised Taxable Value[1] | A | $ 22,196,260.00 | $ 42,001,490.00 | $ 42,001,490.00 | $ 42,001,490.00 | $ 42,001,490.00 |
| Operation and Maintenance Assessment[2, 3] | B | $ 0.0500 | $ 0.0500 | $ 0.0500 | $ 0.0500 | $ 0.0500 |
| Annual Collection Costs[3] | C | $ 0.0523 | $ 0.0523 | $ 0.0523 | $ 0.0523 | $ 0.0523 |
| **Total Annual Installment** | **D = (A ÷ 100) × (B + C)** | **$ 22,697.82** | **$ 42,950.58** | **$ 42,950.58** | **$ 42,950.58** | **$ 42,950.58** |

| Major Improvement Area | | | | | | |
|---|---|---|---|---|---|---|
| **Year** | | **2** | **3** | **4** | **5** | **6** |
| **Annual Installment Due** | | **1/31/2022** | **1/31/2023** | **1/31/2024** | **1/31/2025** | **1/31/2026** |
| Appraised Taxable Value[1] | A | $ 16,074,180.00 | $ 40,111,081.23 | $ 56,066,475.85 | $ 146,820,535.58 | $ 147,660,649.39 |
| Operation and Maintenance Assessment[2, 3] | B | $ 0.0500 | $ 0.0500 | $ 0.0500 | $ 0.0500 | $ 0.0500 |
| Annual Collection Costs[3] | C | $ 0.0523 | $ 0.0523 | $ 0.0523 | $ 0.0523 | $ 0.0523 |
| **Total Annual Installment** | **D = (A ÷ 100) × (B + C)** | **$ 16,437.40** | **$ 41,017.45** | **$ 57,333.38** | **$ 150,138.17** | **$ 150,997.27** |

*Notes:*

[1] Appraised Values per the 2021 values from Dallas Central Appraisal District. Preliminary and subject to change. Values and exemptions to be finalized and certified at a later date. Each following year is an estimate only, based on absorption schedule provided by the Developer.

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

[3] The Operations and Maintenance Assessment due 1/31/2022 equals approximately $0.0500 and the Annual Collection Costs due 1/31/2022 equal approximately $0.0523. Both will be adjusted each year based on actual Operations and Maintenance Costs and administrative costs.

The Annual Installments for years 2023 through 2026 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 2021 Annual Installments which will be delinquent if not paid by January 31, 2022.

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

| | | A | B | C | D = (A ÷ 100) × (B + C) |
|---|---|---|---|---|---|
| Property ID | Lot Type | Appraised Taxable Value[1] | O&M Assessment[2] | Annual Collection Costs[2] | Annual Installment Due 1/31/2022 |
| 480119100A0010000 | Single Family | $ 93,360.00 | $ 0.0500 | $ 0.0523 | $ 95.47 |
| 480119100A0020000 | Single Family | $ 82,350.00 | $ 0.0500 | $ 0.0523 | $ 84.21 |
| 480119100ACA10000 | Non-Benefitted | $ - | $ - | $ - | $ - |
| 480119100A0030000 | Single Family | $ 74,860.00 | $ 0.0500 | $ 0.0523 | $ 76.55 |
| 480119100A0040000 | Single Family | $ 74,860.00 | $ 0.0500 | $ 0.0523 | $ 76.55 |
| 480119100A0050000 | Single Family | $ 74,860.00 | $ 0.0500 | $ 0.0523 | $ 76.55 |
| 480119100A0060000 | Single Family | $ 74,860.00 | $ 0.0500 | $ 0.0523 | $ 76.55 |
| 480119100A0070000 | Single Family | $ 74,860.00 | $ 0.0500 | $ 0.0523 | $ 76.55 |
| 480119100A0080000 | Single Family | $ 74,860.00 | $ 0.0500 | $ 0.0523 | $ 76.55 |
| 480119100A0090000 | Single Family | $ 74,860.00 | $ 0.0500 | $ 0.0523 | $ 76.55 |
| 480119100A0100000 | Single Family | $ 74,860.00 | $ 0.0500 | $ 0.0523 | $ 76.55 |
| 480119100A0110000 | Single Family | $ 74,860.00 | $ 0.0500 | $ 0.0523 | $ 76.55 |
| 480119100A0120000 | Single Family | $ 74,860.00 | $ 0.0500 | $ 0.0523 | $ 76.55 |
| 480119100A0130000 | Single Family | $ 74,860.00 | $ 0.0500 | $ 0.0523 | $ 76.55 |
| 480119100A0140000 | Single Family | $ 97,730.00 | $ 0.0500 | $ 0.0523 | $ 99.94 |
| 480119100B0010000 | Single Family | $ 120,700.00 | $ 0.0500 | $ 0.0523 | $ 123.43 |
| 480119100B0020000 | Single Family | $ 75,860.00 | $ 0.0500 | $ 0.0523 | $ 77.57 |
| 480119100B0030000 | Single Family | $ 96,990.00 | $ 0.0500 | $ 0.0523 | $ 99.18 |
| 480119100BCA20000 | Non-Benefitted | $ - | $ - | $ - | $ - |
| 480119100B0040000 | Single Family | $ 94,860.00 | $ 0.0500 | $ 0.0523 | $ 97.00 |
| 480119100B0050000 | Single Family | $ 74,410.00 | $ 0.0500 | $ 0.0523 | $ 76.09 |
| 480119100B0060000 | Single Family | $ 74,860.00 | $ 0.0500 | $ 0.0523 | $ 76.55 |
| 480119100B0070000 | Single Family | $ 74,860.00 | $ 0.0500 | $ 0.0523 | $ 76.55 |
| 480119100B0080000 | Single Family | $ 74,860.00 | $ 0.0500 | $ 0.0523 | $ 76.55 |
| 480119100B0090000 | Single Family | $ 74,860.00 | $ 0.0500 | $ 0.0523 | $ 76.55 |
| 480119100B0100000 | Single Family | $ 74,860.00 | $ 0.0500 | $ 0.0523 | $ 76.55 |
| 480119100B0110000 | Single Family | $ 85,240.00 | $ 0.0500 | $ 0.0523 | $ 87.17 |
| 480119100C0010000 | Single Family | $ 84,430.00 | $ 0.0500 | $ 0.0523 | $ 86.34 |
| 480119100C0020000 | Single Family | $ 74,860.00 | $ 0.0500 | $ 0.0523 | $ 76.55 |
| 480119100C0030000 | Single Family | $ 74,860.00 | $ 0.0500 | $ 0.0523 | $ 76.55 |
| 480119100C0040000 | Single Family | $ 74,860.00 | $ 0.0500 | $ 0.0523 | $ 76.55 |
| 480119100C0050000 | Single Family | $ 85,160.00 | $ 0.0500 | $ 0.0523 | $ 87.08 |
| 480119100C0060000 | Single Family | $ 74,860.00 | $ 0.0500 | $ 0.0523 | $ 76.55 |
| 480119100C0070000 | Single Family | $ 82,250.00 | $ 0.0500 | $ 0.0523 | $ 84.11 |
| 480119100C0080000 | Single Family | $ 94,660.00 | $ 0.0500 | $ 0.0523 | $ 96.80 |
| 480119100C0090000 | Single Family | $ 85,890.00 | $ 0.0500 | $ 0.0523 | $ 87.83 |
| 480119100C0100000 | Single Family | $ 85,890.00 | $ 0.0500 | $ 0.0523 | $ 87.83 |
| 480119100C0110000 | Single Family | $ 85,890.00 | $ 0.0500 | $ 0.0523 | $ 87.83 |
| 480119100C0120000 | Single Family | $ 85,890.00 | $ 0.0500 | $ 0.0523 | $ 87.83 |
| 480119100C0130000 | Single Family | $ 99,770.00 | $ 0.0500 | $ 0.0523 | $ 102.02 |
| 480119100C0140000 | Single Family | $ 104,590.00 | $ 0.0500 | $ 0.0523 | $ 106.95 |
| 480119100D0010000 | Single Family | $ 83,780.00 | $ 0.0500 | $ 0.0523 | $ 85.67 |
| 480119100D0020000 | Single Family | $ 74,860.00 | $ 0.0500 | $ 0.0523 | $ 76.55 |
| 480119100D0030000 | Single Family | $ 91,920.00 | $ 0.0500 | $ 0.0523 | $ 94.00 |
| 480119100D0040000 | Single Family | $ 91,920.00 | $ 0.0500 | $ 0.0523 | $ 94.00 |
| 480119100D0050000 | Single Family | $ 91,090.00 | $ 0.0500 | $ 0.0523 | $ 93.15 |
| 480119100D0060000 | Single Family | $ 84,810.00 | $ 0.0500 | $ 0.0523 | $ 86.73 |
| 480119100D0070000 | Single Family | $ 74,860.00 | $ 0.0500 | $ 0.0523 | $ 76.55 |
| 480119100D0080000 | Single Family | $ 74,860.00 | $ 0.0500 | $ 0.0523 | $ 76.55 |
| 480119100D0090000 | Single Family | $ 74,860.00 | $ 0.0500 | $ 0.0523 | $ 76.55 |

| Property ID | Lot Type | A<br>Appraised Taxable Value[1] | | B<br>O&M Assessment[2] | | C<br>Annual Collection Costs[2] | | D = (A ÷ 100) × (B + C)<br>Annual Installment Due 1/31/2022 | |
|---|---|---|---|---|---|---|---|---|---|
| 480119100D0100000 | Single Family | $ | 83,370.00 | $ | 0.0500 | $ | 0.0523 | $ | 85.25 |
| 480119100D0110000 | Single Family | $ | 138,130.00 | $ | 0.0500 | $ | 0.0523 | $ | 141.25 |
| 480119100D0120000 | Single Family | $ | 74,860.00 | $ | 0.0500 | $ | 0.0523 | $ | 76.55 |
| 480119100D0130000 | Single Family | $ | 74,860.00 | $ | 0.0500 | $ | 0.0523 | $ | 76.55 |
| 480119100D0140000 | Single Family | $ | 74,860.00 | $ | 0.0500 | $ | 0.0523 | $ | 76.55 |
| 480119100D0150000 | Single Family | $ | 74,860.00 | $ | 0.0500 | $ | 0.0523 | $ | 76.55 |
| 480119100D0160000 | Single Family | $ | 74,860.00 | $ | 0.0500 | $ | 0.0523 | $ | 76.55 |
| 480119100D0170000 | Single Family | $ | 74,860.00 | $ | 0.0500 | $ | 0.0523 | $ | 76.55 |
| 480119100D0180000 | Single Family | $ | 86,420.00 | $ | 0.0500 | $ | 0.0523 | $ | 88.37 |
| 480119100D0190000 | Single Family | $ | 89,670.00 | $ | 0.0500 | $ | 0.0523 | $ | 91.70 |
| 480119100D0200000 | Single Family | $ | 74,860.00 | $ | 0.0500 | $ | 0.0523 | $ | 76.55 |
| 480119100D0210000 | Single Family | $ | 74,860.00 | $ | 0.0500 | $ | 0.0523 | $ | 76.55 |
| 480119100D0220000 | Single Family | $ | 74,860.00 | $ | 0.0500 | $ | 0.0523 | $ | 76.55 |
| 480119100D0230000 | Single Family | $ | 74,860.00 | $ | 0.0500 | $ | 0.0523 | $ | 76.55 |
| 480119100D0240000 | Single Family | $ | 74,860.00 | $ | 0.0500 | $ | 0.0523 | $ | 76.55 |
| 480119100D0250000 | Single Family | $ | 74,860.00 | $ | 0.0500 | $ | 0.0523 | $ | 76.55 |
| 480119100D0260000 | Single Family | $ | 111,210.00 | $ | 0.0500 | $ | 0.0523 | $ | 113.72 |
| 480119100DCA50000 | Non-Benefitted | $ | - | $ | - | $ | - | $ | - |
| 480119100E0010000 | Single Family | $ | 74,860.00 | $ | 0.0500 | $ | 0.0523 | $ | 76.55 |
| 480119100E0020000 | Single Family | $ | 86,720.00 | $ | 0.0500 | $ | 0.0523 | $ | 88.68 |
| 480119100ECA30000 | Non-Benefitted | $ | - | $ | - | $ | - | $ | - |
| 480119100E0030000 | Single Family | $ | 103,760.00 | $ | 0.0500 | $ | 0.0523 | $ | 106.10 |
| 480119100E0040000 | Single Family | $ | 80,060.00 | $ | 0.0500 | $ | 0.0523 | $ | 81.87 |
| 480119100E0050000 | Single Family | $ | 80,060.00 | $ | 0.0500 | $ | 0.0523 | $ | 81.87 |
| 480119100E0060000 | Single Family | $ | 80,060.00 | $ | 0.0500 | $ | 0.0523 | $ | 81.87 |
| 480119100E0070000 | Single Family | $ | 80,060.00 | $ | 0.0500 | $ | 0.0523 | $ | 81.87 |
| 480119100E0080000 | Single Family | $ | 80,060.00 | $ | 0.0500 | $ | 0.0523 | $ | 81.87 |
| 480119100E0090000 | Single Family | $ | 80,060.00 | $ | 0.0500 | $ | 0.0523 | $ | 81.87 |
| 480119100E0100000 | Single Family | $ | 80,060.00 | $ | 0.0500 | $ | 0.0523 | $ | 81.87 |
| 480119100E0110000 | Single Family | $ | 80,060.00 | $ | 0.0500 | $ | 0.0523 | $ | 81.87 |
| 480119100E0120000 | Single Family | $ | 80,060.00 | $ | 0.0500 | $ | 0.0523 | $ | 81.87 |
| 480119100E0130000 | Single Family | $ | 80,060.00 | $ | 0.0500 | $ | 0.0523 | $ | 81.87 |
| 480119100E0140000 | Single Family | $ | 80,060.00 | $ | 0.0500 | $ | 0.0523 | $ | 81.87 |
| 480119100E0150000 | Single Family | $ | 80,060.00 | $ | 0.0500 | $ | 0.0523 | $ | 81.87 |
| 480119100E0160000 | Single Family | $ | 79,370.00 | $ | 0.0500 | $ | 0.0523 | $ | 81.16 |
| 480119100E0170000 | Single Family | $ | 123,660.00 | $ | 0.0500 | $ | 0.0523 | $ | 126.45 |
| 480119100E0180000 | Single Family | $ | 199,350.00 | $ | 0.0500 | $ | 0.0523 | $ | 203.85 |
| 480119100E0190000 | Single Family | $ | 119,620.00 | $ | 0.0500 | $ | 0.0523 | $ | 122.32 |
| 480119100E0200000 | Single Family | $ | 164,170.00 | $ | 0.0500 | $ | 0.0523 | $ | 167.88 |
| 480119100E0210000 | Single Family | $ | 189,590.00 | $ | 0.0500 | $ | 0.0523 | $ | 193.87 |
| 480119100E0220000 | Single Family | $ | 142,560.00 | $ | 0.0500 | $ | 0.0523 | $ | 145.78 |
| 480119100E0230000 | Single Family | $ | 106,540.00 | $ | 0.0500 | $ | 0.0523 | $ | 108.95 |
| 480119100E0240000 | Single Family | $ | 151,640.00 | $ | 0.0500 | $ | 0.0523 | $ | 155.07 |
| 480119100E0250000 | Single Family | $ | 74,860.00 | $ | 0.0500 | $ | 0.0523 | $ | 76.55 |
| 480119100E0260000 | Single Family | $ | 74,860.00 | $ | 0.0500 | $ | 0.0523 | $ | 76.55 |
| 480119100E0270000 | Single Family | $ | 98,460.00 | $ | 0.0500 | $ | 0.0523 | $ | 100.68 |
| 480119100E0280000 | Single Family | $ | 83,130.00 | $ | 0.0500 | $ | 0.0523 | $ | 85.01 |
| 480119100E0290000 | Single Family | $ | 75,650.00 | $ | 0.0500 | $ | 0.0523 | $ | 77.36 |
| 480119100F0010000 | Single Family | $ | 94,680.00 | $ | 0.0500 | $ | 0.0523 | $ | 96.82 |
| 480119100F0020000 | Single Family | $ | 78,390.00 | $ | 0.0500 | $ | 0.0523 | $ | 80.16 |

| | | A | | B | | C | | D = (A ÷ 100) × (B + C) | |
|---|---|---|---|---|---|---|---|---|---|
| Property ID | Lot Type | Appraised Taxable Value[1] | | O&M Assessment[2] | | Annual Collection Costs[2] | | Annual Installment Due 1/31/2022 | |
| 480119100F0030000 | Single Family | $ | 78,390.00 | $ | 0.0500 | $ | 0.0523 | $ | 80.16 |
| 480119100F0040000 | Single Family | $ | 78,390.00 | $ | 0.0500 | $ | 0.0523 | $ | 80.16 |
| 480119100F0050000 | Single Family | $ | 78,390.00 | $ | 0.0500 | $ | 0.0523 | $ | 80.16 |
| 480119100F0060000 | Single Family | $ | 78,390.00 | $ | 0.0500 | $ | 0.0523 | $ | 80.16 |
| 480119100F0070000 | Single Family | $ | 78,390.00 | $ | 0.0500 | $ | 0.0523 | $ | 80.16 |
| 480119100F0080000 | Single Family | $ | 78,390.00 | $ | 0.0500 | $ | 0.0523 | $ | 80.16 |
| 480119100F0090000 | Single Family | $ | 78,390.00 | $ | 0.0500 | $ | 0.0523 | $ | 80.16 |
| 480119100F0100000 | Single Family | $ | 78,390.00 | $ | 0.0500 | $ | 0.0523 | $ | 80.16 |
| 480119100F0110000 | Single Family | $ | 112,240.00 | $ | 0.0500 | $ | 0.0523 | $ | 114.78 |
| 480119100F0120000 | Single Family | $ | 115,620.00 | $ | 0.0500 | $ | 0.0523 | $ | 118.23 |
| 480119100F0130000 | Single Family | $ | 84,850.00 | $ | 0.0500 | $ | 0.0523 | $ | 86.77 |
| 480119100F0140000 | Single Family | $ | 77,520.00 | $ | 0.0500 | $ | 0.0523 | $ | 79.27 |
| 480119100F0150000 | Single Family | $ | 77,520.00 | $ | 0.0500 | $ | 0.0523 | $ | 79.27 |
| 480119100F0160000 | Single Family | $ | 77,520.00 | $ | 0.0500 | $ | 0.0523 | $ | 79.27 |
| 480119100F0170000 | Single Family | $ | 77,520.00 | $ | 0.0500 | $ | 0.0523 | $ | 79.27 |
| 480119100F0180000 | Single Family | $ | 77,520.00 | $ | 0.0500 | $ | 0.0523 | $ | 79.27 |
| 480119100F0190000 | Single Family | $ | 77,520.00 | $ | 0.0500 | $ | 0.0523 | $ | 79.27 |
| 480119100F0200000 | Single Family | $ | 159,920.00 | $ | 0.0500 | $ | 0.0523 | $ | 163.53 |
| 480119100F0210000 | Single Family | $ | 185,830.00 | $ | 0.0500 | $ | 0.0523 | $ | 190.03 |
| 480119100F0220000 | Single Family | $ | 181,270.00 | $ | 0.0500 | $ | 0.0523 | $ | 185.37 |
| 480119100F0230000 | Single Family | $ | 77,520.00 | $ | 0.0500 | $ | 0.0523 | $ | 79.27 |
| 480119100F0240000 | Single Family | $ | 77,520.00 | $ | 0.0500 | $ | 0.0523 | $ | 79.27 |
| 480119100F0250000 | Single Family | $ | 94,230.00 | $ | 0.0500 | $ | 0.0523 | $ | 96.36 |
| 480119100G0010000 | Single Family | $ | 92,940.00 | $ | 0.0500 | $ | 0.0523 | $ | 95.04 |
| 480119100G0020000 | Single Family | $ | 78,600.00 | $ | 0.0500 | $ | 0.0523 | $ | 80.38 |
| 480119100G0030000 | Single Family | $ | 78,600.00 | $ | 0.0500 | $ | 0.0523 | $ | 80.38 |
| 480119100G0040000 | Single Family | $ | 78,600.00 | $ | 0.0500 | $ | 0.0523 | $ | 80.38 |
| 480119100G0050000 | Single Family | $ | 78,600.00 | $ | 0.0500 | $ | 0.0523 | $ | 80.38 |
| 480119100G0060000 | Single Family | $ | 78,600.00 | $ | 0.0500 | $ | 0.0523 | $ | 80.38 |
| 480119100G0070000 | Single Family | $ | 78,600.00 | $ | 0.0500 | $ | 0.0523 | $ | 80.38 |
| 480119100G0080000 | Single Family | $ | 78,600.00 | $ | 0.0500 | $ | 0.0523 | $ | 80.38 |
| 480119100G0090000 | Single Family | $ | 78,600.00 | $ | 0.0500 | $ | 0.0523 | $ | 80.38 |
| 480119100G0100000 | Single Family | $ | 78,600.00 | $ | 0.0500 | $ | 0.0523 | $ | 80.38 |
| 480119100G0110000 | Single Family | $ | 78,600.00 | $ | 0.0500 | $ | 0.0523 | $ | 80.38 |
| 480119100G0120000 | Single Family | $ | 78,600.00 | $ | 0.0500 | $ | 0.0523 | $ | 80.38 |
| 480119100G0130000 | Single Family | $ | 78,600.00 | $ | 0.0500 | $ | 0.0523 | $ | 80.38 |
| 480119100G0140000 | Single Family | $ | 84,770.00 | $ | 0.0500 | $ | 0.0523 | $ | 86.69 |
| 480119100G0150000 | Single Family | $ | 84,710.00 | $ | 0.0500 | $ | 0.0523 | $ | 86.62 |
| 480119100G0160000 | Single Family | $ | 376,540.00 | $ | 0.0500 | $ | 0.0523 | $ | 385.05 |
| 480119100G0170000 | Single Family | $ | 384,420.00 | $ | 0.0500 | $ | 0.0523 | $ | 393.11 |
| 480119100G0180000 | Single Family | $ | 77,280.00 | $ | 0.0500 | $ | 0.0523 | $ | 79.03 |
| 480119100G0190000 | Single Family | $ | 77,280.00 | $ | 0.0500 | $ | 0.0523 | $ | 79.03 |
| 480119100G0200000 | Single Family | $ | 77,280.00 | $ | 0.0500 | $ | 0.0523 | $ | 79.03 |
| 480119100G0210000 | Single Family | $ | 77,280.00 | $ | 0.0500 | $ | 0.0523 | $ | 79.03 |
| 480119100G0220000 | Single Family | $ | 77,280.00 | $ | 0.0500 | $ | 0.0523 | $ | 79.03 |
| 480119100G0230000 | Single Family | $ | 77,280.00 | $ | 0.0500 | $ | 0.0523 | $ | 79.03 |
| 480119100G0240000 | Single Family | $ | 77,280.00 | $ | 0.0500 | $ | 0.0523 | $ | 79.03 |
| 480119100G0250000 | Single Family | $ | 77,280.00 | $ | 0.0500 | $ | 0.0523 | $ | 79.03 |
| 480119100G0260000 | Single Family | $ | 77,280.00 | $ | 0.0500 | $ | 0.0523 | $ | 79.03 |
| 480119100G0270000 | Single Family | $ | 77,280.00 | $ | 0.0500 | $ | 0.0523 | $ | 79.03 |

| | | A | B | C | D = (A ÷ 100) × (B + C) |
|---|---|---|---|---|---|
| Property ID | Lot Type | Appraised Taxable Value[1] | O&M Assessment[2] | Annual Collection Costs[2] | Annual Installment Due 1/31/2022 |
| 480119100G0280000 | Single Family | $ 77,280.00 | $ 0.0500 | $ 0.0523 | $ 79.03 |
| 480119100G0290000 | Single Family | $ 84,810.00 | $ 0.0500 | $ 0.0523 | $ 86.73 |
| 480119100H0010000 | Single Family | $ 84,470.00 | $ 0.0500 | $ 0.0523 | $ 86.38 |
| 480119100H0020000 | Single Family | $ 90,760.00 | $ 0.0500 | $ 0.0523 | $ 92.81 |
| 480119100H0030000 | Single Family | $ 90,760.00 | $ 0.0500 | $ 0.0523 | $ 92.81 |
| 480119100H0040000 | Single Family | $ 74,860.00 | $ 0.0500 | $ 0.0523 | $ 76.55 |
| 480119100H0050000 | Single Family | $ 82,720.00 | $ 0.0500 | $ 0.0523 | $ 84.59 |
| 480119100I0010000 | Single Family | $ 84,200.00 | $ 0.0500 | $ 0.0523 | $ 86.10 |
| 480119100I0020000 | Single Family | $ 78,840.00 | $ 0.0500 | $ 0.0523 | $ 80.62 |
| 480119100I0030000 | Single Family | $ 78,840.00 | $ 0.0500 | $ 0.0523 | $ 80.62 |
| 480119100I0040000 | Single Family | $ 78,840.00 | $ 0.0500 | $ 0.0523 | $ 80.62 |
| 480119100I0050000 | Single Family | $ 78,840.00 | $ 0.0500 | $ 0.0523 | $ 80.62 |
| 480119100I0060000 | Single Family | $ 78,840.00 | $ 0.0500 | $ 0.0523 | $ 80.62 |
| 480119100I0070000 | Single Family | $ 78,840.00 | $ 0.0500 | $ 0.0523 | $ 80.62 |
| 480119100I0080000 | Single Family | $ 78,840.00 | $ 0.0500 | $ 0.0523 | $ 80.62 |
| 480119100I0090000 | Single Family | $ 78,840.00 | $ 0.0500 | $ 0.0523 | $ 80.62 |
| 480119100I0100000 | Single Family | $ 84,630.00 | $ 0.0500 | $ 0.0523 | $ 86.54 |
| 480119100I0110000 | Townhome | $ 54,830.00 | $ 0.0500 | $ 0.0523 | $ 56.07 |
| 480119100I0120000 | Townhome | $ 36,780.00 | $ 0.0500 | $ 0.0523 | $ 37.61 |
| 480119100I0130000 | Townhome | $ 36,410.00 | $ 0.0500 | $ 0.0523 | $ 37.23 |
| 480119100I0140000 | Townhome | $ 36,110.00 | $ 0.0500 | $ 0.0523 | $ 36.93 |
| 480119100I0150000 | Townhome | $ 35,870.00 | $ 0.0500 | $ 0.0523 | $ 36.68 |
| 480119100I0160000 | Townhome | $ 43,810.00 | $ 0.0500 | $ 0.0523 | $ 44.80 |
| 480119100I0170000 | Townhome | $ 43,660.00 | $ 0.0500 | $ 0.0523 | $ 44.65 |
| 480119100I0180000 | Townhome | $ 35,540.00 | $ 0.0500 | $ 0.0523 | $ 36.34 |
| 480119100I0190000 | Townhome | $ 35,600.00 | $ 0.0500 | $ 0.0523 | $ 36.40 |
| 480119100I0200000 | Townhome | $ 43,870.00 | $ 0.0500 | $ 0.0523 | $ 44.86 |
| 480119100I0210000 | Townhome | $ 44,560.00 | $ 0.0500 | $ 0.0523 | $ 45.57 |
| 480119100I0220000 | Townhome | $ 37,330.00 | $ 0.0500 | $ 0.0523 | $ 38.17 |
| 480119100I0230000 | Townhome | $ 38,610.00 | $ 0.0500 | $ 0.0523 | $ 39.48 |
| 480119100I0240000 | Townhome | $ 40,010.00 | $ 0.0500 | $ 0.0523 | $ 40.91 |
| 480119100I0250000 | Townhome | $ 41,470.00 | $ 0.0500 | $ 0.0523 | $ 42.41 |
| 480119100I0260000 | Townhome | $ 42,970.00 | $ 0.0500 | $ 0.0523 | $ 43.94 |
| 480119100I0270000 | Townhome | $ 44,560.00 | $ 0.0500 | $ 0.0523 | $ 45.57 |
| 480119100I0280000 | Townhome | $ 71,040.00 | $ 0.0500 | $ 0.0523 | $ 72.65 |
| 480119100J0010000 | Single Family | $ 79,150.00 | $ 0.0500 | $ 0.0523 | $ 80.94 |
| 480119100J0020000 | Single Family | $ 72,100.00 | $ 0.0500 | $ 0.0523 | $ 73.73 |
| 480119100JCA40000 | Non-Benefitted | $ - | $ - | $ - | $ - |
| 480119100K0010000 | Townhome | $ 73,420.00 | $ 0.0500 | $ 0.0523 | $ 75.08 |
| 480119100K0020000 | Townhome | $ 34,670.00 | $ 0.0500 | $ 0.0523 | $ 35.45 |
| 480119100K0030000 | Townhome | $ 34,670.00 | $ 0.0500 | $ 0.0523 | $ 35.45 |
| 480119100K0040000 | Townhome | $ 34,670.00 | $ 0.0500 | $ 0.0523 | $ 35.45 |
| 480119100K0050000 | Townhome | $ 34,670.00 | $ 0.0500 | $ 0.0523 | $ 35.45 |
| 480119100K0060000 | Townhome | $ 42,550.00 | $ 0.0500 | $ 0.0523 | $ 43.51 |
| 480119100K0070000 | Townhome | $ 42,550.00 | $ 0.0500 | $ 0.0523 | $ 43.51 |
| 480119100K0080000 | Townhome | $ 34,670.00 | $ 0.0500 | $ 0.0523 | $ 35.45 |
| 480119100K0090000 | Townhome | $ 34,670.00 | $ 0.0500 | $ 0.0523 | $ 35.45 |
| 480119100K0100000 | Townhome | $ 34,670.00 | $ 0.0500 | $ 0.0523 | $ 35.45 |
| 480119100K0110000 | Townhome | $ 34,670.00 | $ 0.0500 | $ 0.0523 | $ 35.45 |
| 480119100K0120000 | Townhome | $ 34,670.00 | $ 0.0500 | $ 0.0523 | $ 35.45 |

| Property ID | Lot Type | A<br>Appraised Taxable Value[1] | B<br>O&M Assessment[2] | C<br>Annual Collection Costs[2] | D = (A ÷ 100) × (B + C)<br>Annual Installment Due 1/31/2022 |
|---|---|---|---|---|---|
| 480119100K0130000 | Townhome | $ 34,670.00 | $ 0.0500 | $ 0.0523 | $ 35.45 |
| 480119100K0140000 | Townhome | $ 42,260.00 | $ 0.0500 | $ 0.0523 | $ 43.21 |
| 480119100KCA70000 | Non-Benefitted | $ - | $ - | $ - | $ - |
| 480119100K0150000 | Townhome | $ 41,570.00 | $ 0.0500 | $ 0.0523 | $ 42.51 |
| 480119100K0160000 | Townhome | $ 34,670.00 | $ 0.0500 | $ 0.0523 | $ 35.45 |
| 480119100K0170000 | Townhome | $ 34,670.00 | $ 0.0500 | $ 0.0523 | $ 35.45 |
| 480119100K0180000 | Townhome | $ 34,670.00 | $ 0.0500 | $ 0.0523 | $ 35.45 |
| 480119100K0190000 | Townhome | $ 47,970.00 | $ 0.0500 | $ 0.0523 | $ 49.05 |
| 480119100K0200000 | Townhome | $ 47,970.00 | $ 0.0500 | $ 0.0523 | $ 49.05 |
| 480119100K0210000 | Townhome | $ 34,670.00 | $ 0.0500 | $ 0.0523 | $ 35.45 |
| 480119100K0220000 | Townhome | $ 34,670.00 | $ 0.0500 | $ 0.0523 | $ 35.45 |
| 480119100K0230000 | Townhome | $ 52,780.00 | $ 0.0500 | $ 0.0523 | $ 53.97 |
| 480119100L0010000 | Townhome | $ 61,130.00 | $ 0.0500 | $ 0.0523 | $ 62.51 |
| 480119100L0020000 | Townhome | $ 34,670.00 | $ 0.0500 | $ 0.0523 | $ 35.45 |
| 480119100L0030000 | Townhome | $ 34,670.00 | $ 0.0500 | $ 0.0523 | $ 35.45 |
| 480119100L0040000 | Townhome | $ 34,670.00 | $ 0.0500 | $ 0.0523 | $ 35.45 |
| 480119100L0050000 | Townhome | $ 49,510.00 | $ 0.0500 | $ 0.0523 | $ 50.63 |
| 480119100L0060000 | Townhome | $ 49,510.00 | $ 0.0500 | $ 0.0523 | $ 50.63 |
| 480119100L0070000 | Townhome | $ 34,670.00 | $ 0.0500 | $ 0.0523 | $ 35.45 |
| 480119100L0080000 | Townhome | $ 34,670.00 | $ 0.0500 | $ 0.0523 | $ 35.45 |
| 480119100L0090000 | Townhome | $ 52,300.00 | $ 0.0500 | $ 0.0523 | $ 53.48 |
| 480119100M0010000 | Townhome | $ 60,360.00 | $ 0.0500 | $ 0.0523 | $ 61.72 |
| 480119100M0020000 | Townhome | $ 34,670.00 | $ 0.0500 | $ 0.0523 | $ 35.45 |
| 480119100M0030000 | Townhome | $ 34,670.00 | $ 0.0500 | $ 0.0523 | $ 35.45 |
| 480119100M0040000 | Townhome | $ 34,670.00 | $ 0.0500 | $ 0.0523 | $ 35.45 |
| 480119100M0050000 | Townhome | $ 54,510.00 | $ 0.0500 | $ 0.0523 | $ 55.74 |
| 480119100M0060000 | Townhome | $ 54,510.00 | $ 0.0500 | $ 0.0523 | $ 55.74 |
| 480119100M0070000 | Townhome | $ 34,670.00 | $ 0.0500 | $ 0.0523 | $ 35.45 |
| 480119100M0080000 | Townhome | $ 34,670.00 | $ 0.0500 | $ 0.0523 | $ 35.45 |
| 480119100M0090000 | Townhome | $ 51,160.00 | $ 0.0500 | $ 0.0523 | $ 52.32 |
| 480119100MCA60000 | Non-Benefitted | $ - | $ - | $ - | $ - |
| 480119100NCA80000 | Non-Benefitted | $ - | $ - | $ - | $ - |
| 480119100OCA90000 | Non-Benefitted | $ - | $ - | $ - | $ - |
| 65022863010020200 | Multi-Family | $ 4,181,360.00 | $ 0.0500 | $ 0.0523 | $ 4,275.84 |
| 65100943010010000 | Commercial 1 | $ 658,190.00 | $ 0.0500 | $ 0.0523 | $ 673.06 |
| 65100943010010100 | Non-Benefitted | $ - | $ - | $ - | $ - |
| **Total** | | **$ 22,196,260.00** | **$ 11,098.13** | **$ 11,599.69** | **$ 22,697.82** |

[1] Per Dallas Central Appraisal District, preliminary and subject to change. Certified appraised values and exemptions will be finalized on July 25, 2021.

[2] The Operations and Maintenance Assessment due 1/31/2022 equals approximately $0.0500 and the Annual Collection Costs due 1/31/2022 equal approximately $0.0523 per $100 of value. Both will be adjusted each year based on actual Operations and Maintenance Costs and administrative costs.

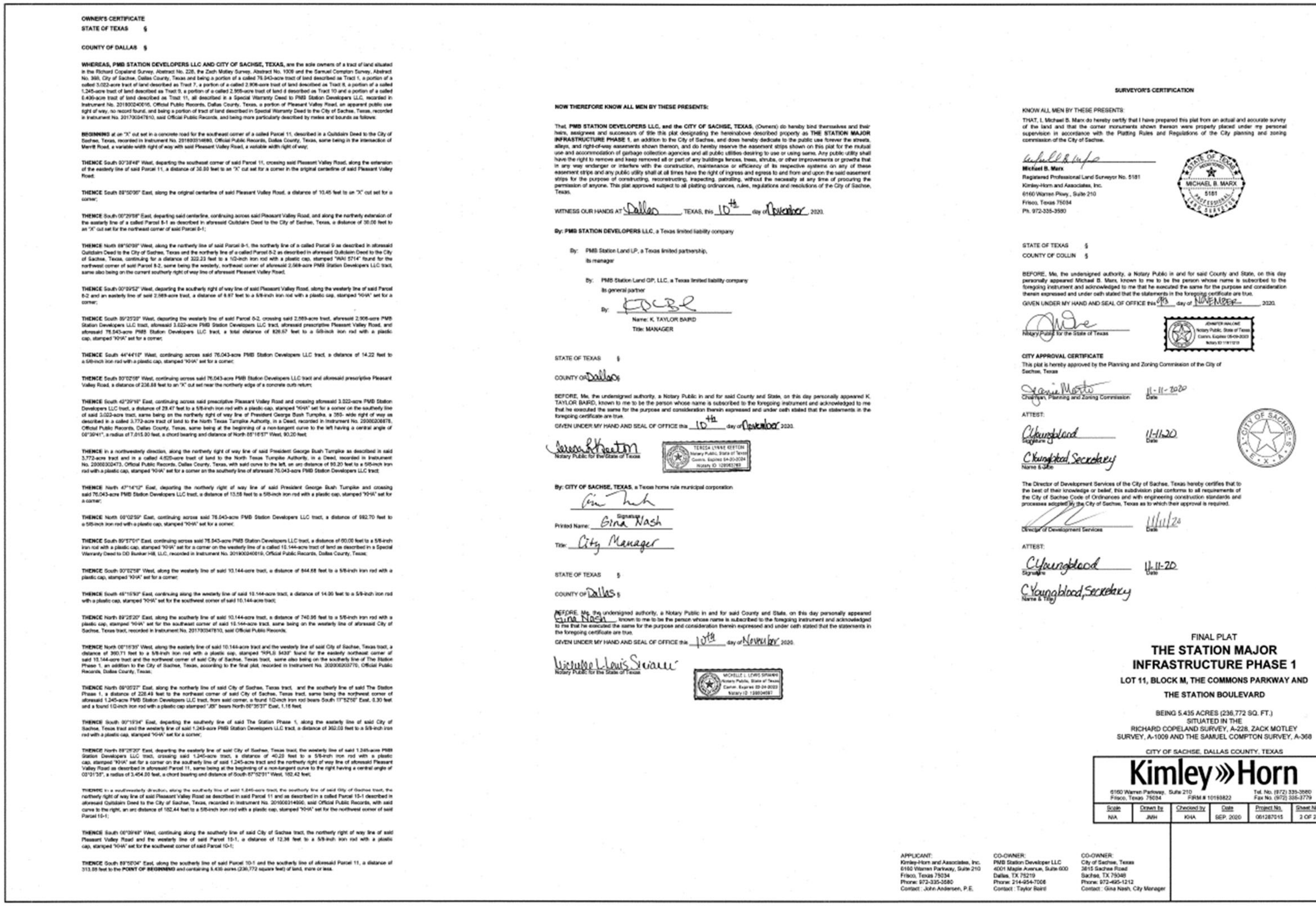
# EXHIBIT A-2 – MAJOR IMPROVEMENT AREA ASSESSMENT ROLL

| | | A | B | C | D = (A ÷ 100) × (B + C) |
|---|---|---|---|---|---|
| Property ID | Lot Type | Appraised Taxable Value[1] | O&M Assessment[2] | Annual Collection Costs[2] | Annual Installment Due 1/31/2022 |
| 65022863010020100 | Non-Benefitted | $ - | $ - | $ - | $ - |
| 65022863010030000 | Non-Benefitted | $ - | $ - | $ - | $ - |
| 65100943010030100 | Commercial 2 | $ 1,119,060.00 | $ 0.0500 | $ 0.0523 | $ 1,144.35 |
| 65100943010020000 | Commercial 2 | $ 176,850.00 | $ 0.0500 | $ 0.0523 | $ 180.85 |
| 65100943010020100 | Commercial 2 | $ 10,000.00 | $ 0.0500 | $ 0.0523 | $ 10.23 |
| 65100943010030000 | Commercial 2 | $ 632,930.00 | $ 0.0500 | $ 0.0523 | $ 647.23 |
| 65022863010020000 | Multi-Family, Commercial | $ 5,157,440.00 | $ 0.0500 | $ 0.0523 | $ 5,273.98 |
| 65100037010050100 | Non-Benefitted | $ - | $ - | $ - | $ - |
| 65022863010100000 | Non-Benefitted | $ - | $ - | $ - | $ - |
| 65022863010100200 | Non-Benefitted | $ - | $ - | $ - | $ - |
| 65022863010040300 | Multi-Family, Commercial 2 | $ 3,252,410.00 | $ 0.0500 | $ 0.0523 | $ 3,325.90 |
| 65022863010040100 | Multi-Family, Commercial 2 | $ 1,143,190.00 | $ 0.0500 | $ 0.0523 | $ 1,169.02 |
| 65022863010040000 | Commercial 2 | $ 374,270.00 | $ 0.0500 | $ 0.0523 | $ 382.73 |
| 65092877510020100 | Non-Benefitted | $ - | $ - | $ - | $ - |
| 65092877510020000 | Townhome | $ 720,270.00 | $ 0.0500 | $ 0.0523 | $ 736.55 |
| 65092877510020200 | Non-Benefitted | $ - | $ - | $ - | $ - |
| 65022863010040200 | Commercial 3 | $ 1,524,080.00 | $ 0.0500 | $ 0.0523 | $ 1,558.52 |
| 65022863010080000 | Commercial 3 | $ 1,963,680.00 | $ 0.0500 | $ 0.0523 | $ 2,008.05 |
| **Total** | | **$ 16,074,180.00** | **$ 8,037.09** | **$ 8,400.31** | **$ 16,437.40** |

[1] Per Dallas Central Appraisal District, preliminary and subject to change. Certified appraised values and exemptions will be finalized on July 25, 2021.

[2] The Operations and Maintenance Assessment due 1/31/2022 equals approximately $0.0500 and the Annual Collection Costs due 1/31/2022 equal approximately $0.0523. Both will be adjusted each year based on actual Operations and Maintenance Costs and administrative costs.

## EXHIBIT B-1 – THE STATION MAJOR INFRASTRUCTURE PHASE 1 FINAL PLAT



OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

**WHEREAS, PMB STATION DEVELOPERS LLC AND CITY OF SACHSE, TEXAS,** are the sole owners of a tract of land situated in the Richard Copeland Survey, Abstract No. 228, the Zach Motley Survey, Abstract No. 1009 and the Samuel Compton Survey, Abstract No. 368, City of Sachse, Dallas County, Texas and being a portion of a called 76.043-acre tract of land described as Tract 1, a portion of a called 3.022-acre tract of land described as Tract 7, a portion of a called 2.906-acre tract of land described as Tract 8, a portion of a called 1.245-acre tract of land described as Tract 9, a portion of a called 2.569-acre tract of land described as Tract 10 and a portion of a called 5.430-acre tract of land described as Tract 11, all described in a Special Warranty Deed to PMB Station Developers LLC, recorded in Instrument No. 201800240016, Official Public Records, Dallas County, Texas, a portion of Pleasant Valley Road, an apparent public use right of way, no record found, and being a portion of tract of land described in Special Warranty Deed to the City of Sachse, Texas, recorded in Instrument No. 201700347810, said Official Public Records, and being more particularly described by metes and bounds as follows:

**BEGINNING** at an "X" cut set in a concrete road for the southeast corner of a called Parcel 11, described in a Quitclaim Deed to the City of Sachse, Texas, recorded in Instrument No. 201800314880, Official Public Records, Dallas County, Texas, same being in the intersection of Merritt Road, a variable width right of way with said Pleasant Valley Road, a variable width right of way;

**THENCE** South 00°38'48" West, departing the southeast corner of said Parcel 11, crossing said Pleasant Valley Road, along the extension of the easterly line of said Parcel 11, a distance of 30.00 feet to an "X" cut set for a corner in the original centerline of said Pleasant Valley Road;

**THENCE** South 89°50'00" East, along the original centerline of said Pleasant Valley Road, a distance of 10.45 feet to an "X" cut set for a corner;

**THENCE** South 00°29'58" East, departing said centerline, continuing across said Pleasant Valley Road, and along the northerly extension of the easterly line of a called Parcel 8-1 as described in aforesaid Quitclaim Deed to the City of Sachse, Texas, a distance of 30.00 feet to an "X" cut set for the northeast corner of said Parcel 8-1;

[illegible]

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, **PMB STATION DEVELOPERS LLC, and the CITY OF SACHSE, TEXAS,** (Owners) do hereby bind themselves and their heirs, assignees and successors of title this plat designating the hereinabove described property as **THE STATION MAJOR INFRASTRUCTURE PHASE 1**, an addition to the City of Sachse, and does hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon, [illegible]

WITNESS OUR HANDS AT Dallas TEXAS, this 10th day of November 2020.

By: PMB STATION DEVELOPERS LLC, a Texas limited liability company

By: PMB Station Land LP, a Texas limited partnership, its manager

By: PMB Station Land GP, LLC, a Texas limited liability company its general partner

By: ____

Name: K. TAYLOR BAIRD

Title: MANAGER

STATE OF TEXAS §

COUNTY OF Dallas §

BEFORE, Me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared K. TAYLOR BAIRD, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 10th day of November 2020.

Notary Public for the State of Texas

TERESA LYNNE KEETON
Notary Public, State of Texas
Comm. Expires 04-20-2024
Notary ID 128963783

By: CITY OF SACHSE, TEXAS, a Texas home rule municipal corporation

Signature

Printed Name: Gina Nash

Title: City Manager

STATE OF TEXAS §

COUNTY OF Dallas §

BEFORE, Me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Gina Nash, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 10th day of November 2020.

Michelle L. Lewis Sirianni
Notary Public for the State of Texas

MICHELLE L. LEWIS SIRIANNI
Notary Public, State of Texas
Comm. Expires 03-24-2023
Notary ID 128004697

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT, I, Michael B. Marx do hereby certify that I have prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City planning and zoning commission of the City of Sachse.

**Michael B. Marx**
Registered Professional Land Surveyor No. 5181
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Ph. 972-335-3580

STATE OF TEXAS
MICHAEL B. MARX
5181
PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE, Me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Michael B. Marx, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 9th day of NOVEMBER, 2020.

Notary Public for the State of Texas

JENNIFER MALONE
Notary Public, State of Texas
Comm. Expires 08-09-2023

CITY APPROVAL CERTIFICATE

This plat is hereby approved by the Planning and Zoning Commission of the City of Sachse, Texas

Chairman, Planning and Zoning Commission — Date: 11-11-2020

ATTEST:

C Youngblood — Signature — Date: 11-11-20

C Youngblood, Secretary — Name & Title

CITY OF SACHSE · T · E · X · A · S ·

The Director of Development Services of the City of Sachse, Texas hereby certifies that to the best of their knowledge or belief, this subdivision plat conforms to all requirements of the City of Sachse Code of Ordinances and with engineering construction standards and processes adopted by the City of Sachse, Texas as to which their approval is required.

Director of Development Services — Date: 11/11/20

ATTEST:

C Youngblood — Signature — Date: 11-11-20

C Youngblood, Secretary — Name & Title

FINAL PLAT

**THE STATION MAJOR INFRASTRUCTURE PHASE 1**

LOT 11, BLOCK M, THE COMMONS PARKWAY AND THE STATION BOULEVARD

BEING 5.435 ACRES (236,772 SQ. FT.)
SITUATED IN THE
RICHARD COPELAND SURVEY, A-228, ZACK MOTLEY SURVEY, A-1009 AND THE SAMUEL COMPTON SURVEY, A-368

CITY OF SACHSE, DALLAS COUNTY, TEXAS

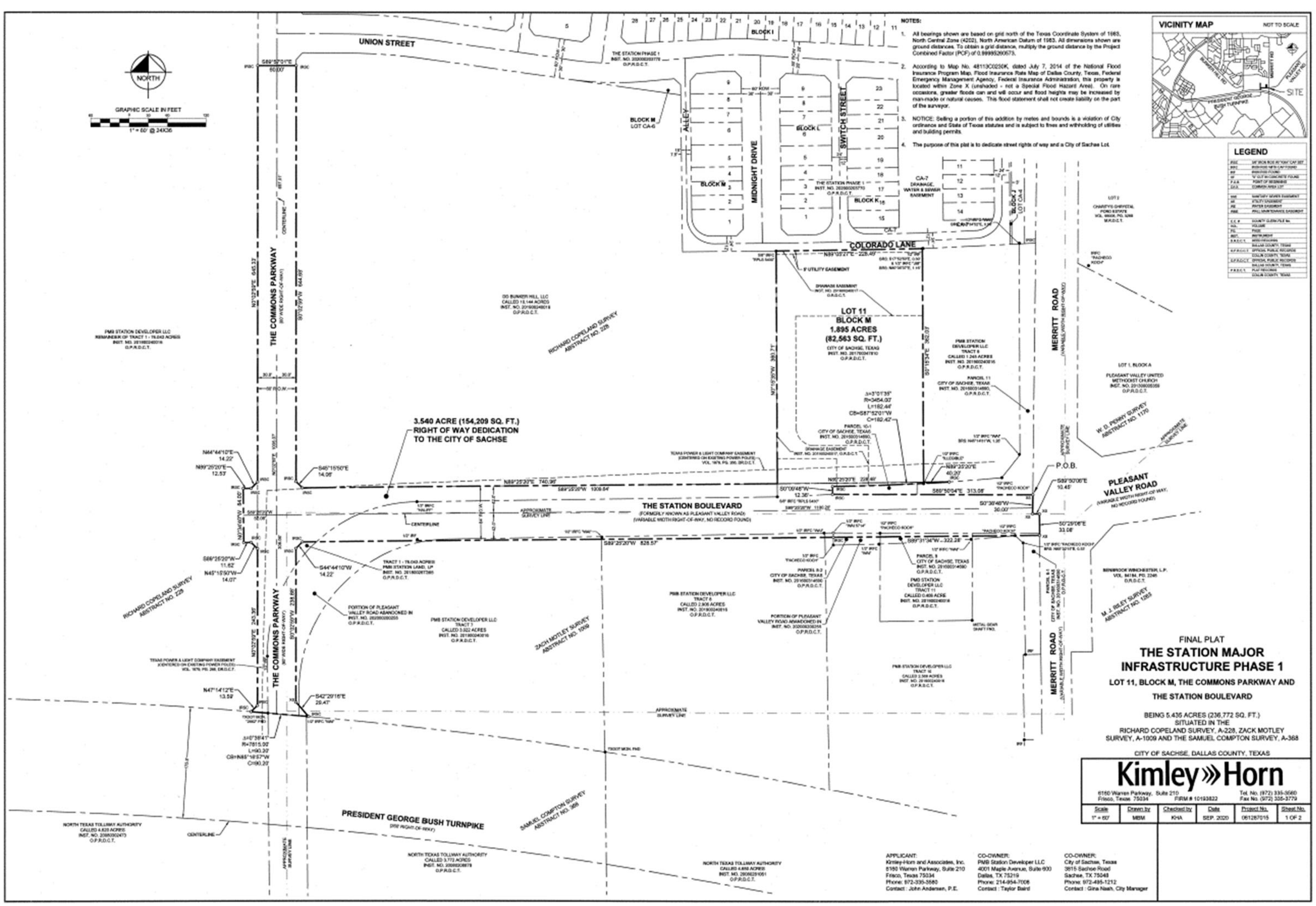
Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
|---|---|---|---|---|---|
| N/A | JMH | KHA | SEP. 2020 | 061287015 | 2 OF 2 |

APPLICANT:
Kimley-Horn and Associates, Inc.
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Phone: 972-335-3580
Contact : John Andersen, P.E.

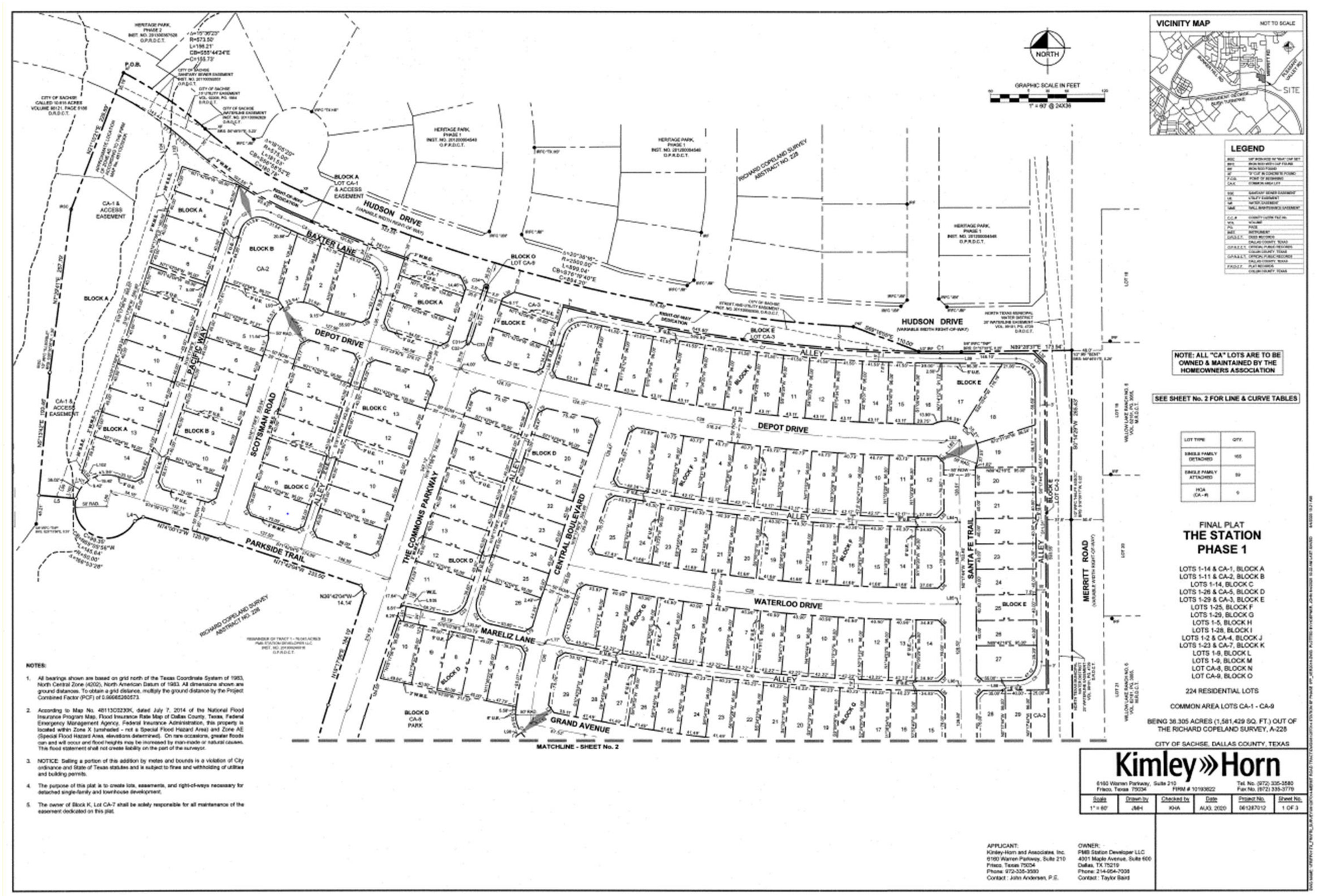
CO-OWNER:
PMB Station Developer LLC
4001 Maple Avenue, Suite 600
Dallas, TX 75219
Phone: 214-954-7006
Contact : Taylor Baird

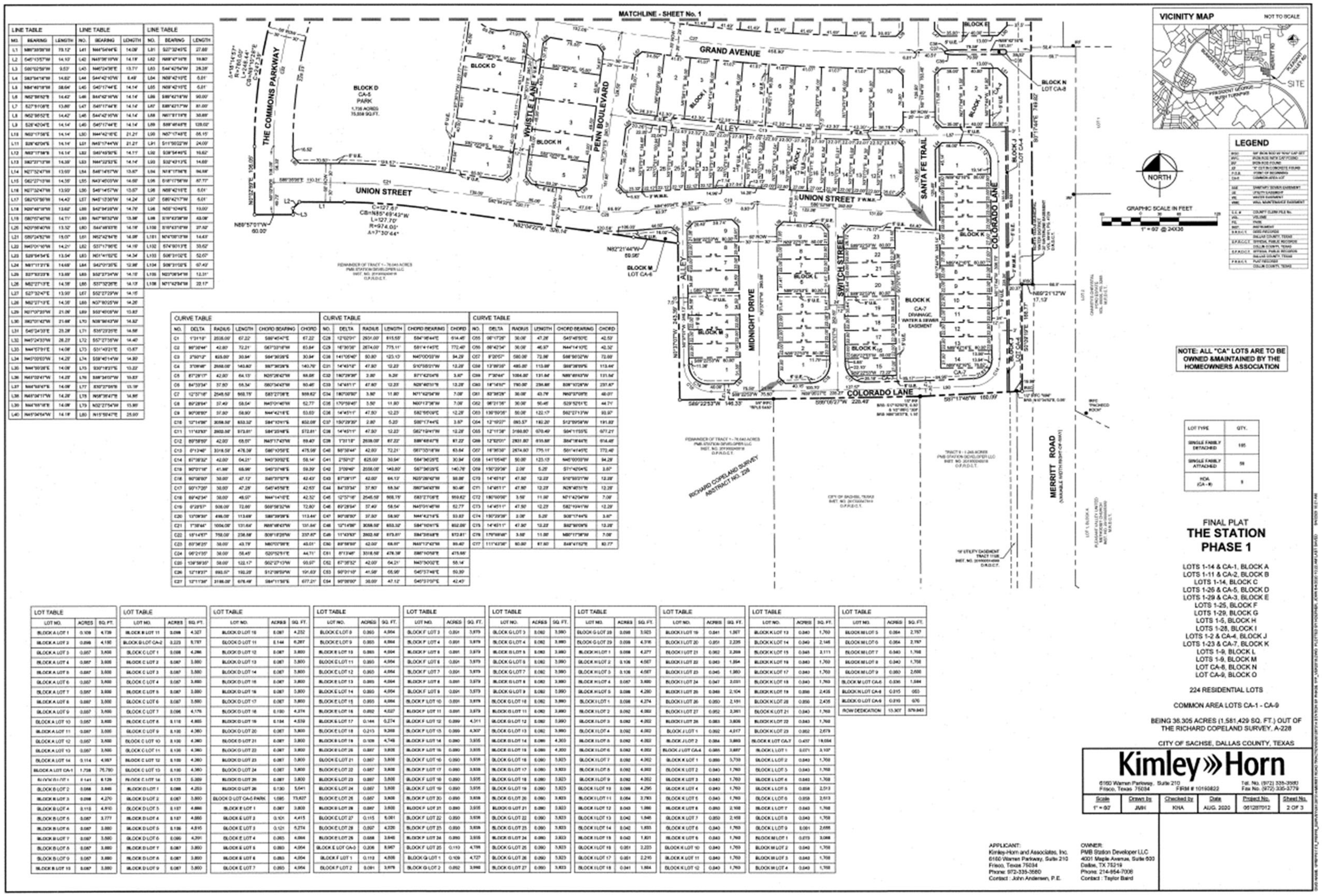
CO-OWNER:
City of Sachse, Texas
3815 Sachse Road
Sachse, TX 75048
Phone: 972-495-1212
Contact : Gina Nash, City Manager



NORTH
GRAPHIC SCALE IN FEET
UNION STREET
THE COMMONS PARKWAY
ALLEY
MIDNIGHT DRIVE
SWITCH STREET
BLOCK M
BLOCK L
BLOCK K
BLOCK I
COLORADO LANE
LOT 11
BLOCK M
1.895 ACRES
(82,563 SQ. FT.)
MERRITT ROAD
3.540 ACRE (154,209 SQ. FT.)
RIGHT OF WAY DEDICATION
TO THE CITY OF SACHSE
THE STATION BOULEVARD
P.O.B.
PLEASANT VALLEY ROAD
PRESIDENT GEORGE BUSH TURNPIKE
NOTES:
VICINITY MAP
NOT TO SCALE
SITE
LEGEND
FINAL PLAT
THE STATION MAJOR
INFRASTRUCTURE PHASE 1
LOT 11, BLOCK M, THE COMMONS PARKWAY AND
THE STATION BOULEVARD
BEING 5.435 ACRES (236,772 SQ. FT.)
SITUATED IN THE
RICHARD COPELAND SURVEY, A-228, ZACK MOTLEY
SURVEY, A-1009 AND THE SAMUEL COMPTON SURVEY, A-368
CITY OF SACHSE, DALLAS COUNTY, TEXAS
Kimley»Horn
APPLICANT:
CO-OWNER:
CO-OWNER:

# EXHIBIT B-2 – THE STATION PHASE 1 FINAL PLAT




MATCHLINE - SHEET No. 1
VICINITY MAP
NOT TO SCALE
SITE
LEGEND
NORTH
GRAPHIC SCALE IN FEET
1" = 60' @ 24X36
GRAND AVENUE
UNION STREET
ALLEY
THE COMMONS PARKWAY
WHISTLE LANE
PENN BOULEVARD
SANTA FE TRAIL
COLORADO LANE
MIDNIGHT DRIVE
SWITCH STREET
MERRITT ROAD
BLOCK D
CA-5
PARK
BLOCK N
LOT CA-8
BLOCK M
LOT CA-9
BLOCK K
CA-7
RICHARD COPELAND SURVEY
ABSTRACT NO. 228
NOTE: ALL "CA" LOTS ARE TO BE OWNED &MAINTAINED BY THE HOMEOWNERS ASSOCIATION
LINE TABLE
CURVE TABLE
LOT TABLE
FINAL PLAT
THE STATION
PHASE 1
LOTS 1-14 & CA-1, BLOCK A
LOTS 1-11 & CA-2, BLOCK B
LOTS 1-14, BLOCK C
LOTS 1-26 & CA-5, BLOCK D
LOTS 1-29 & CA-3, BLOCK E
LOTS 1-25, BLOCK F
LOTS 1-29, BLOCK G
LOTS 1-5, BLOCK H
LOTS 1-28, BLOCK I
LOTS 1-2 & CA-4, BLOCK J
LOTS 1-23 & CA-7, BLOCK K
LOTS 1-9, BLOCK L
LOTS 1-9, BLOCK M
LOT CA-8, BLOCK N
LOT CA-9, BLOCK O
224 RESIDENTIAL LOTS
COMMON AREA LOTS CA-1 - CA-9
BEING 36.305 ACRES (1,581,429 SQ. FT.) OUT OF THE RICHARD COPELAND SURVEY, A-228
CITY OF SACHSE, DALLAS COUNTY, TEXAS
Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779
Scale 1" = 60'
Drawn by JMH
Checked by KHA
Date AUG. 2020
Project No. 061287012
Sheet No. 2 OF 3
APPLICANT:
Kimley-Horn and Associates, Inc.
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Phone: 972-335-3580
Contact : John Andersen, P.E.
OWNER:
PMB Station Developer LLC
4001 Maple Avenue, Suite 600
Dallas, TX 75219
Phone: 214-954-7008
Contact : Taylor Baird

**OWNER'S CERTIFICATE**

**STATE OF TEXAS §**

**COUNTY OF DALLAS §**

**WHEREAS, PMB STATION DEVELOPER LLC,** is the sole owner of a tract of land situated in the Richard Copeland Survey, Abstract No. 228, City of Sachse, Dallas County, Texas and being a portion of a called 76.043-acre tract of land described as Tract 1 in General Warranty Deed to PMB Station Developer LLC, recorded in Instrument No. 201900240016, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at an "X" cut in concrete found for the northernmost northwest corner of said Tract 1, same being on the southerly right-of-way line of Hudson Drive (a variable width right-of-way), same also being the beginning of a non-tangent curve to the right having a central angle of 15°36'23", a radius of 573.50 feet, a chord bearing and distance of South 55°44'24" East, 155.73 feet;

**THENCE** along the common line of said Tract 1 and said Hudson Drive the following courses and distances:

In a southeasterly direction, with said curve to the right, an arc distance of 156.21 feet to a point at the beginning of a reverse curve to the left having a central angle of 18°05'20", a radius of 575.00 feet, a chord bearing and distance of South 56°58'52" East, 180.78 feet, from which an "X" cut in concrete found bears South 6°49'51" East, 0.23 feet;

In a southeasterly direction, with said curve to the left, an arc distance of 181.53 feet to an "X" cut in concrete found for the beginning of a compound curve to the left having a central angle of 20°38'16", a radius of 2500.00 feet, a chord bearing and distance of South 76°19'40" East, 894.20 feet;

In a southeasterly direction, with said curve to the left, an arc distance of 899.04 feet to a "PK" nail found for the end of said curve to the left;

South 89°16'05" East, a distance of 110.00 feet to a 1/2-inch iron rod found for corner, same being the beginning of a non-tangent curve to the left having a central angle of 1°31'10", a radius of 2535.00 feet, a chord bearing and distance of South 89°45'47" East, 67.22 feet;

In a southeasterly direction, with said curve to the left, an arc distance of 67.22 feet to a point for the end of said curve to the left, from which a 5/8-inch iron rod with plastic cap stamped "TNP" found bears South 1°37'33" East, 0.25 feet;

North 89°28'37" East, a distance of 173.94 feet to the northeast corner of said Tract 1, common to the intersection of the southerly right-of-way of said Hudson Drive and the westerly right-of-way line of Merritt Road (a variable width right-of-way), from which a 1/2-inch iron rod "bent" found bears North 9°46'51" East, 0.26 feet;

**THENCE** along the common line of said Tract 1 and said Merritt Road the following courses and distances:

South 0°14'29" West, a distance of 265.43 feet to a point for corner, from which a 1/2-inch iron rod with plastic cap stamped "HALFF ASSOC" found bears South 10°00'17" West, 0.22 feet;

South 0°17'44" East, a distance of 749.82 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the easternmost southeast corner of said Tract 1;

North 89°21'12" West, a distance of 17.13 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 0°09'19" East, a distance of 166.77 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the easternmost southeast corner of said Tract 1;

South 87°17'48" West, passing at a distance of 8.51 feet the northeast corner of a called 1.245-acre tract of land described as Tract 9 in a General Warranty Deed to PMB Station Developer LLC, recorded in Instrument No. 201900240016, said Official Public Records, from which a 1/2-inch iron rod with plastic cap stamped "WAI" found bears North 10°34'52" East, 0.98 feet, and continuing on the same bearing and the common line of said Tract 1 and said Tract 9 for a complete distance of 160.09 feet to the northwest corner of said Tract 9, common to the northeast corner of a tract of land described in Special Warranty Deed to the City of Sachse, Texas, recorded in Instrument No. 201700347810, said Official Public Records, from which a 1/2-inch iron rod found for witness bears South 17°52'50" East, 0.30 feet, and a 1/2-inch iron rod with plastic cap stamped "JBI" found for witness bears North 80°35'37" East, 1.16 feet;

**THENCE** South 89°05'27" West, along the southerly line of said Tract 1 and said City of Sachse Tract, a distance of 228.40 feet to a 5/8-inch iron rod with plastic cap stamped "RPLS 5430" found for the northwest corner of said City of Sachse Tract;

**THENCE** departing the southerly line of said Tract 1 and crossing said Tract 1 the following courses and distances:

South 89°22'53" West, a distance of 146.33 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 0°37'07" West, a distance of 243.39 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 82°21'44" West, a distance of 69.96 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 82°04'22" West, a distance of 326.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 7°30'44", a radius of 974.00 feet, a chord bearing and distance of North 85°49'43" West, 127.61 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 127.70 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the end of said curve to the left;

North 89°35'05" West, a distance of 70.12 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 45°13'57" West, a distance of 14.10 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 0°02'59" West, a distance of 9.53 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 89°57'01" West, a distance of 60.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 0°02'59" East, a distance of 106.05 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right having a central angle of 18°14'57", a radius of 780.00 feet, a chord bearing and distance of North 9°10'28" East, 247.39 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 248.44 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the end of said curve to the right;

North 18°17'56" East, a distance of 184.19 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 26°42'04" West, a distance of 14.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 71°42'04" West, a distance of 233.50 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 74°00'13" West, a distance of 125.76 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 63°54'16" West, a distance of 14.82 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 166°53'26", a radius of 50.00 feet, a chord bearing and distance of North 69°05'56" West, 99.35 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 145.64 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the end of said curve to the right;

North 84°46'16" West, a distance of 58.64 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner on the westerly line of said Tract 1., same being on the easterly line of a tract of land described in deed to the City of Sachse, Texas, recorded in Volume 98121, Page 6199, Deed Records, Dallas County, Texas;

**THENCE** North 5°13'42" East, along the common line of said Tract 1 and said City of Sachse tract, a distance of 193.46 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner, from which a 1/2-inch iron rod with plastic cap "ILLEGIBLE" found for witness bears South 30°30'28" West, 1.30 feet;

**THENCE** North 7°29'41" East, continuing along said common line, a distance of 257.79 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

**THENCE** North 21°10'21" East, continuing along said common line and along the southerly right-of-way line of said Hudson Drive, a distance of 226.89 feet to the **POINT OF BEGINNING** and containing 36.305 acres (1,581,429 sq. ft.) of land, more or less.

**NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:**

That, **PMB STATION DEVELOPER LLC,** (Owner) does hereby bind themselves and their heirs, assignees and successors of title this plat designating the hereinabove described property as **THE STATION PHASE 1**, an addition to the City of Sachse, and does hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings fences, trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Sachse, Texas.

WITNESS OUR HANDS AT Dallas, TEXAS, this 5th day of August 2020.

**By: PMB STATION DEVELOPER LLC,** a Texas limited liability company

Signature

Name: TAYLOR BAIRD

Title: MANAGER

STATE OF TEXAS §

COUNTY OF Dallas §

BEFORE, Me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Taylor Baird, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 5th day of August 2020.

Teresa L Keeton
Notary Public for the State of Texas

TERESA LYNNE KEETON
Notary Public, State of Texas
Comm. Expires 04-20-2024
Notary ID 128963783

**SURVEYOR'S CERTIFICATION**

KNOW ALL MEN BY THESE PRESENTS:

THAT, I, Michael B. Marx do hereby certify that I have prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City planning and zoning commission of the City of Sachse.

**Michael B. Marx**
Registered Professional Land Surveyor No. 5181
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Ph. 972-335-3580

STATE OF TEXAS
REGISTERED
MICHAEL B. MARX
5181
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE, Me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Michael B. Marx, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 4th day of August, 2020.

Morgan Hawkins Bird
Notary Public for the State of Texas

MORGAN HAWKINS BIRD
Notary Public, State of Texas
Comm. Expires 10-31-2023
Notary ID 132223591

Filed for Record
In the Official Records Of:
Dallas County
On: 8/5/2020 11:24:55 AM
In the PLAT Records

Doc Number: 2020 - 202000202779
Number of Pages: 3
Amount: 118.00
Order#: 20200806000087
By: DR

**CITY APPROVAL CERTIFICATE**

This plat is hereby approved by the Planning and Zoning Commission of the City of Sachse, Texas

Jamie Martz — 8-6-2020
Chairman, Planning and Zoning Commission — Date

ATTEST:

CYoungblood — 8-6-2020
Signature — Date

CYoungblood, Secretary
Name & Title

The Director of Development Services of the City of Sachse, Texas hereby certifies that to the best of their knowledge or belief, this subdivision plat conforms to all requirements of the City of Sachse Code of Ordinances and with engineering construction standards and processes adopted by the City of Sachse, Texas as to which their approval is required.

8/6/20
Director of Development Services — Date

ATTEST:

CYoungblood — 8-6-2020
Signature — Date

CYoungblood, Secretary
Name & Title

FINAL PLAT
**THE STATION**
**PHASE 1**

LOTS 1-14 & CA-1, BLOCK A
LOTS 1-11 & CA-2, BLOCK B
LOTS 1-14, BLOCK C
LOTS 1-26 & CA-5, BLOCK D
LOTS 1-29 & CA-3, BLOCK E
LOTS 1-25, BLOCK F
LOTS 1-29, BLOCK G
LOTS 1-5, BLOCK H
LOTS 1-28, BLOCK I
LOTS 1-2 & CA-4, BLOCK J
LOTS 1-23 & CA-7, BLOCK K
LOTS 1-9, BLOCK L
LOTS 1-9, BLOCK M
LOT CA-8, BLOCK N
LOT CA-9, BLOCK O

224 RESIDENTIAL LOTS

COMMON AREA LOTS CA-1 - CA-9

BEING 36.305 ACRES (1,581,429 SQ. FT.) OUT OF THE RICHARD COPELAND SURVEY, A-228

CITY OF SACHSE, DALLAS COUNTY, TEXAS

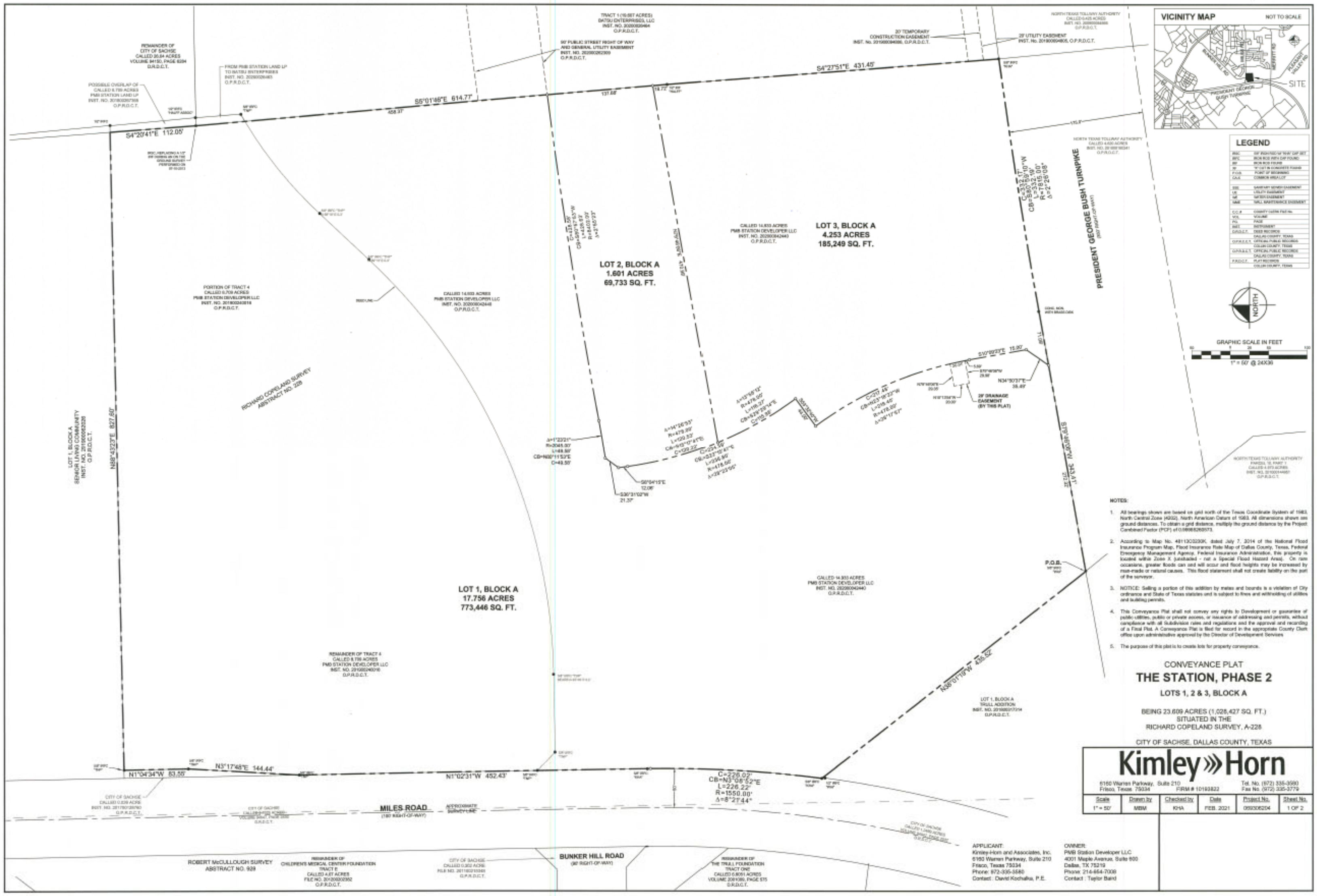
Kimley»Horn
6160 Warren Parkway, Suite 210, Frisco, Texas 75034 — FIRM # 10193822 — Tel. No. (972) 335-3580, Fax No. (972) 335-3779

| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
|---|---|---|---|---|---|
| N/A | JMH | KHA | AUG. 2020 | 061287012 | 3 OF 3 |

APPLICANT:
Kimley-Horn and Associates, Inc.
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Phone: 972-335-3580
Contact : John Andersen, P.E.

OWNER:
PMB Station Developer LLC
4001 Maple Avenue, Suite 600
Dallas, TX 75219
Phone: 214-954-7008
Contact : Taylor Baird

## EXHIBIT B-3 – THE STATION PHASE 2 FINAL CONVEYANCE PLAT



## EXHIBIT B-4 – MAP OF THE DISTRICT