Monday, August 19, 2024
City Council Meeting

Council Chambers
3815 Sachse Road, Building B
6:30 PM

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

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

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

A. Meeting Opening

1. Call to Order: The City Council of the City of Sachse will hold a Regular Meeting on Monday, August 19, 2024, at 6:30 PM to consider the following items of business:

2. Invocation and Pledges of Allegiance.

B. Public Comment

The public is invited to address Council regarding any topic not already on the agenda for action or public hearing. **Comments regarding the Consent Agenda or any discussion-only items on the agenda may be addressed during this Public Comment section.** The time limit is three minutes per speaker. A Public Comment Card should be presented to the City Secretary prior to the meeting. According to the Texas Open Meetings Act, Council is prohibited from discussing any item not posted on the agenda but will take comments under advisement.

C. Council/Staff Reports and Updates

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

D. Consent Agenda

Consent Agenda items are routine or administrative in nature, have been discussed previously at a Council meeting, and/or do not warrant discussion. Council will act upon these items with one motion. There will be no separate discussion of these items unless a Councilmember requests the item be removed from the consent agenda. **If you have comments related to items on the Consent Agenda, please address them in the Public Comment section of the meeting.**

1. Approve the July 29, 2024, special meeting minutes.

2. Approve the August 5, 2024, meeting minutes.

3. Approve scheduling a public hearing on the FY 2024-2025 Proposed Budget at the September 3, 2024, Council meeting.

4. Approve an ordinance accepting and approving the 2024 Annual Service Plan Update to the Service and

Assessment Plan, including the Assessment Roll, for the Sachse Public Improvement District No. 1 in accordance with Chapter 372, Texas Local Government Code, and providing an effective date.

5. Authorize the City Manager or their designee to approve the purchase of security video cameras for the Michael J. Felix Community Center from STS360 for the amount of $59,993.02, using the Texas Department of Information Resources (DIR) purchasing cooperative.

E. Action Items

Action items are for Council discussion and consideration for action. **The Mayor will invite comments before the Council votes.** A Public Comment Card should be given to the City Secretary prior to the start of the meeting.

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

2. Consider receipt of the City Manager's Proposed Budget for programs and services for the 2024-2025 fiscal year.

3. Consider placing a proposal to adopt a tax rate of $0.650416 per $100 of assessed property values for the 2024-2025 fiscal year as an action item on the September 16, 2024, City Council meeting agenda.

4. Consider scheduling a public hearing on the FY 2024-2025 proposed tax rate at the September 16, 2024, Council meeting.

F. Discussion Items

These items are for Council and staff to discuss as needed. **Comments on Discussion Items should be addressed in the Public Comment Section of this meeting.**

1. Discuss and provide feedback on 2024-2025 Capital Improvement Plan.

2. Receive a presentation on the results of the 2024 Water and Sewer Rate Study findings.

3. Discuss the proposed design and construction of the Service Center.

G. Adjournment

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

Leah K Granger

Leah K Granger, City Secretary

Posted: 08/16/2024 by 5:00 pm | Removed: ____________

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

C. Council/Staff Reports and Updates

Subject:	**1. Mayor and City Council announcements regarding special events, current activities, and local achievements.**
Meeting	August 19, 2024 - City Council Meeting
Access	
Type	
Fiscal Impact	(Yes/No)
Dollar Amount	$____
Budgeted	(Yes/No)
Budget Source	
Recommended Action	
Goals	

BACKGROUND

POLICY CONSIDERATIONS

RECOMMENDATION

File Attachments
None

D. Consent Agenda

Subject:	**1. Approve the July 29, 2024, special meeting minutes.**
Meeting	August 19, 2024 - City Council Meeting
Access	Public
Type	Action (Consent), Minutes
Fiscal Impact	None
Recommended Action	Approve the July 29, 2024, special meeting minutes.
Goals	

BACKGROUND
Minutes from the July 29, 2024, Council special meeting.

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

RECOMMENDATION
Approve the July 29, 2024, special meeting minutes.

File Attachments
1. CityCouncil_Special_Minutes_07.29.2024-unsigned

CITY COUNCIL OF THE CITY OF SACHSE
JULY 29, 2024, SPECIAL MEETING MINUTES

The City Council of the City of Sachse held a special meeting on Monday, July 29, 2024, at 6:00 PM at Sachse City Hall, 3815-B Sachse Road. Those present were: Councilmember Lindsay Buhler, Councilmember Frank Millsap, Mayor Jeff Bickerstaff, Councilmember Matt Prestenberg, Councilmember Chance Lindsey, Councilmember Michelle Howarth, Mayor Pro Tem Brett Franks.

A. Special Agenda Items

1. Call to Order: The City Council of the City of Sachse will hold a special meeting on Monday, July 29, at 6:00 p.m. to consider the following items of business:

Mayor Bickerstaff called the meeting to order at 6:00 PM.

2. Discuss the Fiscal Year 2024-2025 Preliminary Budget.

Finance Director David Baldwin reviewed the steps taken thus far in relation to the budget process. He explained fund revenues and expenditures, noting sales tax has increasingly become a larger portion of the General Fund revenues. The reduction in General Fund balance reflects the approved drawdown projects previously approved.

Assistant City Manager Lauren Rose gave an overview of infrastructure needs, priorities, and funding options. She discussed construction needs for a Public Works and Parks Facility. Finally, Ms. Rose provided an update on the war on talent and compensation and the Vehicle and Equipment Reimbursement Fund (VERF.)

City Manager Gina Nash discussed the remainder of the budget calendar including dates the public is invited to contribute input. She noted the assumptions used to develop the base budget and then reviewed some of the changes in the department budgets. She explained the debt service assumptions, such as the anticipated tax rate and the value of the Tax Increment Reimbursement Zone contribution. Staff recommends staying at the current debt service rate. Ms. Nash also reviewed the 2024-2025 Capital Improvement Plan, including the 2021 Bond projects. She then relayed the philosophy leadership has followed in relation to compensation and a recommendation on an implementation plan. Ms. Rose then reviewed the supplemental requests that are not currently part of the base operating budget.

Staff fielded questions from Council related to the preliminary budget presentation and provided clarification and explanations.

3. Receive an Update on the CWD Storm Debris Cleanup.

Assistant to the City Manager Logan Thatcher presented an overview of the cleanup efforts related to the severe storm in the area on May 28, 2024. One zone remains to be collected

4. Adjournment.

Mayor Bickerstaff adjourned the meeting at 8:55 p.m.

____
Jeff Bickerstaff, Mayor

ATTEST:

____
Leah K Granger, City Secretary

D. Consent Agenda

Subject:	**2. Approve the August 5, 2024, meeting minutes.**
Meeting	August 19, 2024 - City Council Meeting
Access	Public
Type	Action (Consent), Minutes
Fiscal Impact	None
Recommended Action	Approve the August 5, 2024, meeting minutes.
Goals	

BACKGROUND
Minutes from the August 5, 2024, Council meeting.

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

RECOMMENDATION
Approve the August 5, 2024, meeting minutes.

File Attachments
1. CityCouncil_Regular_Minutes_08.05.2024-unsigned

CITY COUNCIL OF THE CITY OF SACHSE
AUGUST 5, 2024, MEETING MINUTES

The City Council of the City of Sachse held a regular meeting on Monday, August 5, 2024, at 6:30 PM at Sachse City Hall, 3815-B Sachse Road. Those present were: Mayor Pro Tem Brett Franks, Councilmember Frank Millsap, Councilmember Matt Prestenberg, Mayor Jeff Bickerstaff, Councilmember Lindsay Buhler, Councilmember Chance Lindsey.

Those absent were: Councilmember Michelle Howarth.

A. Meeting Opening

1. Call to Order: The City Council of the City of Sachse will hold a Regular Meeting on Monday, August 5, 2024, at 6:30 p.m. to consider the following items of business:

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

2. Invocation and Pledges of Allegiance.

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

B. Public Comment

Sachse Resident, Matthew Holboke, addressed the council regarding the 5th Street District return of investment and the end cap landscaping of that area.

C. Council/Staff Reports and Updates

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

Ms. Nash welcomed new employees hired since the last Council meeting:

- Israel Pliego and Alfredo Trigueros as Street Maintenance Technicians
- Robert Day-Weir Jr. and Brandon McKelroy as Wastewater Maintenance Technicians
- Amber Lowry as Animal Services Officer
- Stephanie Wooten as Utility Billing Service Representative

Mayor Bickerstaff made the following announcements:

- The next Farmers Market in Sachse will be held on Saturday, August 10, from 9 am to 1 pm at the 5th Street District. The market is hosted on the second Saturday through October. **Correction, the market will run through December.*

- A follow-up Budget Townhall will be held on August 13 at 6:30 p.m. It will be held in the Council Chambers as well as live-streamed. You are invited to attend to receive information, ask questions, and provide input.
- Residents interested in being more involved in the civic process are invited to apply for a Board or Commission appointment. Applications are found on the City website and can be submitted to the City Secretary. City Boards and Commissions include:
  - Animal Shelter Board
  - Board of Adjustments
  - Economic Development Corporation Board
  - Library Board
  - Municipal Development District Board
  - Parks and Recreation Board, including Youth Advisor positions
  - Planning and Zoning Commission
  - Tax Increment Reinvestment Zone #1 Board
- City offices will be closed on September 2 in observance of Labor Day.
- The final Summer Nights Concert was a great success! Thank you to Leisure Services for a great new program.

Councilmember Lindsay also thanked the Parks Department for a fantastic concert series.

D. Consent Agenda

1. Approve the June 17, 2024, meeting minutes.

2. Accept the monthly revenue and expenditure report for the period ending May 31, 2024.

3. Accept the monthly revenue and expenditure report for the period ending June 30, 2024.

4. Accept the 2024 certified tax rolls as approved by the Dallas County Appraisal District and the Collin County Appraisal District.

5. Accept the submission of the 2024 no-new-revenue tax rate of $0.683919 per $100 taxable value and the voter-approval tax rate of $0.797018 per $100 taxable value.

Councilmember Buhler asked for item 6, the Murphy Road Pipe Bursting agenda item, be removed from the Consent Agenda for discussion.

Councilmember Lindsey made a motion to approve items 1-5 of the Consent Agenda as presented. Councilmember Prestenberg seconded the motion, and it carried 6 - 0. None voted against.

E. Regular Agenda Items

6. Authorize the City Manager to negotiate and enter into a contract with NO-DIGTEC for pipe bursting improvements for the Murphy Road Sewer Main through The Interlocal Purchasing System (TIPS) program (Contract# 20110401) in the amount not to exceed One Hundred Forty Thousand and 0/100 Dollars ($140,000.00).

Councilmember Buhler asked for clarification on why some of the costs noted related to some

City of Garland residences. Mr. Nesbit explained that in response to a blockage, the crew found that six houses in the City of Garland are served by a sewer line owned by the City of Sachse. Neither municipality was aware of the crossover and will work together to figure out a billing credit related to those houses.

Councilmember Buhler made a motion to approve the item as presented. Councilmember Lindsey seconded the motion, and it carried 6 - 0. None voted against.

1. Discuss and consider a resolution adopting the City of Sachse City Council Rules of Order and Procedure, providing a repealing clause, and providing an effective date.

Ms. Granger noted that the draft document presented incorporates the comments and discussion from the previous Council meeting. Councilmember Millsap made a few suggested changes, including a word change on the resolution, detail and retention of minutes, and opportunities for the public to add items to the agenda.

Matthew Holboke, Sachse resident, addressed the Council about the proposed Rules of Order and Procedure including posting agendas earlier, the content of the minutes, answering questions from the public, the consent agenda, and the Chamber microphone.

Councilmember Lindsey noted a typo that should be fixed.

Councilmember Lindsey made a motion to approve the item with the typo corrected. Mayor Pro Tem Franks seconded the motion for discussion. Mayor Pro Tem Franks noted that Councilmember Millsap's suggestion of changing the word "dealing" to "serving" in the resolution should be included in the motion. Councilmember Lindsey withdrew his motion.

Mayor Pro Tem Franks made a motion to approve the item with the typo and word changes as noted. Councilmember Buhler seconded the motion, and it carried 6 - 0. None voted against.

2. Conduct a public hearing to consider and act upon an ordinance amending chapter 8 titled “Subdivisions”; by amending Chapter 11 titled "Zoning" by amending Section 11-3 titled “Planning and Zoning Commission”; and by amending Exhibit 11a titled “Zoning Ordinance” by amending Article 6 titled “Permits and Certificates” and by amending Article 9 titled “Unplatted Property”; providing a conflicts clause; providing for a repealing clause; providing for a severability clause; providing a savings clause; providing for a penalty of fine not to exceed two thousand dollars ($2,000.00); and providing for an effective date.

Development Services Director Matt Robinson reviewed the amendment recommendations to the subdivision and zoning ordinances. Primarily, HB 3699 allows City staff to be the approval authority for all plats. Appeals will still be brought forward to the Planning and Zoning Commission (P&Z). The P&Z approved the proposed ordinance amendments at their June 24, 2024, meeting with a vote of 4-0. Councilmember Lindsey would like to see plats on the website if they will no longer be posted on agendas. Mayor Pro Tem Franks asked for clarification on notification requirements and timing of appeals.

Mayor Bickerstaff opened the public hearing at 7:04 p.m. No comments were offered, therefore, the public hearing was closed at 7:05 p.m.

Mayor Pro Tem Franks noted that he liked that the first appeal would go to the P&Z. He would prefer for Section 8-10 E(2) to remain 90 days rather than be changed to 12 months.

Mayor Pro Tem Franks made a motion to approve with changes noted. Councilmember Prestenberg seconded the motion, and it carried 6 - 0. None voted against.

3. Consider authorizing the City Manager to execute and award the construction contract for the Bailey Road Reconstruction Project, BP-21-B01, to McMahon Contracting LP in the amount of Ten Million Nine Hundred Eighty-Eight Thousand Six Hundred Ninety-Seven and No/100 Dollars ($10,988,697.00).

Mr. Nesbit reviewed the Bailey Road project. The original bids received in May 2024. Several were considered non-responsive or incomplete. All bids were rejected. Staff worked with the City Attorney to reword the request to the "best qualified" bid rather than the "lowest bid." Five bids were received on the second round, and based on the revised scoring method, staff recommended awarding the contract to McMahon Contracting.

Councilmembers asked clarifying questions related to the cost, the processes, and the recommendation. Mr. Nesbit and Ms. Nash explained that the bids were comparable to the previous round and the design could not be reduced any further. City Attorney Joe Gorfida clarified that the recommendation could be accepted or rejected. If the Council chose to reject the recommendation, by law, the project would need to be rebid again.

Sachse resident, Matthew Holboke, suggested that the Council approve the item and move on.

Following additional discussion, Councilmember Lindsey made a motion to approve the item as presented. Mayor Pro Tem Franks seconded the motion, and it carried 5 - 1. Councilmember Prestenberg voted against.

4. Consider and approve a resolution of the City Council of the City of Sachse, authorizing an update to the Impact Fee Program for roadway, water and wastewater facilities, land use assumptions, Capital Improvement Plan, and appointing the Planning and Zoning Commission as the Capital Improvements Advisory Committee (CIAC).

Mr. Nesbit reviewed impact fees and their purpose, which are charges or assessments imposed by local governments to developers for new developments within its service area in order to generate revenue for funding or recouping the costs of capital improvements necessitated by and attributed to new development. These fees are required to be updated every five years and were last reviewed by Council in 2017. Recommended changes were prepared in 2022. However, the consultant had a major medical issue that prevented completion of the original project at the time but is now able to continue. The City of Sachse assesses impact fees to help pay for water, sewer, and roadway facilities required to serve developments. Mr. Nesbit specified that the first step in the process is to appoint an advisory committee to evaluate land use, CIP projects, and fees. Councilmember Lindsey asked for clarification that the impact fees are for the greater good of the city as a whole rather than just the properties where that impact fee was collected. Mr. Nesbit confirmed that to be correct. Ms. Nash noted that since the entire city is one sector, the impact fee could go to any use as long as it meets Chapter 395 of the Local Government Code for use of projects all over the city.

Councilmember Buhler made a motion to approve the item as presented. Councilmember Lindsey seconded the motion, and it carried 6 - 0. None voted against.

5. Consider authorizing the City Manager to execute an amendment to the existing Tax Increment Reinvestment Zone (TIRZ) Reimbursement Agreement with the City of Sachse,

the TIRZ #2 Board, and the PMB Station Developer, LLC.; and any amendments or instruments related thereto.

Ms. Rose gave a summary of the TIRZ #2 Board actions related to the agreement and the recommended amendment. The approval will allow the developer to move funds within the budgeted cap to allow for a little more flexibility. This will not change the total amount of money the developer will receive. If approved, the amendment will allow for cost overruns to be actualized and reimbursed to the developer.

Councilmember Prestenberg made a motion to approve the item as presented. Councilmember Buhler seconded the motion, and it carried 6 - 0. None voted against.

6. Receive the quarterly 2021 Bond Update.

Ms. Nash reviewed the progress on the 2021 Bond projects approved by voters in November 2021.

- Bailey-Hooper Road: plans and specifications are final; franchise locations are ongoing; and construction to begin in September.
- Sachse Road: phase 2 agreement approved in February; Conceptual plans and layout 90% complete; nearly 30% design plans complete.
- Neighborhood Packages: first package complete - Tina/Leasa/Kellie Streets; next package presented with FY24-25 Budget.
- Animal Shelter: working on inside completion; landscape and irrigation scheduled for August; anticipated grand opening in October. The project is within budget.
- Progress on all the projects is updated on the website at www.cityofsachse.com/bond2021.

7. Receive an update on the public engagement component of the Sachse Comprehensive Plan update.

Mr. Potts reviewed the Comprehensive Plan update process. Currently, it is in the public engagement phase of the project, where staff and the consultant are gathering strategic direction from the public which will help form the recommendations. Mr. Potts thanked Communications Strategist Esther Weaver, who created the graphic design for the campaign. This provided unique, identifiable branding, but it also helped realize some cost savings on the project. There are several ways for anyone from the public to provide feedback through the dedicated website page www.cityofsachse.com/ShapingSachse2024, project team email ShapingSachse@cityofsachse.com, or at any of the community events hosted by the City, such as the Farmers Market, Summer Concert Series, and the Red, White, & Blue Blast. Mr. Potts encouraged the public to take the Comprehensive Plan Survey found on the webpage and be entered into a T-shirt raffle. Upcoming efforts will focus on stakeholder interviews, community open house meetings, and neighborhood meetings.

8. Receive an update on Polco National Community Survey.

Mr. Thatcher gave an overview of the process for an update to the community survey that was last conducted in 2022. It was instrumental in understanding the areas that mattered most to the community. Best practice is to conduct a resident survey every two years. Previously emphasized programming in the Leisure Services Department, so an updated survey will help with evaluation of implementation in response to the 2022 findings. Surveys will be mailed and returned between August 28 and October 2. The City will push out an open-ended survey that will end on October 9. After analyzation and reporting, Polco will give a presentation toward the end of 2024 or early 2025.

F. Executive Session

1. The City Council shall convene into Executive Session pursuant to Texas Government Code Section 551.087 to discuss or deliberate commercial or financial information received and the offer of financial or other incentives relating to Evolve Biologics.

2. The City Council shall convene into Executive Session pursuant to the Texas Government Code, Section §551.074 Personnel Matters: Regarding the review of the City Attorney.

Mayor Bickerstaff adjourned the Council to Executive Session at 8:12 p.m.

The Council returned to Regular Session at 8:53 p.m.

G. Regular Agenda Items / Meeting Closing

1. Take any action as a result of Executive Session regarding Evolve Biologics.

No action was taken.

2. Take any action as a result of Executive Session regarding the yearly review of the City Attorney.

No action was taken.

3. Adjournment.

Mayor Bickerstaff adjourned the meeting at 8:54 p.m.

____

Jeff Bickerstaff, Mayor

ATTEST:

____

Leah K Granger, City Secretary

D. Consent Agenda

Subject:	**3. Approve scheduling a public hearing on the FY 2024-2025 Proposed Budget at the September 3, 2024, Council meeting.**
Meeting	August 19, 2024 - City Council Meeting
Access	Public
Type	Action (Consent)
Fiscal Impact	None
Recommended Action	Approve scheduling a public hearing on the FY 2024-2025 Proposed Budget at the September 3, 2024, Council meeting at 6:30 p.m. with the meeting taking place in the Council Chambers of Sachse City Hall, located at 3815-B Sachse Road, Sachse, Texas 75048.
Goals	

BACKGROUND

The Texas Local Government Code requires the City to hold a public hearing on the proposed budget and publish the notice for this meeting in addition to the notice required under Truth in Taxation guidelines. The September 3 City Council meeting fulfills the public hearing requirements of the Local Government Code. Staff will submit the notice of the public hearing on the proposed budget to print in the Sachse News.

POLICY CONSIDERATIONS

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

RECOMMENDATION

Approve scheduling a public hearing on the FY 2024-2025 Proposed Budget at the September 3, 2024, Council meeting at 6:30 p.m. with the meeting taking place in the Council Chambers of Sachse City Hall, located at 3815-B Sachse Road, Sachse, Texas 75048.

File Attachments

1. 2024-2025 Notice of Public Hearing on Budget

NOTICE OF PUBLIC HEARING

CITY OF SACHSE

PROPOSED OPERATING BUDGET FISCAL YEAR 2024-2025

The City of Sachse will hold a Public Hearing on the proposed budget for the fiscal year 2024-2025 on **September 3, 2024, at 6:30 p.m.** at Sachse City Hall, 3815-B Sachse Road, Sachse, Texas 75048.

This budget will raise more revenue from property taxes than last year's budget by an amount of $2,989,038, which is a 11.54 percent increase from last year's budget. The property tax revenue to be raised from new property added to the tax roll this year is $1,067,379.

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

D. Consent Agenda

Subject:	**4. Approve an ordinance accepting and approving the 2024 Annual Service Plan Update to the Service and Assessment Plan, including the Assessment Roll, for the Sachse Public Improvement District No. 1 in accordance with Chapter 372, Texas Local Government Code, and providing an effective date.**
Meeting	August 19, 2024 - City Council Meeting
Access	Public
Type	Action (Consent)
Fiscal Impact	None
Recommended Action	Approve an ordinance approving the 2024 Annual Service Plan Update to the Service and Assessment Plan, including the Assessment Roll, for the Sachse Public Improvement District No. 1 in accordance with Chapter 372, Texas Local Government Code, as amended; and providing an effective date.
Goals	Provide excellent government services to Sachse citizens. Strategically invest in the City's existing and future infrastructure. Make Sachse more prosperous through job creation and quality development that adds community value.

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.

This is the annual update to the required Service and Assessment Plan. The item has been placed on the Consent Agenda as there are no major substantive changes to the document.

POLICY CONSIDERATIONS

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

RECOMMENDATION

Approve an ordinance approving the 2024 Annual Service Plan Update to the Service and Assessment Plan, including the Assessment Roll, for the Sachse Public Improvement District No. 1 in accordance with Chapter 372, Texas Local Government Code, as amended; and providing an effective date.

File Attachments

1. Sachse Ord Approving Sachse PID 2024 SAP Update_FINAL
2. Exhibit A_2024-08-19_SAC_PID No. 1 SAP Update_FINAL

ORDINANCE NO. ________

AN ORDINANCE OF CITY OF SACHSE, TEXAS, APPROVING THE 2024 ANNUAL SERVICE PLAN UPDATE TO THE SERVICE AND ASSESSMENT PLAN, INCLUDING THE ASSESSMENT ROLL, FOR THE SACHSE PUBLIC IMPROVEMENT DISTRICT NO. 1 IN ACCORDANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

WHEREAS, the City Council has received the "Sachse Public Improvement District No. 1 2024 Annual Service Plan Update" (the "Annual Service Plan Update") which includes the updated Assessment Roll and now desires to proceed with the adoption of this Ordinance which approves and adopts the Annual Service Plan Update and updated Assessment Roll for District as required by the PID Act.

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

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

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

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

SECTION 4. SEVERABILITY. If any provision, section, subsection, sentence, clause, or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining portions of this Ordinance or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the governing body of the City in adopting this Ordinance that no portion hereof, or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness, or invalidity of any other portion hereof, and all provisions of this Ordinance are declared to be severable for that purpose.

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

SECTION 6. EFFECTIVE DATE. This Ordinance shall take effect immediately from and after its passage in accordance with applicable law.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS, THE 19th DAY OF AUGUST 2024.

APPROVED:

____
Jeff Bickerstaff, Mayor

ATTEST:

____
Leah K Granger, City Secretary

Exhibit A

2024 Annual Service Plan Update

[Remainder of page left intentionally blank.]

SACHSE

PUBLIC IMPROVEMENT DISTRICT NO. 1

2024 ANNUAL SERVICE PLAN UPDATE

AUGUST 19, 2024

INTRODUCTION

Capitalized terms used in this 2024 Annual Service Plan Update shall have the meanings set forth in the 2022 Amended and Restated Service and Assessment Plan (the "A&R SAP), unless the context in which a term is used clearly requires a different meaning.

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

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

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

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

On August 21, 2023, the City Council approved the 2023 Annual Service Plan Update for the District by Resolution No. 4114, which updated the Assessment Roll for 2023.

The A&R SAP identified the Authorized Improvements to be constructed for the benefit of the Assessed Property within the District, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the District for the costs of the Authorized Improvements. Pursuant to the PID Act, the A&R SAP must be reviewed and updated annually. This document is the Annual Service Plan Update for 2024.

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

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PARCEL SUBDIVISION

City Land

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

Improvement Area #1

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

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

Improvement Area #1	
Lot Type	**Number of Lots/Units/Sq Ft**
Single Family	165 Lots
Townhome	59 Lots
Multi-Family	300 Units
Commercial 1	15,688 Sq Ft

Improvement Area #2

- The final plat for The Station Phase 2, consisting of 45 residential Lots and 3 non-benefitted Lots within Dallas County, was recorded in the Official Public Records of the County on March 8, 2023. All 45 residential Lots are classified as Single Family Lot Types, and 3 Lots are classified as Non-Benefitted Property. The final plat for The Station Phase 2 is attached hereto as **Exhibit B-1.**
- The final plat for The Station Single Family Phase 2A consisting of 4 residential Lots and 1 non-benefitted Lot within Dallas County, was recorded in the Official Public Records of the County on June 12, 2023. All 4 residential Lots are classified as Single Family Lot Types and 1 Lot is classified as Non-Benefitted Property. The final plat for The Station Single Family Phase 2A is attached hereto as **Exhibit B-2.**

See the completed Lot Type classification summary within Improvement Area #2 below:

Improvement Area #2	
Lot Type	**Number of Lots**
Single Family	49

Improvement Area #3

- The site plan for Block K-2(A), was submitted to the City on November 1, 2021, and the final plat was filed for record with the County on May 8, 2023. Block K-2(A) consists of 18,172 square feet of Commercial Lot Type 2.
- The preliminary site plan for Block K-2(C) was submitted to the City on March 11, 2022, consisting of 6,050 square feet of Commercial Lot Type 2.
- The site plan for The Station Multi-Family Phase 2 (Block D partial) was submitted to the City on December 14, 2021, and the final plat was filed for record with the County on January 24, 2024. Block D consists of 297 Multi-Family units.
- The site plan for Anberlin Senior Living (Block F) was submitted to the City on April 14, 2021, and the final plat for the block was filed for record with the County on April13, 2023. Block F consists of 193 Multi-Family units.
- The site plan for TRHS MOB One Block B, Lot 3 (Block L3) was submitted to the city originally on December 16, 2020, and resubmitted on February 23, 2021, consisting of 66,600 square feet of Commercial Lot Type 2.
- The master site plan – West Tract for Trinity Regional Hospital Sachse Medical Office Building 1 was submitted to the City on October 28, 2020, consisting of one building containing 66,600 square feet of Commercial Lot Type 2 (which is the same building as in the site plan for TRHS MOB One Block B, Lot 3), and an additional building containing an additional 20,000 square feet of Commercial Lot Type 2 on Block L2, for a total of 86,600 square feet of Commercial Lot Type 2. The final plat for Block L2 and Block L3 has been approved by the City, but not yet filed with the County.
- The preliminary site plan for 3810 Miles Rd (Block H1 partial) was submitted to the City on May 12, 2023, consisting of 4,550 square feet of Commercial Lot Type 2.

See the anticipated Lot Type classification summary within Improvement Area #3 below:

Improvement Area #3		
Lot Type	**Number of Units/Sq Ft**	
Multi-Family	490	Units
Commercial 2	206,597	Sq Ft
Commercial 3	24,000	Sq Ft

Improvement Area #4

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

See the anticipated Lot Type classification summary within Improvement Area #4 below:

Improvement Area #4	
Lot Type	**Number of Sq Ft**
Commercial 3	103,680

Improvement Area #5

- The final site plan for Project Apollo (Block J) was approved by the City in May of 2022 and consists of 218,792 square feet of Commercial Lot Type 3.

See the completed Lot Type classification summary within Improvement Area #5 below:

Improvement Area #5	
Lot Type	**Number of Sq Ft**
Commercial 3	218,792

LOT AND HOME SALES

Improvement Area #1

All Lots have completed homes, and all Lots have been sold to end-users.

Improvement Area #2

Per the Quarterly Report dated March 31, 2024, the lot ownership composition is provided below:

- Owner Owned:
  - Single Family Lot Type: 0 Lots
- Homebuilder Owned:
  - Single Family Lot Type: 5 Lots
- End-User Owned:
  - Single Family Lot Type: 44 Lots

Improvement Area #3

Per the Owner, the lot ownership composition is provided below:

- Owner Owned:
  - Multi-Family Lot Type: 12.1 Acres
  - Commercial 2 Lot Type: 28.1 Acres

- End-User Owned:
  - Multi-Family Lot Type: 6.4 Acres
  - Commercial 2 Lot Type: 10.4 Acres

Improvement Area #4

Per the MIA Quarterly Report dated March 31, 2024, the lot ownership composition is provided below:

- Owner Owned:
  - Commercial 3 Lot Type: 0 Acres
- End-User Owned:
  - Commercial 3 Lot Type: 8.742 Acres

Improvement Area #5

Per the MIA Quarterly Report dated March 31, 2024, the lot ownership composition is provided below:

- Owner Owned:
  - Commercial 3 Lot Type: 0 Acres
- End-User Owned:
  - Commercial 3 Lot Type: 11.266 Acres

See **Exhibit E** for the buyer disclosures.

AUTHORIZED IMPROVEMENTS

Improvement Area #1

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

Authorized Improvement Budget					
Authorized Improvements	Original Budget[a]	Revised Budget[b]	Spent to Date[c]	Percent of Budget Spent	Forecast Completion Date
Improvement Area #1 Improvements					
Public Parking and In-Tract Improvem	$ 496,770	$ 496,770	$ 356,703	71.80%	8/20/2021
Phase 1 SF/East Tract	5,146,352	5,146,352	5,146,352	100.00%	8/6/2020
Soft Costs	800,721	800,721	800,721	100.00%	N/A
	$ 6,443,843	**$ 6,443,843**	**$ 6,303,776**	**97.83%**	
Major Improvements					
Station Blvd/Bunker Hill Road	$ 1,951,801	$ 1,951,801	$ 1,948,445	99.83%	3/7/2022
Hudson Road	227,354	232,640	227,354	97.73%	8/6/2020
Merritt Road	108,302	143,128	108,302	75.67%	8/6/2020
Commons Parkway/Street A	229,082	231,969	229,082	98.76%	11/17/2020
Heritage Park Improvements	929,864	1,381,391	1,243,910	90.05%	6/30/2024
Regional Detention[3]	362,758	192,581	192,581	100.00%	6/30/2024
Master Water Line Extension	74,590	58,106	15,483	26.65%	3/7/2022
Master Sewer Main Extension - Line A	86,384	50,904	-	0.00%	3/7/2022
Master Sewer Main Extension - Line B	3,374	9,290	-	0.00%	8/6/2020
Master Entry Monumentation/Artwork	121,083	124,043	121,083	97.61%	3/7/2022
Public Collector Road B/Street B	174,208	141,380	141,380	100.00%	3/7/2022
Soft Costs	403,500	212,472	188,130	88.54%	N/A
	$ 4,672,299	**$ 4,729,704**	**$ 4,415,749**	**93.36%**	
Total	**$ 11,116,141**	**$ 11,173,546**	**$ 10,719,525**	**95.94%**	

Footnotes:

[a] As shown in the Service and Assessment Plan.
[b] As shown in the Amended and Restated Service and Assessment Plan.
[c] Per the Developer's Draw #21 executed 3/18/2024.

Major Improvement Area

The budget for the Authorized Improvements remains at $6,806,159, as shown in the Amended and Restated Service and Assessment Plan. The Major Improvements allocated to the Major Improvement Area are under construction with a projected completion date of September 30, 2024.

Authorized Improvement Budget					
Authorized Improvements	Original Budget[a]	Revised Budget[b]	Spent to Date[c]	Percent of Budget Spent	Forecast Completion Date
Major Improvements					
Station Blvd/Bunker Hill Road	$ 2,808,689	$ 2,808,689	$ 2,803,860	99.83%	3/7/2022
Hudson Road	327,168	334,774	327,168	97.73%	8/6/2020
Merritt Road	155,850	205,964	155,850	75.67%	8/6/2020
Commons Parkway/Street A	329,654	333,809	329,654	98.76%	11/17/2020
Heritage Park Improvements	1,338,096	1,987,855	1,790,016	90.05%	9/30/2024
Regional Detention	522,017	277,128	277,128	100.00%	11/7/2023
Master Water Line Extension	107,337	83,616	22,280	26.65%	3/7/2022
Master Sewer Main Extension - Line A	124,308	73,253	-	0.00%	3/7/2022
Master Sewer Main Extension - Line B	4,855	13,368	-	0.00%	8/6/2020
Master Entry Monumentation/Artwork (TBD)	174,242	178,501	174,242	97.61%	3/7/2022
Public Collector Road B/Street B	250,689	203,449	203,449	100.00%	3/7/2022
Soft Costs	580,646	305,752	313,788	102.63%	N/A
	$ 6,723,552	**$ 6,806,159**	**$ 6,397,435**	**95.15%**	

Footnotes:

[a] As shown in the Service and Assessment Plan.
[b] As shown in the Amended and Restated Service and Assessment Plan.
[c] Per the Developer's Quarterly Report dated 3/31/2024.

Improvement Area #2

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

Authorized Improvements	Budget[a]	Spent to Date[b]	Percent of Budget Spent	Forecast Completion Date
	Authorized Improvement Budget			
Improvement Area #2 Improvements				
Street	$ 669,060	$ 462,484	69.12%	3/6/2023
Water	138,781	123,079	88.69%	3/6/2023
Sewer	146,210	129,633	88.66%	3/6/2023
Drainage	69,409	69,409	100.00%	3/6/2023
Miscellaneous	167,494	81,279	48.53%	3/6/2023
Soft Costs	171,517	150,639	87.83%	3/6/2023
	$ 1,362,471	**$ 1,016,523**	**74.61%**	

Footnotes:

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

[b] Per the Developer's Quarterly Report dated 3/31/2024.

Improvement Area #3

The budget for the Authorized Improvements remains at $6,101,834, as shown in the Amended and Restated Service and Assessment Plan. The Improvement Area #3 Improvements are expected to be completed on March 31, 2025.

Authorized Improvements	Budget[a]	Spent to Date[b]	Percent of Budget Spent	Forecast Completion Date
	Authorized Improvement Budget			
Improvement Area #3 Improvements				
Street	$ 2,602,845	$ 1,661,737	63.84%	3/31/2025
Water	442,665	287,988	65.06%	3/31/2025
Sewer	377,907	265,605	70.28%	3/31/2025
Drainage	682,354	511,207	74.92%	3/31/2025
Miscellaneous	1,110,824	514,449	46.31%	3/31/2025
Soft Costs	885,239	537,381	60.70%	3/31/2025
	$ 6,101,834	**$ 3,778,367**	**61.92%**	

Footnotes:

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

[b] Per the Developer's Quarterly Report dated 3/31/2024.

OUTSTANDING ASSESSMENT

Improvement Area #1

Net of the principal bond payment due September 15, Improvement Area #1 has a total outstanding Assessment of $10,686,000.00, of which $6,275,000.00 is attributable to the

Improvement Area #1 Initial Bonds, and $4,411,000.00 is attributable to the Improvement Area #1 Additional Bonds.

Improvement Area #2

Net of the principal bond payment due September 15, Improvement Area #2 has an outstanding Assessment of $1,087,000.00 attributable to the Improvement Area #2-3 Bonds.

Improvement Area #3

Net of the principal bond payment due September 15, Improvement Area #3 has an outstanding Assessment of $5,989,000.00 attributable to the Improvement Area #2-3 Bonds.

Major Improvement Area

Net of the principal bond payment due September 15, the Major Improvement Area has an outstanding Assessment of $8,125,000.00 of which $788,907.25 is allocable to Improvement Area #2, $5,463,335.90 is allocable to Improvement Area #3, $602,121.83 is allocable to Improvement Area #4, and $1,270,635.02 is allocable to Improvement Area #5.

TIRZ ANNUAL CREDIT

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

ANNUAL INSTALLMENT DUE 1/31/2025

Improvement Area #1

- **Improvement Area #1 Initial Bonds Principal and Interest** - The total principal and interest required for the Annual Installment for the Improvement Area #1 Bonds is $387,325.00.
- **Improvement Area #1 Initial Bonds Additional Interest -** The Delinquency and Prepayment Reserve Requirement, as defined in the Indenture for the Improvement Area #1 Initial Bonds, is equal to $345,125.00 and has not been met. As such, the Delinquency and Prepayment Reserve Account will be funded with Additional Interest on the Improvement Area #1 Initial Bonds outstanding Assessment, resulting in an Additional Interest amount of $31,375.00.
- **Improvement Area #1 Additional Bonds Principal and Interest** - The total principal and interest required for the Annual Installment is $332,718.76.

- **Improvement Area #1 Additional Bonds Additional Interest -** The Delinquency and Prepayment Reserve Requirement, as defined in the Indenture for the Improvement Area #1 Additional Bonds, is equal to $242,605.00 and has not been met. As such, the Delinquency and Prepayment Reserve Account will be funded with Additional Interest on the Improvement Area #1 Additional Bonds outstanding Assessment, resulting in an Additional Interest amount of $22,055.00.

    - ***TIRZ Credit -*** The total principal and interest credit from the TIRZ No. 2 Fund for the Annual Installment is to be determined.

- **Improvement Area #1 Annual Collection Costs** - The cost of administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs allocated for the Improvement Area #1 Annual Installment is $55,039.03

Improvement Area #1		
Due January 31, 2025		
Improvement Area #1 Initial Bonds		
Principal	$	150,000.00
Interest	$	237,325.00
Additional Interest	$	31,375.00
	$	418,700.00
Improvement Area #1 Additional Bonds		
Principal	$	79,000.00
Interest	$	253,718.76
Additional Interest	$	22,055.00
	$	354,773.76
TIRZ Credit[a]		TBD
Annual Collection Costs	$	55,039.03
Total Annual Installment	**$**	**828,512.79**

Footnotes:

[a] TIRZ Credit to be determined.

Improvement Area #2

- **Improvement Area #2-3 Bonds Principal and Interest** - The total principal and interest required for the Annual Installment is $86,165.00.

- **Improvement Area #2-3 Bonds Additional Interest** – The Delinquency and Prepayment Reserve Requirement, as defined in the Indenture for the Improvement Area #2-3 Bonds, is equal to $389,180.00 and has not been met. As such, the Delinquency and Prepayment Reserve Account will be funded with Additional Interest on the Improvement Area #2-3 Bonds outstanding Assessment, resulting in an Additional Interest amount of $5,435.00.
- **Improvement Area #2 Annual Collection Costs** - The cost of administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total the Improvement Area #2 Annual Collection Costs allocated for the Annual Installment is $8,327.03.

Improvement Area #2		
Due January 31, 2025		
Improvement Area #2-3 Bonds		
Principal	$	11,000.00
Interest	$	75,165.00
	$	86,165.00
Additional Interest	$	5,435.00
Annual Collection Costs	$	8,327.03
Total Annual Installment	**$**	**99,927.03**

Improvement Area #3

- **Improvement Area #2-3 Bonds Principal and Interest** - The total principal and interest required for the Annual Installment is $474,290.00.
- **Improvement Area #2-3 Bonds Additional Interest** – The Delinquency and Prepayment Reserve Requirement, as defined in the Indenture for the Improvement Area #2-3 Bonds, is equal to $389,180.00 and has not been met. As such, the Delinquency and Prepayment Reserve Account will be funded with Additional Interest on the Improvement Area #2-3 Bonds outstanding Assessment, resulting in an Additional Interest amount of $29,945.00.
- **Improvement Area #3 Annual Collection Costs** - The cost of administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Improvement Area #3 Annual Collection Costs allocated for the Annual Installment is $34,591.09.

Improvement Area #3		
Due January 31, 2025		
Improvement Area #2-3 Bonds		
Principal	$	60,000.00
Interest	$	414,290.00
	$	474,290.00
Additional Interest	$	29,945.00
Annual Collection Costs	$	34,591.09
Total Annual Installment	**$**	**538,826.09**

Major Improvement Area

- **Major Improvement Area Bonds Principal and Interest** - The total principal and interest required for the Annual Installment is $602,893.75.
    - ***TIRZ Credit -*** The total principal and interest credit from the TIRZ No. 2 Fund for the Annual Installment is to be determined.
- **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 $446,875.00 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 $40,625.00.
- **Major Improvement Area Bonds Annual Collection Costs** - The cost of administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Major Improvement Area Bonds Annual Collection Costs allocated for the Annual Installment is $42,589.44.

Major Improvement Area		
Due January 31, 2025		
Principal	$	155,000.00
Interest	$	447,893.75
	$	602,893.75
Additional Interest	$	40,625.00
Annual Collection Costs	$	42,589.44
TIRZ Credit[a]		TBD
Total Annual Installment	**$**	**686,108.19**

Footnotes:

[a] TIRZ Credit to be determined.

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

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

Annual Collection Costs								
		Improvement Area #1		Improvement Area #2		Improvement Area #3		Major Improvement Area
P3Works Administration	$	39,446.44	$	3,971.05	$	21,869.68	$	29,909.42
City Auditor		1,035.92		104.29		574.33		785.46
Filing Fees		414.37		41.71		229.73		314.19
ASW Collection Contract		3,977.93		400.46		2,205.43		3,016.18
Misc		414.37		41.71		229.73		314.19
PID Trustee Fees		3,750.00		576.28		3,173.72		3,750.00
Dissemination Agent		3,500.00		537.86		2,962.14		3,500.00
Draw Request Review		-		2,500.00		2,500.00		-
Arbitrage Calculation		2,500.00		153.67		846.33		1,000.00
Total	**$**	**55,039.03**	**$**	**8,327.03**	**$**	**34,591.09**	**$**	**42,589.44**

PREPAYMENT OF ASSESSMENTS IN FULL

Improvement Area #1

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

Improvement Area #2

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

Improvement Area #3

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

Major Improvement Area

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

PARTIAL PREPAYMENTS OF ASSESSMENTS

Improvement Area #1

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

Improvement Area #2

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

Improvement Area #3

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

Major Improvement Area

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

EXTRAORDINARY OPTIONAL REDEMPTIONS

Improvement Area #1

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

Improvement Area #2

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

Improvement Area #3

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

Major Improvement Area

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

SERVICE PLAN – FIVE YEAR BUDGET FORECAST

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

Improvement Area #1						
Installments Due		**1/31/2025**	**1/31/2026**	**1/31/2027**	**1/31/2028**	**1/31/2029**
Improvement Area #1 Initial Bonds						
Principal		$ 150,000.00	$ 150,000.00	$ 155,000.00	$ 160,000.00	$ 170,000.00
Interest		$ 237,325.00	$ 233,575.00	$ 228,700.00	$ 223,662.50	$ 218,462.50
Additional Interest		$ 31,375.00	$ 30,625.00	$ 29,875.00	$ 29,100.00	$ 28,300.00
	(1)	$ 418,700.00	$ 414,200.00	$ 413,575.00	$ 412,762.50	$ 416,762.50
Improvement Area #1 Additional Bonds						
Principal		$ 79,000.00	$ 87,000.00	$ 91,000.00	$ 95,000.00	$ 95,000.00
Interest		$ 253,718.76	$ 249,768.76	$ 245,418.76	$ 240,868.76	$ 236,118.76
Additional Interest		$ 22,055.00	$ 21,660.00	$ 21,225.00	$ 20,770.00	$ 20,295.00
	(2)	$ 354,773.76	$ 358,428.76	$ 357,643.76	$ 356,638.76	$ 351,413.76
Annual Collection Costs	(3)	$ 55,039.03	$ 56,139.81	$ 57,262.61	$ 58,407.86	$ 59,576.02
TIRZ Credit [a]	(4)	TBD				
Total Improvement Area #1 Annual Installment	**(5) = (1) + (2) + (3) + (4)**	**$ 828,512.79**	**$ 828,768.57**	**$ 828,481.37**	**$ 827,809.12**	**$ 827,752.28**

Improvement Areas #2-3						
Installments Due		**1/31/2025**	**1/31/2026**	**1/31/2027**	**1/31/2028**	**1/31/2029**
Improvement Areas #2-3 Bonds						
Improvement Area #2						
Principal		$ 11,000.00	$ 12,000.00	$ 13,000.00	$ 14,000.00	$ 15,000.00
Interest		$ 75,165.00	$ 74,505.00	$ 73,785.00	$ 73,005.00	$ 72,165.00
	(1)	$ 86,165.00	$ 86,505.00	$ 86,785.00	$ 87,005.00	$ 87,165.00
Improvement Area #3						
Principal		$ 60,000.00	$ 65,000.00	$ 68,000.00	$ 75,000.00	$ 79,000.00
Interest		$ 414,290.00	$ 410,690.00	$ 406,790.00	$ 402,710.00	$ 398,210.00
	(2)	$ 474,290.00	$ 475,690.00	$ 474,790.00	$ 477,710.00	$ 477,210.00
Additional Interest	(3)	$ 35,380.00	$ 35,025.00	$ 34,640.00	$ 34,235.00	$ 33,790.00
Annual Collection Costs	(4)	$ 42,918.12	$ 43,776.48	$ 44,652.01	$ 45,545.05	$ 46,455.95
Total Improvement Area #2-3 Annual Installment	**(5) = (1) + (2) + (3) + (4)**	**$ 638,753.12**	**$ 640,996.48**	**$ 640,867.01**	**$ 644,495.05**	**$ 644,620.95**

Major Improvement Area						
Installments Due		**1/31/2025**	**1/31/2026**	**1/31/2027**	**1/31/2028**	**1/31/2029**
Major Improvement Area Bonds						
Principal		$ 155,000.00	$ 160,000.00	$ 170,000.00	$ 175,000.00	$ 185,000.00
Interest		$ 447,893.75	$ 439,562.50	$ 430,962.50	$ 421,825.00	$ 412,418.75
	(1)	$ 602,893.75	$ 599,562.50	$ 600,962.50	$ 596,825.00	$ 597,418.75
Additional Interest	(2)	$ 40,625.00	$ 39,850.00	$ 39,050.00	$ 38,200.00	$ 37,325.00
Annual Collection Costs	(3)	$ 42,589.44	$ 43,441.23	$ 44,310.05	$ 45,196.25	$ 46,100.18
TIRZ Credit [a]	(4)	TBD				
Total Major Improvement Area Annual Installment	**(5) = (1) + (2) + (3) + (4)**	**$ 686,108.19**	**$ 682,853.73**	**$ 684,322.55**	**$ 680,221.25**	**$ 680,843.93**

Footnotes:

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

ASSESSMENT ROLL

The list of current Lots within the District, the corresponding total Assessments, and current Annual Installment by Lot for Improvement Area #1, Improvement Area #2, Improvement Area #3, and the Major Improvement Area are shown on the Assessment Rolls attached hereto as **Exhibit A-1, Exhibit A-2, Exhibit A-3,** and **Exhibit A-4** respectively. The Lots shown on the Assessment Rolls will receive the bills for the 2024 Annual Installments which will be delinquent if not paid by January 31, 2025. The list of Parcels shown on the Assessment Roll is subject to change based on the final certified rolls provided by the County prior to billing.

EXHIBIT A-1 – IMPROVEMENT AREA #1 ASSESSMENT ROLL

Property ID[a]	Lot Type	Outstanding Assessment: Improvement Area #1 Initial Bonds	Outstanding Assessment: Improvement Area #1 Additional Bonds	Annual Installment Due 1/31/2025 pre TIRZ[c]
480119100A0010000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100A0020000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100ACA10000	Non-Benefitted	$ -	$ -	$ -
480119100A0030000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100A0040000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100A0050000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100A0060000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100A0070000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100A0080000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100A0090000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100A0100000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100A0110000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100A0120000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100A0130000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100A0140000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100B0010000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100B0020000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100B0030000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100BCA20000	Non-Benefitted	$ -	$ -	$ -
480119100B0040000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100B0050000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100B0060000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100B0070000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100B0080000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100B0090000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100B0100000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100B0110000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100C0010000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100C0020000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100C0030000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100C0040000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100C0050000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100C0060000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100C0070000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100C0080000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100C0090000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100C0100000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100C0110000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100C0120000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100C0130000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100C0140000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100D0010000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100D0020000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100D0030000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100D0040000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100D0050000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100D0060000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100D0070000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100D0080000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100D0090000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95

		Outstanding Assessment		
Property ID[a]	Lot Type	Improvement Area #1 Initial Bonds	Improvement Area #1 Additional Bonds	Annual Installment Due 1/31/2025 pre TIRZ[c]
480119100D0100000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100D0110000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100D0120000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100D0130000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100D0140000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100D0150000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100D0160000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100D0170000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100D0180000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100D0190000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100D0200000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100D0210000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100D0220000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100D0230000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100D0240000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100D0250000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100D0260000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100DCA50000	Non-Benefitted	$ -	$ -	$ -
480119100E0010000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100E0020000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100ECA30000	Non-Benefitted	$ -	$ -	$ -
480119100E0030000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100E0040000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100E0050000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100E0060000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100E0070000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100E0080000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100E0090000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100E0100000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100E0110000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100E0120000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100E0130000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100E0140000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100E0150000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100E0160000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100E0170000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100E0180000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100E0190000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100E0200000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100E0210000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100E0220000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100E0230000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100E0240000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100E0250000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100E0260000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100E0270000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100E0280000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100E0290000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100F0010000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100F0020000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95

		Outstanding Assessment		
Property ID[a]	Lot Type	Improvement Area #1 Initial Bonds	Improvement Area #1 Additional Bonds	Annual Installment Due 1/31/2025 pre TIRZ[c]
480119100F0030000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100F0040000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100F0050000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100F0060000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100F0070000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100F0080000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100F0090000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100F0100000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100F0110000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100F0120000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100F0130000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100F0140000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100F0150000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100F0160000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100F0170000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100F0180000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100F0190000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100F0200000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100F0210000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100F0220000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100F0230000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100F0240000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100F0250000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100G0010000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100G0020000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100G0030000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100G0040000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100G0050000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100G0060000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100G0070000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100G0080000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100G0090000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100G0100000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100G0110000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100G0120000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100G0130000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100G0140000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100G0150000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100G0160000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100G0170000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100G0180000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100G0190000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100G0200000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100G0210000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100G0220000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100G0230000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100G0240000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100G0250000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100G0260000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100G0270000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95

Property ID[a]	Lot Type	Outstanding Assessment Improvement Area #1 Initial Bonds	Outstanding Assessment Improvement Area #1 Additional Bonds	Annual Installment Due 1/31/2025 pre TIRZ[c]
480119100G0280000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100G0290000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100H0010000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100H0020000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100H0030000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100H0040000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100H0050000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100I0010000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100I0020000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100I0030000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100I0040000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100I0050000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100I0060000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100I0070000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100I0080000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100I0090000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100I0100000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100I0110000	Townhome Lot	$ 12,138.75	$ 8,532.92	$ 1,602.72
480119100I0120000	Townhome Lot	$ 12,138.75	$ 8,532.92	$ 1,602.72
480119100I0130000	Townhome Lot	$ 12,138.75	$ 8,532.92	$ 1,602.72
480119100I0140000	Townhome Lot	$ 12,138.75	$ 8,532.92	$ 1,602.72
480119100I0150000	Townhome Lot	$ 12,138.75	$ 8,532.92	$ 1,602.72
480119100I0160000	Townhome Lot	$ 12,138.75	$ 8,532.92	$ 1,602.72
480119100I0170000	Townhome Lot	$ 12,138.75	$ 8,532.92	$ 1,602.72
480119100I0180000	Townhome Lot	$ 12,138.75	$ 8,532.92	$ 1,602.72
480119100I0190000	Townhome Lot	$ 12,138.75	$ 8,532.92	$ 1,602.72
480119100I0200000	Townhome Lot	$ 12,138.75	$ 8,532.92	$ 1,602.72
480119100I0210000	Townhome Lot	$ 12,138.75	$ 8,532.92	$ 1,602.72
480119100I0220000	Townhome Lot	$ 12,138.75	$ 8,532.92	$ 1,602.72
480119100I0230000	Townhome Lot	$ 12,138.75	$ 8,532.92	$ 1,602.72
480119100I0240000	Townhome Lot	$ 12,138.75	$ 8,532.92	$ 1,602.72
480119100I0250000	Townhome Lot	$ 12,138.75	$ 8,532.92	$ 1,602.72
480119100I0260000	Townhome Lot	$ 12,138.75	$ 8,532.92	$ 1,602.72
480119100I0270000	Townhome Lot	$ 12,138.75	$ 8,532.92	$ 1,602.72
480119100I0280000	Townhome Lot	$ 12,138.75	$ 8,532.92	$ 1,602.72
480119100J0010000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100J0020000	Single Family Lot	$ 18,169.23	$ 12,772.03	$ 2,398.95
480119100JCA40000	Non-Benefitted	$ -	$ -	$ -
480119100K0010000	Townhome Lot	$ 12,138.75	$ 8,532.92	$ 1,602.72
480119100K0020000	Townhome Lot	$ 12,138.75	$ 8,532.92	$ 1,602.72
480119100K0030000	Townhome Lot	$ 12,138.75	$ 8,532.92	$ 1,602.72
480119100K0040000	Townhome Lot	$ 12,138.75	$ 8,532.92	$ 1,602.72
480119100K0050000	Townhome Lot	$ 12,138.75	$ 8,532.92	$ 1,602.72
480119100K0060000	Townhome Lot	$ 12,138.75	$ 8,532.92	$ 1,602.72
480119100K0070000	Townhome Lot	$ 12,138.75	$ 8,532.92	$ 1,602.72
480119100K0080000	Townhome Lot	$ 12,138.75	$ 8,532.92	$ 1,602.72
480119100K0090000	Townhome Lot	$ 12,138.75	$ 8,532.92	$ 1,602.72
480119100K0100000	Townhome Lot	$ 12,138.75	$ 8,532.92	$ 1,602.72
480119100K0110000	Townhome Lot	$ 12,138.75	$ 8,532.92	$ 1,602.72
480119100K0120000	Townhome Lot	$ 12,138.75	$ 8,532.92	$ 1,602.72

		Outstanding Assessment		
Property ID[a]	Lot Type	Improvement Area #1 Initial Bonds	Improvement Area #1 Additional Bonds	Annual Installment Due 1/31/2025 pre TIRZ[c]
480119100K0130000	Townhome Lot	$ 12,138.75	$ 8,532.92	$ 1,602.72
480119100K0140000	Townhome Lot	$ 12,138.75	$ 8,532.92	$ 1,602.72
480119100KCA70000	Non-Benefitted	$ -	$ -	$ -
480119100K0150000	Townhome Lot	$ 12,138.75	$ 8,532.92	$ 1,602.72
480119100K0160000	Townhome Lot	$ 12,138.75	$ 8,532.92	$ 1,602.72
480119100K0170000	Townhome Lot	$ 12,138.75	$ 8,532.92	$ 1,602.72
480119100K0180000	Townhome Lot	$ 12,138.75	$ 8,532.92	$ 1,602.72
480119100K0190000	Townhome Lot	$ 12,138.75	$ 8,532.92	$ 1,602.72
480119100K0200000	Townhome Lot	$ 12,138.75	$ 8,532.92	$ 1,602.72
480119100K0210000	Townhome Lot	$ 12,138.75	$ 8,532.92	$ 1,602.72
480119100K0220000	Townhome Lot	$ 12,138.75	$ 8,532.92	$ 1,602.72
480119100K0230000	Townhome Lot	$ 12,138.75	$ 8,532.92	$ 1,602.72
480119100L0010000	Townhome Lot	$ 12,138.75	$ 8,532.92	$ 1,602.72
480119100L0020000	Townhome Lot	$ 12,138.75	$ 8,532.92	$ 1,602.72
480119100L0030000	Townhome Lot	$ 12,138.75	$ 8,532.92	$ 1,602.72
480119100L0040000	Townhome Lot	$ 12,138.75	$ 8,532.92	$ 1,602.72
480119100L0050000	Townhome Lot	$ 12,138.75	$ 8,532.92	$ 1,602.72
480119100L0060000	Townhome Lot	$ 12,138.75	$ 8,532.92	$ 1,602.72
480119100L0070000	Townhome Lot	$ 12,138.75	$ 8,532.92	$ 1,602.72
480119100L0080000	Townhome Lot	$ 12,138.75	$ 8,532.92	$ 1,602.72
480119100L0090000	Townhome Lot	$ 12,138.75	$ 8,532.92	$ 1,602.72
480119100M0010000	Townhome Lot	$ 12,138.75	$ 8,532.92	$ 1,602.72
480119100M0020000	Townhome Lot	$ 12,138.75	$ 8,532.92	$ 1,602.72
480119100M0030000	Townhome Lot	$ 12,138.75	$ 8,532.92	$ 1,602.72
480119100M0040000	Townhome Lot	$ 12,138.75	$ 8,532.92	$ 1,602.72
480119100M0050000	Townhome Lot	$ 12,138.75	$ 8,532.92	$ 1,602.72
480119100M0060000	Townhome Lot	$ 12,138.75	$ 8,532.92	$ 1,602.72
480119100M0070000	Townhome Lot	$ 12,138.75	$ 8,532.92	$ 1,602.72
480119100M0080000	Townhome Lot	$ 12,138.75	$ 8,532.92	$ 1,602.72
480119100M0090000	Townhome Lot	$ 12,138.75	$ 8,532.92	$ 1,602.72
480119100MCA60000	Non-Benefitted	$ -	$ -	$ -
480119100NCA80000	Non-Benefitted	$ -	$ -	$ -
480119100OCA90000	Non-Benefitted	$ -	$ -	$ -
480119500A0010000	Multi-Family	$ 2,418,603.72	$ 1,700,153.15	$ 319,337.71
480119700M0010000	Commercial 1	$ 142,286.46	$ 100,020.01	$ 18,786.65
Total[b]		**$ 6,274,999.38**	**$ 4,411,000.39**	**$ 828,511.59**

Footnotes:

[a] Property IDs per Dallas Central Appraisal District. Subject to change prior to billing.

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

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

EXHIBIT A-2 –IMPROVEMENT AREA #2 ASSESSMENT ROLL

		Improvement Areas #2-3 Bonds[a]	
Property ID	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2025
480119100Z0010000	IA#2 Single Family	$ 22,183.67	$ 2,039.33
480119100Z0020000	IA#2 Single Family	$ 22,183.67	$ 2,039.33
480119100Z0030000	IA#2 Single Family	$ 22,183.67	$ 2,039.33
480119100Z0040000	IA#2 Single Family	$ 22,183.67	$ 2,039.33
480119100ZCA11000	Non-Benefitted	$ -	$ -
480119100Z0050000	IA#2 Single Family	$ 22,183.67	$ 2,039.33
480119100Z0060000	IA#2 Single Family	$ 22,183.67	$ 2,039.33
480119100Z0070000	IA#2 Single Family	$ 22,183.67	$ 2,039.33
480119100Z0080000	IA#2 Single Family	$ 22,183.67	$ 2,039.33
480119100Z0090000	IA#2 Single Family	$ 22,183.67	$ 2,039.33
480119100Z0100000	IA#2 Single Family	$ 22,183.67	$ 2,039.33
480119100Z0110000	IA#2 Single Family	$ 22,183.67	$ 2,039.33
480119100Z0120000	IA#2 Single Family	$ 22,183.67	$ 2,039.33
480119100Z0130000	IA#2 Single Family	$ 22,183.67	$ 2,039.33
480119100Y0010000	IA#2 Single Family	$ 22,183.67	$ 2,039.33
480119100Y0020000	IA#2 Single Family	$ 22,183.67	$ 2,039.33
480119100Y0030000	IA#2 Single Family	$ 22,183.67	$ 2,039.33
480119100Y0040000	IA#2 Single Family	$ 22,183.67	$ 2,039.33
480119100Y0050000	IA#2 Single Family	$ 22,183.67	$ 2,039.33
480119100Y0060000	IA#2 Single Family	$ 22,183.67	$ 2,039.33
480119100Y0070000	IA#2 Single Family	$ 22,183.67	$ 2,039.33
480119100Y0080000	IA#2 Single Family	$ 22,183.67	$ 2,039.33
480119100Y0090000	IA#2 Single Family	$ 22,183.67	$ 2,039.33
480119100Y0100000	IA#2 Single Family	$ 22,183.67	$ 2,039.33
480119100Y0110000	IA#2 Single Family	$ 22,183.67	$ 2,039.33
480119100Y0120000	IA#2 Single Family	$ 22,183.67	$ 2,039.33
480119100Y0130000	IA#2 Single Family	$ 22,183.67	$ 2,039.33
480119100YCA20000	Non-Benefitted	$ -	$ -
480119100X0010000	IA#2 Single Family	$ 22,183.67	$ 2,039.33
480119100X0020000	IA#2 Single Family	$ 22,183.67	$ 2,039.33
480119100X0030000	IA#2 Single Family	$ 22,183.67	$ 2,039.33
480119100X0040000	IA#2 Single Family	$ 22,183.67	$ 2,039.33
480119100X0050000	IA#2 Single Family	$ 22,183.67	$ 2,039.33
480119100X0060000	IA#2 Single Family	$ 22,183.67	$ 2,039.33
480119100X0070000	IA#2 Single Family	$ 22,183.67	$ 2,039.33

Property ID	Lot Type	Improvement Areas #2-3 Bonds[a] Outstanding Assessment	Improvement Areas #2-3 Bonds[a] Annual Installment Due 1/31/2025
480119100X0080000	IA#2 Single Family	$ 22,183.67	$ 2,039.33
480119100X0090000	IA#2 Single Family	$ 22,183.67	$ 2,039.33
480119100X0100000	IA#2 Single Family	$ 22,183.67	$ 2,039.33
480119100X0110000	IA#2 Single Family	$ 22,183.67	$ 2,039.33
480119100X0120000	IA#2 Single Family	$ 22,183.67	$ 2,039.33
480119100XCA30000	Non-Benefitted	$ -	$ -
480119100XCA40000	Non-Benefitted	$ -	$ -
480119100X0130000	IA#2 Single Family	$ 22,183.67	$ 2,039.33
480119100X0140000	IA#2 Single Family	$ 22,183.67	$ 2,039.33
480119100X0150000	IA#2 Single Family	$ 22,183.67	$ 2,039.33
480119100X0160000	IA#2 Single Family	$ 22,183.67	$ 2,039.33
480119100X0170000	IA#2 Single Family	$ 22,183.67	$ 2,039.33
480119100X0180000	IA#2 Single Family	$ 22,183.67	$ 2,039.33
480119100X0190000	IA#2 Single Family	$ 22,183.67	$ 2,039.33
480119100X0200000	IA#2 Single Family	$ 22,183.67	$ 2,039.33
480119100X0210000	IA#2 Single Family	$ 22,183.67	$ 2,039.33
480119100X0220000	IA#2 Single Family	$ 22,183.67	$ 2,039.33
480119100X0230000	IA#2 Single Family	$ 22,183.67	$ 2,039.33
Total[b]		**$ 1,086,999.83**	**$ 99,927.17**

Footnotes:

[a] Represents portion of Improvement Area #2-3 Bonds allocable to Improvement Area #2. Note Lots in Improvement Area #2 are also subject to the Major Improvement Area Assessment. See Exhibit A-4 for the Major Improvement Area Assessment Roll.

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

EXHIBIT A-3 –IMPROVEMENT AREA #3 ASSESSMENT ROLL

Property ID[a]	Block	Lot Type	Improvement Areas #2-3 Bonds Outstanding Assessment	Improvement Areas #2-3 Bonds Annual Installment due 1/31/2025
65100943010030100	Block K-2(C)	Commercial 2	$ 71,164.77	$ 6,402.64
480119800Q0010000	Block K-2(A)	Commercial 2	$ 134,550.81	$ 12,105.44
480119800Q0020000	Block K-2(A)	Commercial 2	$ 79,202.28	$ 7,125.77
65022863010020500	Block D1	Multi-Family	$ 1,535,545.75	$ 138,151.96
480118400B0020000	Block F	Multi-Familly	$ 1,837,544.16	$ 165,322.55
480118300B01A0000	Block G1	Commercial 2	$ 39,075.93	$ 3,515.63
480041500A0030000	Block H1 (partial)	Commercial 2	$ 27,348.45	$ 2,460.52
480041500A0020000	Block H1 (partial)	Commercial 2	$ 26,172.17	$ 2,354.69
480118400A0030000	Block L3	Commercial 2	$ 783,400.63	$ 70,482.00
480118400A0020000	Block L2	Commercial 2	$ 235,255.44	$ 21,165.77
65022863010030000	Block K-3	Commercial 2	$ 71,398.89	$ 6,423.71
65100943010030000	Block K-2(B)	Commercial 2	$ 11,475.44	$ 1,032.44
65100943010020000	Block K-2(B)	Commercial 2	$ 23,283.49	$ 2,094.80
65100943010030400	Block K-2(B)	Commercial 2	$ 41,457.23	$ 3,729.88
65100943010020100	Block K-2(B)	Commercial 2	$ 2,982.12	$ 268.30
65022863010020000	Block D2	Commercial 2	$ 203,615.87	$ 18,319.18
480041500A0010000	Block H1 (partial)	Commercial 2	$ 9,084.00	$ 817.28
65092877510020200	Block H2	Non-Benefitted	$ -	$ -
480118300A0010000	Block L1	Commercial 2	$ 315,932.91	$ 28,424.26
65022863010020400	Block E	Commercial 2 & Commercial 3	$ 357,682.62	$ 32,180.45
480118300B0040000	Block G2	Commercial 2	$ 51,556.31	$ 4,638.48
480118300B0050000	Block G2	Commercial 2	$ 53,735.55	$ 4,834.55
480118300B0060000	Block G2	Commercial 2	$ 77,535.18	$ 6,975.79
	Total[b]		**$ 5,989,000.01**	**$ 538,826.08**

Footnotes:

[a] Assessment and Annual Installment In the Improvement Area #3 Platted Property are allocated to each Property ID in each Block based on Estimated Buildout Value. Assessment and Annual Installment in the Improvement Area #3 Remaining Parcel is allocated to each Property ID pro rata based on acreage per Dallas County CAD. Property IDs and allocation subject to change.
[b] Totals may not add or match Service Plan or installment schedules due to rounding.

EXHIBIT A-4 – MAJOR IMPROVEMENT AREA ASSESSMENT ROLL

			Major Improvement Area Bonds	
Property ID[a]	Block	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2025 before TIRZ[c]
480119100Z0010000	Block C	Single Family	$ 16,100.15	$ 1,359.56
480119100Z0020000	Block C	Single Family	$ 16,100.15	$ 1,359.56
480119100Z0030000	Block C	Single Family	$ 16,100.15	$ 1,359.56
480119100Z0040000	Block C	Single Family	$ 16,100.15	$ 1,359.56
480119100ZCA11000	Block C	Non-Benefitted	$ -	$ -
480119100Z0050000	Block C	Single Family	$ 16,100.15	$ 1,359.56
480119100Z0060000	Block C	Single Family	$ 16,100.15	$ 1,359.56
480119100Z0070000	Block C	Single Family	$ 16,100.15	$ 1,359.56
480119100Z0080000	Block C	Single Family	$ 16,100.15	$ 1,359.56
480119100Z0090000	Block C	Single Family	$ 16,100.15	$ 1,359.56
480119100Z0100000	Block C	Single Family	$ 16,100.15	$ 1,359.56
480119100Z0110000	Block C	Single Family	$ 16,100.15	$ 1,359.56
480119100Z0120000	Block C	Single Family	$ 16,100.15	$ 1,359.56
480119100Z0130000	Block C	Single Family	$ 16,100.15	$ 1,359.56
480119100Y0010000	Block C	Single Family	$ 16,100.15	$ 1,359.56
480119100Y0020000	Block C	Single Family	$ 16,100.15	$ 1,359.56
480119100Y0030000	Block C	Single Family	$ 16,100.15	$ 1,359.56
480119100Y0040000	Block C	Single Family	$ 16,100.15	$ 1,359.56
480119100Y0050000	Block C	Single Family	$ 16,100.15	$ 1,359.56
480119100Y0060000	Block C	Single Family	$ 16,100.15	$ 1,359.56
480119100Y0070000	Block C	Single Family	$ 16,100.15	$ 1,359.56
480119100Y0080000	Block C	Single Family	$ 16,100.15	$ 1,359.56
480119100Y0090000	Block C	Single Family	$ 16,100.15	$ 1,359.56
480119100Y0100000	Block C	Single Family	$ 16,100.15	$ 1,359.56
480119100Y0110000	Block C	Single Family	$ 16,100.15	$ 1,359.56
480119100Y0120000	Block C	Single Family	$ 16,100.15	$ 1,359.56
480119100Y0130000	Block C	Single Family	$ 16,100.15	$ 1,359.56
480119100YCA20000	Block C	Non-Benefitted	$ -	$ -
480119100X0010000	Block C	Single Family	$ 16,100.15	$ 1,359.56
480119100X0020000	Block C	Single Family	$ 16,100.15	$ 1,359.56
480119100X0030000	Block C	Single Family	$ 16,100.15	$ 1,359.56
480119100X0040000	Block C	Single Family	$ 16,100.15	$ 1,359.56
480119100X0050000	Block C	Single Family	$ 16,100.15	$ 1,359.56
480119100X0060000	Block C	Single Family	$ 16,100.15	$ 1,359.56
480119100X0070000	Block C	Single Family	$ 16,100.15	$ 1,359.56
480119100X0080000	Block C	Single Family	$ 16,100.15	$ 1,359.56
480119100X0090000	Block C	Single Family	$ 16,100.15	$ 1,359.56
480119100X0100000	Block C	Single Family	$ 16,100.15	$ 1,359.56
480119100X0110000	Block C	Single Family	$ 16,100.15	$ 1,359.56
480119100X0120000	Block C	Single Family	$ 16,100.15	$ 1,359.56
480119100XCA30000	Block C	Non-Benefitted	$ -	$ -
480119100XCA40000	Block C	Non-Benefitted	$ -	$ -
480119100X0130000	Block C	Single Family	$ 16,100.15	$ 1,359.56
480119100X0140000	Block C	Single Family	$ 16,100.15	$ 1,359.56
480119100X0150000	Block C	Single Family	$ 16,100.15	$ 1,359.56
480119100X0160000	Block C	Single Family	$ 16,100.15	$ 1,359.56
480119100X0170000	Block C	Single Family	$ 16,100.15	$ 1,359.56
480119100X0180000	Block C	Single Family	$ 16,100.15	$ 1,359.56
480119100X0190000	Block C	Single Family	$ 16,100.15	$ 1,359.56
480119100X0200000	Block C	Single Family	$ 16,100.15	$ 1,359.56

Property ID[a]	Block	Lot Type	Major Improvement Area Bonds: Outstanding Assessment	Major Improvement Area Bonds: Annual Installment Due 1/31/2025 before TIRZ[c]
480119100X0210000	Block C	Single Family	$ 16,100.15	$ 1,359.56
480119100X0220000	Block C	Single Family	$ 16,100.15	$ 1,359.56
480119100X0230000	Block C	Single Family	$ 16,100.15	$ 1,359.56
65100943010030100	Block K-2(C)	Commercial 2	$ 53,397.55	$ 4,509.11
480119800Q0010000	Block K-2(A)	Commercial 2	$ 100,958.43	$ 8,525.34
480119800Q0020000	Block K-2(A)	Commercial 2	$ 59,428.39	$ 5,018.38
65022863010020500	Block D1	Multi-Family	$ 2,121,745.06	$ 179,168.82
480118400B0020000	Block F	Multi-Familly	$ 1,378,777.09	$ 116,429.57
480118300B01A0000	Block G1	Commercial 2	$ 29,320.11	$ 2,475.91
480041500A0030000	Block H1 (partial)	Commercial 2	$ 20,520.55	$ 1,732.84
480041500A0020000	Block H1 (partial)	Commercial 2	$ 19,637.94	$ 1,658.31
480118400A0030000	Block L3	Commercial 2	$ 587,814.36	$ 49,637.45
480118400A0020000	Block L2	Commercial 2	$ 176,520.83	$ 14,906.14
65022863010040200	Block I	Commercial 3	$ 602,121.83	$ 50,845.63
65022863010080000	Block J	Commercial 3	$ 1,270,635.02	$ 107,297.61
65022863010100000	City Land	Non-Benefitted	$ -	$ -
65022863010100500	City Land	Non-Benefitted	$ -	$ -
65100037010050100	City Land	Non-Benefitted	$ -	$ -
480119600M11A0000	City Land	Non-Benefitted	$ -	$ -
65022863010030000	Block K-3	Commercial 2	$ 53,573.22	$ 4,523.94
65100943010030000	Block K-2(B)	Commercial 2	$ 8,610.44	$ 727.10
65100943010020000	Block K-2(B)	Commercial 2	$ 17,470.46	$ 1,475.28
65100943010030400	Block K-2(B)	Commercial 2	$ 31,106.89	$ 2,626.79
65100943010020100	Block K-2(B)	Commercial 2	$ 2,237.60	$ 188.95
65022863010020000	Block D2	Commercial 2	$ 152,780.49	$ 12,901.41
480041500A0010000	Block H1 (partial)	Commercial 2	$ 6,816.06	$ 575.58
65092877510020200	Block H2	Non-Benefitted	$ -	$ -
480118300A0010000	Block L1	Commercial 2	$ 237,056.11	$ 20,017.99
65022863010020400	Block E	Commercial 2 & Commercial 3	$ 268,382.45	$ 22,663.31
480118300B0040000	Block G2	Commercial 2	$ 38,684.60	$ 3,266.69
480118300B0050000	Block G2	Commercial 2	$ 40,319.76	$ 3,404.77
480118300B0060000	Block G2	Commercial 2	$ 58,177.50	$ 4,912.75
Total[b]			**$ 8,125,000.00**	**$ 686,108.19**

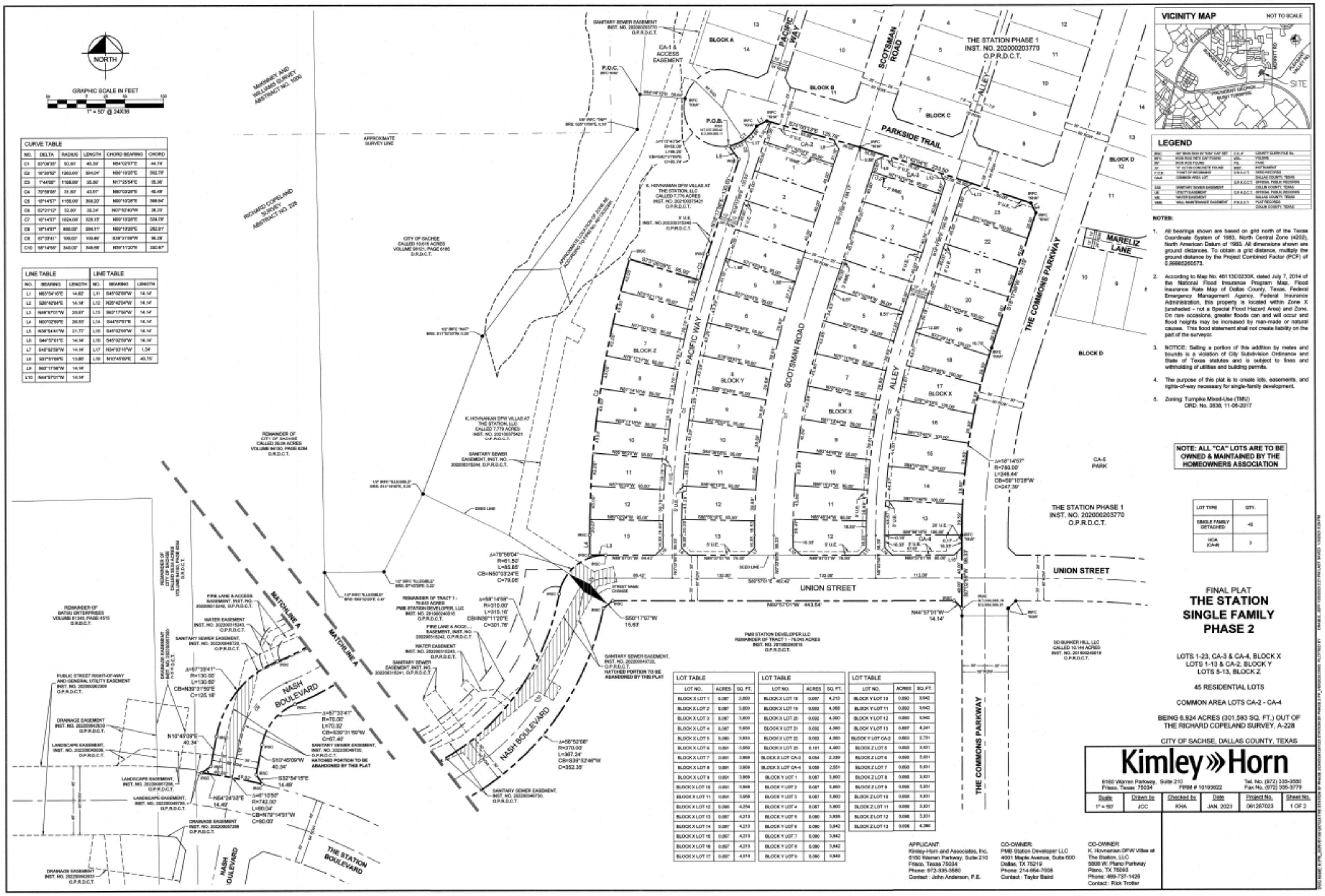
Footnotes:

[a] Note in the MIA, the assessment is allocated: (1) to the platted properties (Blocks C, K2(A), K2(C), D1, F, G1, L2, L3, H1 (partial) I and J), then (2) to each property ID in the MIA Remaining Parcel (Blocks K2(B), K3, D2, E, G2, H1 (partial), and L1) based on acreage. Property IDs and allocation subject to change.

[b] Totals may not add or match Service Plan or installment schedules due to rounding.

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

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



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, PMB STATION DEVELOPER LLC, is the sole owner of a tract of land located in the Richard Copeland Survey, Abstract No. 228, City of Sachse, Dallas County, Texas, part of the remainder from a called 75.043 acre Tract 1 described in the deed to PMB Station Developer LLC recorded in Instrument No. 201900240016 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8-inch iron rod with plastic cap stamped "KHA" found in a southeast line of a called 10.815 acre tract described in the deed to City of Sachse recorded in Volume 98121, Page 6186 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), a northwest line of said Tract 1, for the southwest corner of Lot CA-1, Block A of The Station Phase 1, an addition to the City of Sachse as shown on the plat recorded in Instrument No. 202000203770 O.P.R.D.C.T., and the northwest corner hereof;

THENCE South 54°46'18" East, along the south line of said Lot CA-1, a distance of 58.64 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found in the westerly right-of-way line of Parkside Trail, a 50-foot wide right-of-way as shown on the plat of said The Station Phase 1, at the beginning of a non-tangent curve to the left having a central angle of 113°43'54", a radius of 50.00 feet, a chord bearing and distance of South 42°31'09" East, 83.74 feet;

THENCE in a southeasterly direction, along the southerly right-of-way lines of said Parkside Trail, with said curve to the left, an arc distance of 99.25 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the **POINT OF BEGINNING** of the herein described tract of land, same being at the beginning of a non-tangent curve to the left with a radius of 50.00 feet, a central angle of 53°09'36", and a chord bearing and distance of North 54°02'07" East, 44.74 feet;

THENCE continuing along the southerly right-of-way line of said Parkside Trail and continuing along said curve to the left, an arc distance of 46.39 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

THENCE continuing along the southerly right-of-way line of said Parkside Trail, the following courses and distances:

North 63°54'16" East, a distance of 14.82 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

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

South 71°42'04" East, a distance of 233.50 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the northerly end of a corner clip at the intersection of the southerly right-of-way line of said Parkside Trail with the easterly right-of-way line of The Commons Parkway, a 60-foot wide right-of-way as shown on the plat of said The Station Phase 1;

THENCE South 26°42'04" East, along said corner clip, a distance of 14.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the southerly end of said corner clip;

THENCE along the westerly right-of-way lines of said The Commons Parkway, the following courses and distances:

South 18°17'56" West, a distance of 184.19 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a tangent curve to the left having a central angle of 18°14'57", a radius of 780.00 feet, a chord bearing and distance of South 9°10'28" West, 247.39 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 248.44 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

South 0°02'59" West, a distance of 96.33 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the easterly southeast corner hereof;

THENCE departing the westerly right-of-way line of said The Commons Parkway, and crossing said Tract 1, the following courses and distances:

North 44°57'01" West, a distance of 14.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 89°57'01" West, a distance of 443.54 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 50°17'07" West, a distance of 15.63 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 with a radius of 370.00 feet, a central angle of 56°52'06", and a chord bearing and distance of South 39°52'46" West, 352.35 feet;

In a southwesterly direction, with said non-tangent curve to the right, an arc distance of 367.24 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the left with a radius of 70.00 feet, a central angle of 57°33'41", and a chord bearing and distance of South 39°31'59" West, 67.40 feet;

In a southwesterly direction, with said reverse curve to the left, an arc distance of 70.32 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 10°46'09" West, a distance of 40.34 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 32°54'15" East, a distance of 14.49 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set, in the future northerly right-of-way line of The Station Boulevard, for the westerly southeast corner hereof, at the beginning of a non-tangent curve to the left having a central angle of 6°10'50", a radius of 742.00 feet, a chord bearing and distance of North 79°14'51" West, 80.00 feet;

THENCE in a northwesterly direction, along the future northerly right-of-way line of said The Station Boulevard, with said curve to the left, an arc distance of 80.04 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the southerly southwest corner hereof;

THENCE departing the future northerly right-of-way line of said The Station Boulevard, over and across said Tract 1, the following courses and distances:

North 54°24'32" East, a distance of 14.49 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 10°45'06" East, a distance of 40.34 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 130.00 feet, a central angle of 57°33'41", and a chord bearing and distance of North 39°31'59" East, 125.18 feet;

In a northeasterly direction, with said tangent curve to the right, an arc distance of 130.60 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the left with a radius of 310.00 feet, a central angle of 56°14'58", and a chord bearing and distance of North 39°11'20" East, 301.76 feet;

In a northeasterly direction, with said reverse curve to the left, an arc distance of 315.16 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the right with a radius of 61.50 feet, a central angle of 79°59'04", and a chord bearing and distance of North 50°03'24" East, 79.05 feet;

In a northeasterly direction, with said reverse curve to the right, an arc distance of 85.85 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 89°57'01" West, a distance of 20.57 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 03°02'59" East, a distance of 26.33 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 1,260.00 feet, a central angle of 16°30'52", and a chord bearing and distance of North 08°18'25" East, 362.78 feet;

In a northeasterly direction, with said tangent curve to the right, an arc distance of 364.04 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 73°26'09" East, a distance of 95.00 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 with a radius of 1,165.00 feet, a central angle of 01°44'05", and a chord bearing and distance of North 17°25'54" East, 35.36 feet;

In a northeasterly direction, with said non-tangent curve to the right, an arc distance of 35.36 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 18°17'56" East, a distance of 130.03 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 36°54'41" West, a distance of 21.77 feet to the **POINT OF BEGINNING** and containing 6.923 acres (301,586 square feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, **PMB STATION DEVELOPER LLC AND K. HOVNANIAN DFW VILLAS AT THE STATION, LLC**, (Owners) does hereby bind themselves and their heirs, assignees and successors of title this plat designating the hereinabove described property as **THE STATION SINGLE FAMILY PHASE 2** 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 30th day of January, 2023.

By: PMB STATION DEVELOPER 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: [signature]
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 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 30th day of January 2023.

Notary Public for the State of Texas

TERESA LYNNE KESTON
Notary Public, State of Texas
Comm. Expires 04-20-2024
Notary ID 128983760

WITNESS OUR HANDS AT Collin, TEXAS, this 30th day of January, 2023.

By: K. HOVNANIAN DFW VILLAS AT THE STATION, LLC,
a Texas limited liability company

By: [signature]
Rick Trotter, DFW Division President

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 Rick Trotter, 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 30 day of January 2023.

Notary Public for the State of Texas

REBEKAH GIFFORD
Notary Public, State of Texas
Comm. Expires 01-18-2026
Notary ID 132879188

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT, I, Michael 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 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 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 27th day of January, 2023.

Notary Public for the State of Texas

ELIZABETH M. HOLLIS
Notary Public, State of Texas
Comm. Expires 11-10-2023
Notary ID 133441387

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: 2-14-23

ATTEST:

Signature — Date: 2/15/23
Name & Title: Development Service Coordinator

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: 2/15/23

ATTEST:

Signature — Date: 2/15/23
Name & Title: Development Service Coordinator

FINAL PLAT
THE STATION SINGLE FAMILY PHASE 2

LOTS 1-23, CA-3 & CA-4, BLOCK X
LOTS 1-13 & CA-2, BLOCK Y
LOTS 5-13, BLOCK Z

45 RESIDENTIAL LOTS

COMMON AREA LOTS CA-2 - CA-4

BEING 6.924 ACRES (301,593 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	JCC	KHA	JAN. 2023	061287023	2 OF 2

APPLICANT:
Kimley-Horn and Associates, Inc.
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Phone: 972-335-3580
Contact : John Anderson, 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:
K. Hovnanian DFW Villas at The Station, LLC
5808 W. Plano Parkway
Plano, TX 75093
Phone: 469-737-1425
Contact : Rick Trotter

Filed for Record
in the Official Records Of:
Dallas County
On: 3/8/2023 9:55:42 AM
In the PLAT Records

Doc Number: 2023 - 202300044642
Number of Pages: 2
Amount: 93.00
Order#: 20230308000198
By: TB

EXHIBIT B-2 – FINAL PLAT OF THE STATION SINGLE FAMILY PHASE 2A

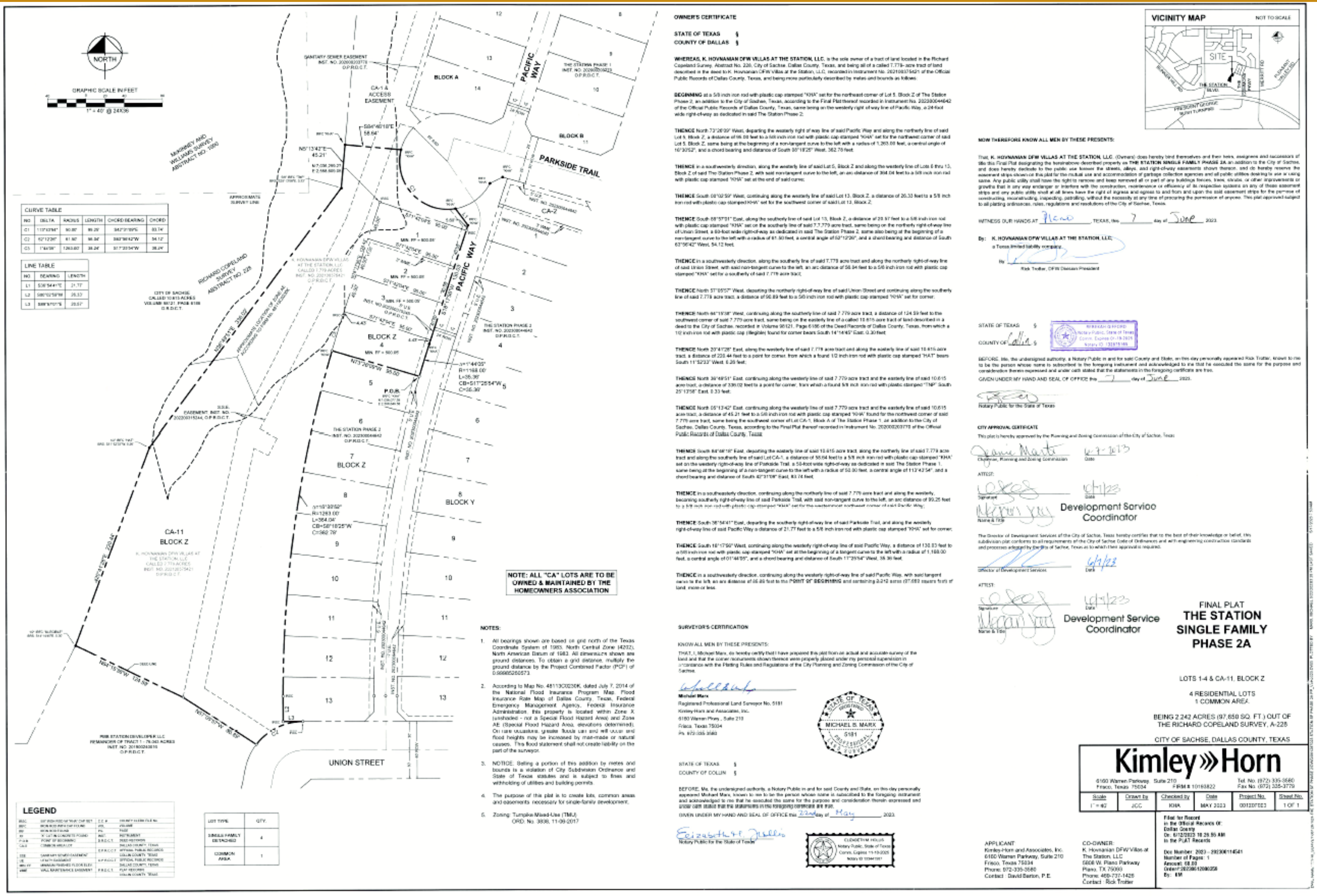


EXHIBIT C-1 – DEBT SERVICE SCHEDULE FOR IMPROVEMENT AREA #1 INITIAL BONDS

DEBT SERVICE REQUIREMENTS

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

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

[1] Totals may not add due to rounding.

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

DEBT SERVICE REQUIREMENTS

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

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

[1] Totals may not add due to rounding.

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

DEBT SERVICE REQUIREMENTS

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

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

[1] Totals may not add due to rounding.

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

DEBT SERVICE REQUIREMENTS

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

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

(1) Totals may not add due to rounding.

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EXHIBIT D – LOT TYPE CLASSIFICATION MAP

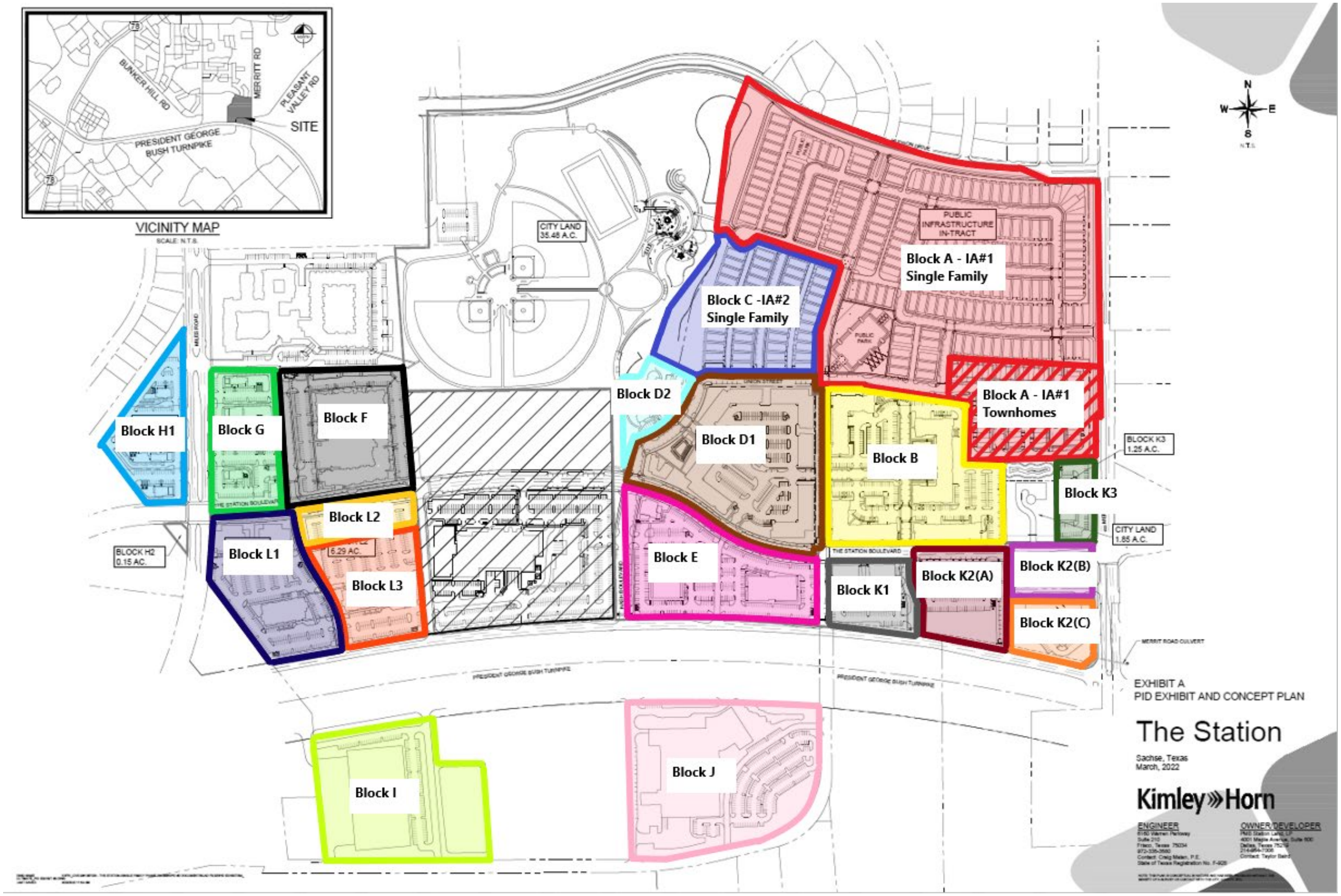

EXHIBIT E – BUYER DISCLOSURES

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

- Improvement Area #1
  - Block A Lot Type Single Family
  - Block A Lot Type Townhome
  - Block B Lot Type Multi-Family
  - Block K1 Lot Type Commercial 1
- Improvement Area #2
  - Block C Lot Type Single Family
- Improvement Area #3
  - Block K2(A) Lot Type Commercial 2
  - Block K2(C) Lot Type Commercial 2
  - Block D1 Lot Type Multi-Family
  - Block F Lot Type Multi-Family
  - Block G1 Lot Type Commercial 2
  - Block L2 Lot Type Commercial 2
  - Block L3 Lot Type Commercial 2
  - Block H1 (Partial) 480041500A0020000
  - Block H1 (Partial) 480041500A0030000
  - Remainder Parcel
- Improvement Area #4
  - Block I Lot Type Commercial 3
- Improvement Area #5
  - Block J Lot Type Commercial 3
- Major Improvement Area
  - Remainder Parcel

SACHSE PUBLIC IMPROVEMENT DISTRICT NO. 1 – IMPROVEMENT AREA #1 – BLOCK A - LOT TYPE SINGLE FAMILY BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING[1] RETURN TO:

____

____

____

____

____

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

____
STREET ADDRESS

IMPROVEMENT AREA #1 – BLOCK A - LOT TYPE SINGLE FAMILY PRINCIPAL ASSESSMENT: $30,941.26

As the purchaser of the real property described above, you are obligated to pay assessments to City of Sachse, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Sachse Public Improvement District No. 1*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

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

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

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

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

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

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

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

DATE: DATE:

_______________________________ _______________________________
SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _______ §

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

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

Notary Public, State of Texas][3]

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

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

DATE: DATE:

_____________________________ _____________________________

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF ________ §

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

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

Notary Public, State of Texas][4]

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

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

	Improvement Area #1 Initial Bonds			Improvement Area #1 Additional Bonds				
Installments Due January 31,	Principal	Interest[a]	Additional Interest	Principal	Interest[b]	Additional Interest	Annual Collection Costs	Total Installment[c]
2025	$ 434.32	$ 687.17	$ 90.85	$ 228.74	$ 734.64	$ 63.86	$ 159.37	$ 2,398.95
2026	$ 434.32	$ 676.32	$ 88.67	$ 251.91	$ 723.20	$ 62.72	$ 162.55	$ 2,399.70
2027	$ 448.80	$ 662.20	$ 86.50	$ 263.49	$ 710.61	$ 61.46	$ 165.80	$ 2,398.86
2028	$ 463.28	$ 647.61	$ 84.26	$ 275.07	$ 697.43	$ 60.14	$ 169.12	$ 2,396.92
2029	$ 492.23	$ 632.56	$ 81.94	$ 275.07	$ 683.68	$ 58.76	$ 172.50	$ 2,396.75
2030	$ 506.71	$ 616.56	$ 79.48	$ 292.45	$ 668.21	$ 57.39	$ 175.95	$ 2,396.75
2031	$ 521.19	$ 600.09	$ 76.95	$ 312.71	$ 651.76	$ 55.93	$ 179.47	$ 2,398.10
2032	$ 535.67	$ 580.55	$ 74.34	$ 332.98	$ 634.17	$ 54.36	$ 183.06	$ 2,395.13
2033	$ 564.62	$ 560.46	$ 71.66	$ 344.56	$ 615.44	$ 52.70	$ 186.72	$ 2,396.17
2034	$ 579.10	$ 539.29	$ 68.84	$ 370.62	$ 596.06	$ 50.98	$ 190.46	$ 2,395.34
2035	$ 608.05	$ 517.57	$ 65.94	$ 385.10	$ 575.21	$ 49.12	$ 194.27	$ 2,395.27
2036	$ 622.53	$ 494.77	$ 62.90	$ 416.95	$ 553.55	$ 47.20	$ 198.15	$ 2,396.05
2037	$ 651.49	$ 471.42	$ 59.79	$ 434.32	$ 530.09	$ 45.11	$ 202.11	$ 2,394.34
2038	$ 680.44	$ 446.99	$ 56.53	$ 454.59	$ 505.66	$ 42.94	$ 206.16	$ 2,393.32
2039	$ 709.40	$ 421.48	$ 53.13	$ 477.76	$ 480.09	$ 40.67	$ 210.28	$ 2,392.80
2040	$ 723.87	$ 394.87	$ 49.59	$ 518.29	$ 453.22	$ 38.28	$ 214.48	$ 2,392.61
2041	$ 752.83	$ 367.73	$ 45.97	$ 547.25	$ 424.06	$ 35.69	$ 218.77	$ 2,392.30
2042	$ 796.26	$ 337.61	$ 42.20	$ 567.52	$ 393.28	$ 32.95	$ 223.15	$ 2,392.98
2043	$ 825.22	$ 305.76	$ 38.22	$ 605.16	$ 361.36	$ 30.11	$ 227.61	$ 2,393.44
2044	$ 854.17	$ 272.76	$ 34.09	$ 645.70	$ 325.05	$ 27.09	$ 232.17	$ 2,391.02
2045	$ 897.60	$ 238.59	$ 29.82	$ 677.55	$ 286.31	$ 23.86	$ 236.81	$ 2,390.54
2046	$ 926.56	$ 202.68	$ 25.34	$ 729.66	$ 245.65	$ 20.47	$ 241.54	$ 2,391.91
2047	$ 969.99	$ 165.62	$ 20.70	$ 770.20	$ 201.87	$ 16.82	$ 246.38	$ 2,391.59
2048	$ 1,013.42	$ 126.82	$ 15.85	$ 813.63	$ 155.66	$ 12.97	$ 251.30	$ 2,389.67
2049	$ 1,056.86	$ 86.29	$ 10.79	$ 862.86	$ 106.84	$ 8.90	$ 256.33	$ 2,388.86
2050	$ 1,100.29	$ 44.01	$ 5.50	$ 917.87	$ 55.07	$ 4.59	$ 261.46	$ 2,388.79
Total	**$ 18,169.23**	**$ 11,097.78**	**$ 1,419.88**	**$ 12,772.03**	**$ 12,368.18**	**$ 1,055.06**	**$ 5,365.97**	**$ 62,248.13**

Footnotes:

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

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

[c] Before application of the TIRZ No. 2 Annual Credit Amount. The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

SACHSE PUBLIC IMPROVEMENT DISTRICT NO. 1 – IMPROVEMENT AREA #1 – BLOCK A - LOT TYPE TOWNHOME BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING[1] RETURN TO:

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

____

STREET ADDRESS

IMPROVEMENT AREA #1 – BLOCK A - LOT TYPE TOWNHOME PRINCIPAL ASSESSMENT: $20,671.67

As the purchaser of the real property described above, you are obligated to pay assessments to City of Sachse, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Sachse Public Improvement District No. 1*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

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

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

DATE:	DATE:
SIGNATURE OF PURCHASER	SIGNATURE OF PURCHASER

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

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

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

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

DATE: DATE:

______________________________ ______________________________
SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _______ §

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

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

Notary Public, State of Texas][3]

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

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

DATE: DATE:

_____________________________ _____________________________

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF ________ §

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

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

Notary Public, State of Texas][4]

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

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

	Improvement Area #1 Initial Bonds			Improvement Area #1 Additional Bonds				
Installments Due January 31,	Principal	Interest[a]	Additional Interest	Principal	Interest[b]	Additional Interest	Annual Collection Costs	Total Installment[c]
2025	$ 290.17	$ 459.10	$ 60.69	$ 152.82	$ 490.81	$ 42.66	$ 106.47	$ 1,602.73
2026	$ 290.17	$ 451.84	$ 59.24	$ 168.30	$ 483.17	$ 41.90	$ 108.60	$ 1,603.22
2027	$ 299.84	$ 442.41	$ 57.79	$ 176.04	$ 474.75	$ 41.06	$ 110.77	$ 1,602.67
2028	$ 309.51	$ 432.67	$ 56.29	$ 183.77	$ 465.95	$ 40.18	$ 112.99	$ 1,601.37
2029	$ 328.86	$ 422.61	$ 54.75	$ 183.77	$ 456.76	$ 39.26	$ 115.25	$ 1,601.26
2030	$ 338.53	$ 411.92	$ 53.10	$ 195.38	$ 446.43	$ 38.34	$ 117.55	$ 1,601.25
2031	$ 348.20	$ 400.92	$ 51.41	$ 208.92	$ 435.44	$ 37.36	$ 119.90	$ 1,602.15
2032	$ 357.88	$ 387.86	$ 49.67	$ 222.46	$ 423.68	$ 36.32	$ 122.30	$ 1,600.17
2033	$ 377.22	$ 374.44	$ 47.88	$ 230.20	$ 411.17	$ 35.21	$ 124.75	$ 1,600.86
2034	$ 386.89	$ 360.29	$ 45.99	$ 247.61	$ 398.22	$ 34.06	$ 127.24	$ 1,600.31
2035	$ 406.24	$ 345.79	$ 44.06	$ 257.28	$ 384.29	$ 32.82	$ 129.79	$ 1,600.26
2036	$ 415.91	$ 330.55	$ 42.03	$ 278.56	$ 369.82	$ 31.53	$ 132.38	$ 1,600.79
2037	$ 435.25	$ 314.95	$ 39.95	$ 290.17	$ 354.15	$ 30.14	$ 135.03	$ 1,599.65
2038	$ 454.60	$ 298.63	$ 37.77	$ 303.71	$ 337.83	$ 28.69	$ 137.73	$ 1,598.96
2039	$ 473.94	$ 281.59	$ 35.50	$ 319.19	$ 320.75	$ 27.17	$ 140.49	$ 1,598.61
2040	$ 483.62	$ 263.81	$ 33.13	$ 346.27	$ 302.79	$ 25.57	$ 143.30	$ 1,598.49
2041	$ 502.96	$ 245.68	$ 30.71	$ 365.61	$ 283.31	$ 23.84	$ 146.16	$ 1,598.28
2042	$ 531.98	$ 225.56	$ 28.19	$ 379.15	$ 262.75	$ 22.01	$ 149.09	$ 1,598.73
2043	$ 551.32	$ 204.28	$ 25.53	$ 404.30	$ 241.42	$ 20.12	$ 152.07	$ 1,599.04
2044	$ 570.67	$ 182.23	$ 22.78	$ 431.39	$ 217.16	$ 18.10	$ 155.11	$ 1,597.42
2045	$ 599.68	$ 159.40	$ 19.92	$ 452.66	$ 191.28	$ 15.94	$ 158.21	$ 1,597.10
2046	$ 619.03	$ 135.41	$ 16.93	$ 487.48	$ 164.12	$ 13.68	$ 161.37	$ 1,598.02
2047	$ 648.05	$ 110.65	$ 13.83	$ 514.57	$ 134.87	$ 11.24	$ 164.60	$ 1,597.81
2048	$ 677.06	$ 84.73	$ 10.59	$ 543.58	$ 104.00	$ 8.67	$ 167.89	$ 1,596.52
2049	$ 706.08	$ 57.65	$ 7.21	$ 576.47	$ 71.38	$ 5.95	$ 171.25	$ 1,595.98
2050	$ 735.10	$ 29.40	$ 3.68	$ 613.22	$ 36.79	$ 3.07	$ 174.68	$ 1,595.94
Total	**$ 12,138.75**	**$ 7,414.36**	**$ 948.61**	**$ 8,532.92**	**$ 8,263.10**	**$ 704.88**	**$ 3,584.97**	**$ 41,587.60**

Footnotes:

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

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

[c] Before application of the TIRZ No. 2 Annual Credit Amount. The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

SACHSE PUBLIC IMPROVEMENT DISTRICT NO. 1 – IMPROVEMENT AREA #1 – BLOCK B – LOT TYPE MULTI-FAMILY BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING[1] RETURN TO:

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

____

STREET ADDRESS

IMPROVEMENT AREA #1 – BLOCK B - LOT TYPE MULTI-FAMILY PRINCIPAL ASSESSMENT: $4,118,756.86

As the purchaser of the real property described above, you are obligated to pay assessments to City of Sachse, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Sachse Public Improvement District No. 1*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER][2]

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

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

DATE: DATE:

_______________________________ _______________________________

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _______ §

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

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

Notary Public, State of Texas][3]

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

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

DATE: DATE:

______________________________ ______________________________
SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF ________ §

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

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

Notary Public, State of Texas][4]

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

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

	Improvement Area #1 Initial Bonds			Improvement Area #1 Additional Bonds				
Installments Due January 31,	Principal	Interest[a]	Additional Interest	Principal	Interest[b]	Additional Interest	Annual Collection Costs	Total Installment[c]
2025	$ 57,815.23	$ 91,473.33	$ 12,093.02	$ 30,449.35	$ 97,792.05	$ 8,500.77	$ 21,213.96	$ 319,337.71
2026	$ 57,815.23	$ 90,027.95	$ 11,803.94	$ 33,532.83	$ 96,269.59	$ 8,348.52	$ 21,638.24	$ 319,436.29
2027	$ 59,742.40	$ 88,148.95	$ 11,514.87	$ 35,074.57	$ 94,592.94	$ 8,180.85	$ 22,071.00	$ 319,325.60
2028	$ 61,669.58	$ 86,207.32	$ 11,216.15	$ 36,616.31	$ 92,839.22	$ 8,005.48	$ 22,512.42	$ 319,066.49
2029	$ 65,523.93	$ 84,203.06	$ 10,907.81	$ 36,616.31	$ 91,008.40	$ 7,822.40	$ 22,962.67	$ 319,044.58
2030	$ 67,451.10	$ 82,073.53	$ 10,580.19	$ 38,928.92	$ 88,948.73	$ 7,639.32	$ 23,421.93	$ 319,043.72
2031	$ 69,378.27	$ 79,881.37	$ 10,242.93	$ 41,626.96	$ 86,758.98	$ 7,444.67	$ 23,890.37	$ 319,223.56
2032	$ 71,305.45	$ 77,279.69	$ 9,896.04	$ 44,325.01	$ 84,417.46	$ 7,236.54	$ 24,368.17	$ 318,828.36
2033	$ 75,159.80	$ 74,605.73	$ 9,539.51	$ 45,866.75	$ 81,924.18	$ 7,014.91	$ 24,855.54	$ 318,966.42
2034	$ 77,086.97	$ 71,787.24	$ 9,163.71	$ 49,335.66	$ 79,344.18	$ 6,785.58	$ 25,352.65	$ 318,855.99
2035	$ 80,941.32	$ 68,896.48	$ 8,778.28	$ 51,262.84	$ 76,569.05	$ 6,538.90	$ 25,859.70	$ 318,846.56
2036	$ 82,868.49	$ 65,861.18	$ 8,373.57	$ 55,502.62	$ 73,685.51	$ 6,282.59	$ 26,376.89	$ 318,950.86
2037	$ 86,722.84	$ 62,753.61	$ 7,959.23	$ 57,815.23	$ 70,563.49	$ 6,005.08	$ 26,904.43	$ 318,723.91
2038	$ 90,577.19	$ 59,501.51	$ 7,525.62	$ 60,513.27	$ 67,311.38	$ 5,716.00	$ 27,442.52	$ 318,587.48
2039	$ 94,431.54	$ 56,104.86	$ 7,072.73	$ 63,596.75	$ 63,907.51	$ 5,413.43	$ 27,991.37	$ 318,518.20
2040	$ 96,358.71	$ 52,563.68	$ 6,600.57	$ 68,992.84	$ 60,330.19	$ 5,095.45	$ 28,551.20	$ 318,492.64
2041	$ 100,213.06	$ 48,950.23	$ 6,118.78	$ 72,847.19	$ 56,449.35	$ 4,750.48	$ 29,122.22	$ 318,451.31
2042	$ 105,994.59	$ 44,941.70	$ 5,617.71	$ 75,545.23	$ 52,351.69	$ 4,386.25	$ 29,704.67	$ 318,541.84
2043	$ 109,848.93	$ 40,701.92	$ 5,087.74	$ 80,555.88	$ 48,102.27	$ 4,008.52	$ 30,298.76	$ 318,604.03
2044	$ 113,703.28	$ 36,307.96	$ 4,538.50	$ 85,951.97	$ 43,268.92	$ 3,605.74	$ 30,904.73	$ 318,281.11
2045	$ 119,484.81	$ 31,759.83	$ 3,969.98	$ 90,191.76	$ 38,111.80	$ 3,175.98	$ 31,522.83	$ 318,216.98
2046	$ 123,339.15	$ 26,980.44	$ 3,372.55	$ 97,129.58	$ 32,700.29	$ 2,725.02	$ 32,153.29	$ 318,400.34
2047	$ 129,120.68	$ 22,046.87	$ 2,755.86	$ 102,525.67	$ 26,872.52	$ 2,239.38	$ 32,796.35	$ 318,357.33
2048	$ 134,902.20	$ 16,882.05	$ 2,110.26	$ 108,307.19	$ 20,720.98	$ 1,726.75	$ 33,452.28	$ 318,101.70
2049	$ 140,683.72	$ 11,485.96	$ 1,435.74	$ 114,859.59	$ 14,222.55	$ 1,185.21	$ 34,121.32	$ 317,994.10
2050	$ 146,465.24	$ 5,858.61	$ 732.33	$ 122,182.85	$ 7,330.97	$ 610.91	$ 34,803.75	$ 317,984.67
Total	**$ 2,418,603.72**	**$ 1,477,285.08**	**$ 189,007.62**	**$ 1,700,153.15**	**$ 1,646,394.18**	**$ 140,444.75**	**$ 714,293.27**	**$ 8,286,181.75**

Footnotes:

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

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

[c] Before application of the TIRZ No. 2 Annual Credit Amount. The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

SACHSE PUBLIC IMPROVEMENT DISTRICT NO. 1 – IMPROVEMENT AREA #1 – BLOCK K1 - LOT TYPE COMMERCIAL 1 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING[1] RETURN TO:

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

____

STREET ADDRESS

IMPROVEMENT AREA #1 – BLOCK K1 - LOT TYPE COMMERCIAL 1 PRINCIPAL ASSESSMENT: $242,306.47

As the purchaser of the real property described above, you are obligated to pay assessments to City of Sachse, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Sachse Public Improvement District No. 1*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

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

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

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

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

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

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

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

DATE: DATE:

______________________________ ______________________________

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _______ §

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

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

Notary Public, State of Texas][3]

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

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

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

STATE OF TEXAS §
§
COUNTY OF ________ §

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

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

Notary Public, State of Texas][4]

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

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

	Improvement Area #1 Initial Bonds			Improvement Area #1 Additional Bonds				
Installments Due January 31,	Principal	Interest[a]	Additional Interest	Principal	Interest[b]	Additional Interest	Annual Collection Costs	Total Installment[c]
2025	$ 3,401.27	$ 5,381.38	$ 711.43	$ 1,791.34	$ 5,753.11	$ 500.10	$ 1,248.02	$ 18,786.64
2026	$ 3,401.27	$ 5,296.34	$ 694.43	$ 1,972.74	$ 5,663.54	$ 491.14	$ 1,272.98	$ 18,792.44
2027	$ 3,514.65	$ 5,185.80	$ 677.42	$ 2,063.44	$ 5,564.90	$ 481.28	$ 1,298.44	$ 18,785.92
2028	$ 3,628.02	$ 5,071.58	$ 659.85	$ 2,154.14	$ 5,461.73	$ 470.96	$ 1,324.41	$ 18,770.68
2029	$ 3,854.77	$ 4,953.67	$ 641.71	$ 2,154.14	$ 5,354.02	$ 460.19	$ 1,350.89	$ 18,769.39
2030	$ 3,968.15	$ 4,828.39	$ 622.43	$ 2,290.19	$ 5,232.85	$ 449.42	$ 1,377.91	$ 18,769.34
2031	$ 4,081.52	$ 4,699.42	$ 602.59	$ 2,448.91	$ 5,104.03	$ 437.97	$ 1,405.47	$ 18,779.92
2032	$ 4,194.90	$ 4,546.36	$ 582.18	$ 2,607.64	$ 4,966.28	$ 425.73	$ 1,433.58	$ 18,756.67
2033	$ 4,421.65	$ 4,389.06	$ 561.21	$ 2,698.34	$ 4,819.60	$ 412.69	$ 1,462.25	$ 18,764.79
2034	$ 4,535.03	$ 4,223.24	$ 539.10	$ 2,902.42	$ 4,667.82	$ 399.20	$ 1,491.50	$ 18,758.30
2035	$ 4,761.78	$ 4,053.18	$ 516.43	$ 3,015.79	$ 4,504.56	$ 384.68	$ 1,521.33	$ 18,757.74
2036	$ 4,875.15	$ 3,874.61	$ 492.62	$ 3,265.22	$ 4,334.92	$ 369.60	$ 1,551.75	$ 18,763.88
2037	$ 5,101.90	$ 3,691.80	$ 468.24	$ 3,401.27	$ 4,151.25	$ 353.28	$ 1,582.79	$ 18,750.53
2038	$ 5,328.66	$ 3,500.47	$ 442.73	$ 3,560.00	$ 3,959.93	$ 336.27	$ 1,614.44	$ 18,742.50
2039	$ 5,555.41	$ 3,300.65	$ 416.09	$ 3,741.40	$ 3,759.68	$ 318.47	$ 1,646.73	$ 18,738.43
2040	$ 5,668.78	$ 3,092.32	$ 388.31	$ 4,058.85	$ 3,549.23	$ 299.77	$ 1,679.67	$ 18,736.92
2041	$ 5,895.53	$ 2,879.74	$ 359.97	$ 4,285.60	$ 3,320.92	$ 279.47	$ 1,713.26	$ 18,734.49
2042	$ 6,235.66	$ 2,643.92	$ 330.49	$ 4,444.33	$ 3,079.85	$ 258.04	$ 1,747.53	$ 18,739.82
2043	$ 6,462.41	$ 2,394.49	$ 299.31	$ 4,739.10	$ 2,829.86	$ 235.82	$ 1,782.48	$ 18,743.48
2044	$ 6,689.16	$ 2,136.00	$ 267.00	$ 5,056.55	$ 2,545.51	$ 212.13	$ 1,818.13	$ 18,724.48
2045	$ 7,029.29	$ 1,868.43	$ 233.55	$ 5,305.98	$ 2,242.12	$ 186.84	$ 1,854.49	$ 18,720.71
2046	$ 7,256.04	$ 1,587.26	$ 198.41	$ 5,714.13	$ 1,923.76	$ 160.31	$ 1,891.58	$ 18,731.49
2047	$ 7,596.17	$ 1,297.02	$ 162.13	$ 6,031.59	$ 1,580.91	$ 131.74	$ 1,929.41	$ 18,728.96
2048	$ 7,936.30	$ 993.17	$ 124.15	$ 6,371.71	$ 1,219.02	$ 101.58	$ 1,968.00	$ 18,713.92
2049	$ 8,276.42	$ 675.72	$ 84.46	$ 6,757.19	$ 836.71	$ 69.73	$ 2,007.36	$ 18,707.59
2050	$ 8,616.55	$ 344.66	$ 43.08	$ 7,188.02	$ 431.28	$ 35.94	$ 2,047.50	$ 18,707.04
Total	**$ 142,286.46**	**$ 86,908.68**	**$ 11,119.32**	**$ 100,020.01**	**$ 96,857.37**	**$ 8,262.36**	**$ 42,021.87**	**$ 487,476.07**

Footnotes:

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

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

[c] Before application of the TIRZ No. 2 Annual Credit Amount. The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

SACHSE PUBLIC IMPROVEMENT DISTRICT NO. 1 – IMPROVEMENT AREA #2 – BLOCK C - LOT TYPE SINGLE FAMILY BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING[1] RETURN TO:

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

____

STREET ADDRESS

IMPROVEMENT AREA #2 – BLOCK C - LOT TYPE SINGLE FAMILY PRINCIPAL ASSESSMENT: $38,283.82

As the purchaser of the real property described above, you are obligated to pay assessments to City of Sachse, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Sachse Public Improvement District No. 1*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

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

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

DATE: DATE:

_______________________________ _______________________________
SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

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

DATE: DATE:

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

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

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

DATE: DATE:

______________________________ ______________________________

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _______ §

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

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

Notary Public, State of Texas][3]

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

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

DATE: DATE:

_____________________________ _____________________________
SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF ________ §

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

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

Notary Public, State of Texas][4]

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

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

	Improvement Areas #2-3 Bonds[a]		Major Improvement Area Bonds[c]		Total		
Installments Due January 31,	Principal	Interest[b]	Principal	Interest[d]	Additional Interest	Annual Collection Costs	Total Installment[e]
2025	$ 224.49	$ 1,533.98	$ 307.14	$ 887.53	$ 191.42	$ 254.33	$ 3,398.89
2026	$ 244.90	$ 1,520.51	$ 317.05	$ 871.02	$ 188.76	$ 259.42	$ 3,401.66
2027	$ 265.31	$ 1,505.82	$ 336.86	$ 853.98	$ 185.95	$ 264.61	$ 3,412.52
2028	$ 285.71	$ 1,489.90	$ 346.77	$ 835.87	$ 182.94	$ 269.90	$ 3,411.10
2029	$ 306.12	$ 1,472.76	$ 366.59	$ 817.23	$ 179.78	$ 275.30	$ 3,417.77
2030	$ 326.53	$ 1,451.71	$ 386.40	$ 797.53	$ 176.41	$ 280.80	$ 3,419.39
2031	$ 346.94	$ 1,429.26	$ 406.22	$ 776.76	$ 172.85	$ 286.42	$ 3,418.45
2032	$ 367.35	$ 1,405.41	$ 426.03	$ 754.92	$ 169.08	$ 292.15	$ 3,414.95
2033	$ 387.76	$ 1,380.15	$ 455.76	$ 732.02	$ 165.12	$ 297.99	$ 3,418.80
2034	$ 428.57	$ 1,353.49	$ 475.57	$ 707.53	$ 160.90	$ 303.95	$ 3,430.02
2035	$ 469.39	$ 1,324.03	$ 495.39	$ 681.97	$ 156.38	$ 310.03	$ 3,437.18
2036	$ 489.80	$ 1,291.76	$ 525.11	$ 655.34	$ 151.55	$ 316.23	$ 3,429.79
2037	$ 530.61	$ 1,258.09	$ 554.84	$ 627.11	$ 146.48	$ 322.56	$ 3,439.68
2038	$ 571.43	$ 1,221.61	$ 584.56	$ 597.29	$ 141.05	$ 329.01	$ 3,444.95
2039	$ 612.24	$ 1,182.32	$ 614.28	$ 565.87	$ 135.27	$ 335.59	$ 3,445.58
2040	$ 653.06	$ 1,140.23	$ 644.01	$ 532.85	$ 129.14	$ 342.30	$ 3,441.59
2041	$ 693.88	$ 1,095.33	$ 683.64	$ 498.24	$ 122.66	$ 349.14	$ 3,442.88
2042	$ 755.10	$ 1,047.63	$ 723.27	$ 459.78	$ 115.77	$ 356.13	$ 3,457.68
2043	$ 816.33	$ 995.71	$ 762.90	$ 419.10	$ 108.38	$ 363.25	$ 3,465.66
2044	$ 877.55	$ 938.57	$ 802.53	$ 376.19	$ 100.48	$ 370.51	$ 3,465.83
2045	$ 938.78	$ 877.14	$ 852.07	$ 331.04	$ 92.08	$ 377.93	$ 3,469.04
2046	$ 1,000.00	$ 811.43	$ 901.61	$ 283.11	$ 83.12	$ 385.48	$ 3,464.76
2047	$ 1,081.63	$ 741.43	$ 951.15	$ 232.40	$ 73.62	$ 393.19	$ 3,473.42
2048	$ 1,163.27	$ 665.71	$ 1,000.69	$ 178.90	$ 63.45	$ 401.06	$ 3,473.07
2049	$ 1,244.90	$ 584.29	$ 1,060.13	$ 122.61	$ 52.63	$ 409.08	$ 3,473.64
2050	$ 1,346.94	$ 497.14	$ 1,119.58	$ 62.98	$ 41.11	$ 417.26	$ 3,485.01
2051	$ 2,775.51	$ 402.86	$ -	$ -	$ 28.78	$ 284.38	$ 3,491.52
2052	$ 2,979.59	$ 208.57	$ -	$ -	$ 14.90	$ 290.07	$ 3,493.13
Total	**$ 22,183.67**	**$ 30,826.84**	**$ 16,100.15**	**$ 14,659.16**	**$ 3,530.06**	**$ 9,138.06**	**$ 96,437.94**

Footnotes:

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

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

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

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

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

SACHSE PUBLIC IMPROVEMENT DISTRICT NO. 1 – IMPROVEMENT AREA #3 – BLOCK K2(A) - LOT TYPE COMMERCIAL 2 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING[1] RETURN TO:

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

____

STREET ADDRESS

IMPROVEMENT AREA #3 – BLOCK K2(A) - LOT TYPE COMMERCIAL 2
PRINCIPAL ASSESSMENT: $374,139.92

As the purchaser of the real property described above, you are obligated to pay assessments to City of Sachse, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Sachse Public Improvement District No. 1*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

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

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

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

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

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

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

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

DATE: DATE:

_______________________________ _______________________________
SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _______ §

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

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

Notary Public, State of Texas][3]

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

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

DATE: DATE:

_____________________________ _____________________________
SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF ________ §

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

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

Notary Public, State of Texas][4]

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

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

	Improvement Areas #2-3 Bonds[a]		Major Improvement Area Bonds[c]		Total		
Installments Due January 31,	Principal	Interest[b]	Principal	Interest[d]	Additional Interest	Annual Collection Costs	Total Installment[e]
2025	$ 2,141.46	$ 14,786.40	$ 3,059.69	$ 8,841.39	$ 1,870.70	$ 2,075.30	$ 32,774.93
2026	$ 2,319.91	$ 14,657.92	$ 3,158.39	$ 8,676.93	$ 1,844.69	$ 2,116.81	$ 32,774.64
2027	$ 2,426.98	$ 14,518.72	$ 3,355.79	$ 8,507.16	$ 1,817.30	$ 2,159.14	$ 32,785.10
2028	$ 2,676.82	$ 14,373.10	$ 3,454.49	$ 8,326.79	$ 1,788.39	$ 2,202.33	$ 32,821.91
2029	$ 2,819.59	$ 14,212.49	$ 3,651.88	$ 8,141.11	$ 1,757.73	$ 2,246.37	$ 32,829.18
2030	$ 3,033.73	$ 14,018.65	$ 3,849.28	$ 7,944.82	$ 1,725.37	$ 2,291.30	$ 32,863.16
2031	$ 3,247.88	$ 13,810.08	$ 4,046.68	$ 7,737.92	$ 1,690.96	$ 2,337.13	$ 32,870.65
2032	$ 3,497.71	$ 13,586.79	$ 4,244.08	$ 7,520.41	$ 1,654.49	$ 2,383.87	$ 32,887.35
2033	$ 3,640.48	$ 13,346.32	$ 4,540.18	$ 7,292.30	$ 1,615.78	$ 2,431.55	$ 32,866.60
2034	$ 3,961.70	$ 13,096.04	$ 4,737.58	$ 7,048.26	$ 1,574.87	$ 2,480.18	$ 32,898.62
2035	$ 4,318.60	$ 12,823.67	$ 4,934.98	$ 6,793.62	$ 1,531.38	$ 2,529.78	$ 32,932.03
2036	$ 4,604.13	$ 12,526.76	$ 5,231.08	$ 6,528.36	$ 1,485.11	$ 2,580.38	$ 32,955.82
2037	$ 4,925.35	$ 12,210.23	$ 5,527.18	$ 6,247.19	$ 1,435.93	$ 2,631.98	$ 32,977.87
2038	$ 5,246.57	$ 11,871.61	$ 5,823.28	$ 5,950.10	$ 1,383.67	$ 2,684.62	$ 32,959.86
2039	$ 5,674.86	$ 11,510.91	$ 6,119.37	$ 5,637.10	$ 1,328.32	$ 2,738.32	$ 33,008.89
2040	$ 6,103.15	$ 11,120.76	$ 6,415.47	$ 5,308.19	$ 1,269.35	$ 2,793.08	$ 33,010.01
2041	$ 6,495.75	$ 10,701.17	$ 6,810.27	$ 4,963.36	$ 1,206.76	$ 2,848.94	$ 33,026.25
2042	$ 6,959.74	$ 10,254.59	$ 7,205.07	$ 4,580.28	$ 1,140.23	$ 2,905.92	$ 33,045.82
2043	$ 7,495.10	$ 9,776.11	$ 7,599.87	$ 4,174.99	$ 1,069.40	$ 2,964.04	$ 33,079.51
2044	$ 8,101.85	$ 9,251.45	$ 7,994.67	$ 3,747.50	$ 993.93	$ 3,023.32	$ 33,112.71
2045	$ 8,637.21	$ 8,684.32	$ 8,488.16	$ 3,297.80	$ 913.45	$ 3,083.79	$ 33,104.73
2046	$ 9,279.65	$ 8,079.72	$ 8,981.66	$ 2,820.34	$ 827.82	$ 3,145.46	$ 33,134.65
2047	$ 9,993.47	$ 7,430.14	$ 9,475.16	$ 2,315.12	$ 736.51	$ 3,208.37	$ 33,158.78
2048	$ 10,778.67	$ 6,730.60	$ 9,968.66	$ 1,782.14	$ 639.17	$ 3,272.54	$ 33,171.78
2049	$ 11,563.87	$ 5,976.09	$ 10,560.86	$ 1,221.41	$ 535.43	$ 3,337.99	$ 33,195.65
2050	$ 12,456.14	$ 5,166.62	$ 11,153.05	$ 627.36	$ 424.81	$ 3,404.75	$ 33,232.74
2051	$ 29,587.80	$ 4,294.69	$ -	$ -	$ 306.76	$ 2,065.98	$ 36,255.24
2052	$ 31,764.95	$ 2,223.55	$ -	$ -	$ 158.82	$ 2,107.30	$ 36,254.62
Total	**$ 213,753.10**	**$ 301,039.51**	**$ 160,386.83**	**$ 146,031.96**	**$ 34,727.16**	**$ 74,050.55**	**$ 929,989.09**

Footnotes:

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

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

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

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

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

SACHSE PUBLIC IMPROVEMENT DISTRICT NO. 1 – IMPROVEMENT AREA #3 – BLOCK K2(C) - LOT TYPE COMMERCIAL 2 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING[1] RETURN TO:

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

____
STREET ADDRESS

IMPROVEMENT AREA #3 – BLOCK K2(C) - LOT TYPE COMMERCIAL 2
PRINCIPAL ASSESSMENT: $124,562.32

As the purchaser of the real property described above, you are obligated to pay assessments to City of Sachse, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Sachse Public Improvement District No. 1*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

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

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

DATE:	DATE:
SIGNATURE OF PURCHASER	SIGNATURE OF PURCHASER

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

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

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

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

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

STATE OF TEXAS §
§
COUNTY OF _______ §

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

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

Notary Public, State of Texas][3]

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

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

DATE: DATE:

____________________________ ____________________________
SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF ________ §

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

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

Notary Public, State of Texas][4]

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

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

	Improvement Areas #2-3 Bonds[a]		Major Improvement Area Bonds[c]		Total		
Installments Due January 31,	Principal	Interest[b]	Principal	Interest[d]	Additional Interest	Annual Collection Costs	Total Installment[e]
2025	$ 712.95	$ 4,922.83	$ 1,018.66	$ 2,943.56	$ 622.81	$ 690.93	$ 10,911.75
2026	$ 772.37	$ 4,880.06	$ 1,051.52	$ 2,888.81	$ 614.15	$ 704.75	$ 10,911.65
2027	$ 808.02	$ 4,833.71	$ 1,117.24	$ 2,832.29	$ 605.03	$ 718.84	$ 10,915.14
2028	$ 891.19	$ 4,785.23	$ 1,150.10	$ 2,772.24	$ 595.41	$ 733.22	$ 10,927.39
2029	$ 938.72	$ 4,731.76	$ 1,215.82	$ 2,710.42	$ 585.20	$ 747.88	$ 10,929.81
2030	$ 1,010.02	$ 4,667.22	$ 1,281.54	$ 2,645.07	$ 574.43	$ 762.84	$ 10,941.12
2031	$ 1,081.31	$ 4,597.79	$ 1,347.26	$ 2,576.19	$ 562.97	$ 778.10	$ 10,943.62
2032	$ 1,164.49	$ 4,523.45	$ 1,412.98	$ 2,503.77	$ 550.83	$ 793.66	$ 10,949.18
2033	$ 1,212.02	$ 4,443.39	$ 1,511.56	$ 2,427.82	$ 537.94	$ 809.53	$ 10,942.27
2034	$ 1,318.97	$ 4,360.06	$ 1,577.28	$ 2,346.58	$ 524.32	$ 825.72	$ 10,952.93
2035	$ 1,437.79	$ 4,269.38	$ 1,643.00	$ 2,261.80	$ 509.84	$ 842.24	$ 10,964.05
2036	$ 1,532.85	$ 4,170.53	$ 1,741.58	$ 2,173.49	$ 494.44	$ 859.08	$ 10,971.97
2037	$ 1,639.80	$ 4,065.15	$ 1,840.16	$ 2,079.88	$ 478.07	$ 876.27	$ 10,979.31
2038	$ 1,746.74	$ 3,952.41	$ 1,938.74	$ 1,980.97	$ 460.67	$ 893.79	$ 10,973.32
2039	$ 1,889.33	$ 3,832.33	$ 2,037.32	$ 1,876.76	$ 442.24	$ 911.67	$ 10,989.64
2040	$ 2,031.92	$ 3,702.43	$ 2,135.90	$ 1,767.25	$ 422.60	$ 929.90	$ 10,990.02
2041	$ 2,162.63	$ 3,562.74	$ 2,267.34	$ 1,652.45	$ 401.77	$ 948.50	$ 10,995.42
2042	$ 2,317.10	$ 3,414.06	$ 2,398.78	$ 1,524.91	$ 379.62	$ 967.47	$ 11,001.94
2043	$ 2,495.34	$ 3,254.76	$ 2,530.22	$ 1,389.98	$ 356.04	$ 986.82	$ 11,013.15
2044	$ 2,697.35	$ 3,080.08	$ 2,661.66	$ 1,247.65	$ 330.91	$ 1,006.55	$ 11,024.21
2045	$ 2,875.58	$ 2,891.27	$ 2,825.96	$ 1,097.94	$ 304.11	$ 1,026.68	$ 11,021.55
2046	$ 3,089.47	$ 2,689.98	$ 2,990.26	$ 938.98	$ 275.61	$ 1,047.22	$ 11,031.51
2047	$ 3,327.12	$ 2,473.72	$ 3,154.56	$ 770.77	$ 245.21	$ 1,068.16	$ 11,039.54
2048	$ 3,588.54	$ 2,240.82	$ 3,318.86	$ 593.33	$ 212.80	$ 1,089.53	$ 11,043.87
2049	$ 3,849.96	$ 1,989.62	$ 3,516.02	$ 406.64	$ 178.26	$ 1,111.32	$ 11,051.82
2050	$ 4,147.02	$ 1,720.12	$ 3,713.18	$ 208.87	$ 141.43	$ 1,133.54	$ 11,064.17
2051	$ 9,850.66	$ 1,429.83	$ -	$ -	$ 102.13	$ 687.83	$ 12,070.45
2052	$ 10,575.50	$ 740.28	$ -	$ -	$ 52.88	$ 701.58	$ 12,070.24
Total	**$ 71,164.77**	**$ 100,225.02**	**$ 53,397.55**	**$ 48,618.39**	**$ 11,561.70**	**$ 24,653.63**	**$ 309,621.07**

Footnotes:

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

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

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

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

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

SACHSE PUBLIC IMPROVEMENT DISTRICT NO. 1 – IMPROVEMENT AREA #3 – BLOCK D1 - LOT TYPE MULTI-FAMILY BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING[1] RETURN TO:

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

____
STREET ADDRESS

IMPROVEMENT AREA #3 – BLOCK D1 - LOT TYPE MULTI-FAMILY PRINCIPAL ASSESSMENT: $3,657,290.81

As the purchaser of the real property described above, you are obligated to pay assessments to City of Sachse, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Sachse Public Improvement District No. 1*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

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

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

DATE: DATE:

_____________________________ _____________________________
SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

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

DATE: DATE:

_____________________________ _____________________________
SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

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

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

DATE: DATE:

_______________________________ _______________________________
SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _______ §

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

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

Notary Public, State of Texas][3]

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

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

DATE: DATE:

____________________________ ____________________________

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF ________ §

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

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

Notary Public, State of Texas][4]

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

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

	Improvement Areas #2-3 Bonds[a]		Major Improvement Area Bonds[c]		Total		
Installments Due January 31,	Principal	Interest[b]	Principal	Interest[d]	Additional Interest	Annual Collection Costs	Total Installment[e]
2025	$ 15,383.66	$ 106,221.61	$ 40,476.37	$ 116,962.01	$ 18,286.45	$ 19,990.67	$ 317,320.78
2026	$ 16,665.63	$ 105,298.59	$ 41,782.06	$ 114,786.41	$ 18,007.15	$ 20,390.49	$ 316,930.33
2027	$ 17,434.82	$ 104,298.66	$ 44,393.44	$ 112,540.62	$ 17,714.92	$ 20,798.30	$ 317,180.74
2028	$ 19,229.58	$ 103,252.57	$ 45,699.12	$ 110,154.48	$ 17,405.77	$ 21,214.26	$ 316,955.78
2029	$ 20,255.15	$ 102,098.79	$ 48,310.50	$ 107,698.15	$ 17,081.13	$ 21,638.55	$ 317,082.28
2030	$ 21,793.52	$ 100,706.25	$ 50,921.88	$ 105,101.46	$ 16,738.30	$ 22,071.32	$ 317,332.73
2031	$ 23,331.89	$ 99,207.95	$ 53,533.26	$ 102,364.41	$ 16,374.73	$ 22,512.75	$ 317,324.97
2032	$ 25,126.65	$ 97,603.88	$ 56,144.64	$ 99,486.99	$ 15,990.40	$ 22,963.00	$ 317,315.56
2033	$ 26,152.22	$ 95,876.42	$ 60,061.71	$ 96,469.22	$ 15,584.04	$ 23,422.26	$ 317,565.88
2034	$ 28,459.77	$ 94,078.46	$ 62,673.08	$ 93,240.90	$ 15,152.97	$ 23,890.71	$ 317,495.90
2035	$ 31,023.72	$ 92,121.85	$ 65,284.46	$ 89,872.22	$ 14,697.31	$ 24,368.52	$ 317,368.08
2036	$ 33,074.87	$ 89,988.97	$ 69,201.53	$ 86,363.18	$ 14,215.77	$ 24,855.89	$ 317,700.21
2037	$ 35,382.42	$ 87,715.07	$ 73,118.60	$ 82,643.60	$ 13,704.39	$ 25,353.01	$ 317,917.09
2038	$ 37,689.97	$ 85,282.53	$ 77,035.67	$ 78,713.48	$ 13,161.88	$ 25,860.07	$ 317,743.59
2039	$ 40,766.70	$ 82,691.34	$ 80,952.73	$ 74,572.81	$ 12,588.25	$ 26,377.27	$ 317,949.11
2040	$ 43,843.43	$ 79,888.63	$ 84,869.80	$ 70,221.60	$ 11,979.66	$ 26,904.82	$ 317,707.94
2041	$ 46,663.77	$ 76,874.40	$ 90,092.56	$ 65,659.85	$ 11,336.09	$ 27,442.91	$ 318,069.58
2042	$ 49,996.90	$ 73,666.26	$ 95,315.32	$ 60,592.14	$ 10,652.31	$ 27,991.77	$ 318,214.70
2043	$ 53,842.81	$ 70,228.98	$ 100,538.07	$ 55,230.66	$ 9,925.75	$ 28,551.61	$ 318,317.87
2044	$ 58,201.52	$ 66,459.98	$ 105,760.83	$ 49,575.39	$ 9,153.84	$ 29,122.64	$ 318,274.20
2045	$ 62,047.43	$ 62,385.87	$ 112,289.28	$ 43,626.34	$ 8,334.03	$ 29,705.09	$ 318,388.05
2046	$ 66,662.53	$ 58,042.55	$ 118,817.72	$ 37,310.07	$ 7,462.35	$ 30,299.19	$ 318,594.42
2047	$ 71,790.42	$ 53,376.18	$ 125,346.17	$ 30,626.57	$ 6,534.95	$ 30,905.18	$ 318,579.46
2048	$ 77,431.09	$ 48,350.85	$ 131,874.62	$ 23,575.85	$ 5,549.26	$ 31,523.28	$ 318,304.95
2049	$ 83,071.77	$ 42,930.67	$ 139,708.75	$ 16,157.90	$ 4,502.73	$ 32,153.75	$ 318,525.58
2050	$ 89,481.63	$ 37,115.65	$ 147,542.89	$ 8,299.29	$ 3,388.83	$ 32,796.82	$ 318,625.10
2051	$ 212,550.91	$ 30,851.93	$ -	$ -	$ 2,203.71	$ 14,841.48	$ 260,448.03
2052	$ 228,190.97	$ 15,973.37	$ -	$ -	$ 1,140.95	$ 15,138.31	$ 260,443.60
Total	**$ 1,535,545.75**	**$ 2,162,588.25**	**$ 2,121,745.06**	**$ 1,931,845.61**	**$ 328,867.93**	**$ 703,083.92**	**$ 8,783,676.52**

Footnotes:

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

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

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

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

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

SACHSE PUBLIC IMPROVEMENT DISTRICT NO. 1 – IMPROVEMENT AREA #3 – BLOCK F - LOT TYPE MULTI-FAMILY BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING[1] RETURN TO:

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

____

STREET ADDRESS

IMPROVEMENT AREA #3 – BLOCK F - LOT TYPE MULTI-FAMILY PRINCIPAL ASSESSMENT: $3,216,321.25

As the purchaser of the real property described above, you are obligated to pay assessments to City of Sachse, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Sachse Public Improvement District No. 1*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

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

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

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

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

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

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

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

DATE: DATE:

_______________________________ _______________________________
SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _______ §

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

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

Notary Public, State of Texas][3]

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

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

DATE: DATE:

____________________________ ____________________________

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF ________ §

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

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

Notary Public, State of Texas][4]

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

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

	Improvement Areas #2-3 Bonds[a]		Major Improvement Area Bonds[c]		Total		
Installments Due January 31,	Principal	Interest[b]	Principal	Interest[d]	Additional Interest	Annual Collection Costs	Total Installment[e]
2025	$ 18,409.19	$ 127,112.40	$ 26,302.82	$ 76,005.62	$ 16,081.61	$ 17,840.48	$ 281,752.12
2026	$ 19,943.29	$ 126,007.85	$ 27,151.30	$ 74,591.84	$ 15,858.05	$ 18,197.29	$ 281,749.62
2027	$ 20,863.75	$ 124,811.25	$ 28,848.26	$ 73,132.46	$ 15,622.57	$ 18,561.23	$ 281,839.52
2028	$ 23,011.49	$ 123,559.43	$ 29,696.74	$ 71,581.86	$ 15,374.01	$ 18,932.46	$ 282,155.99
2029	$ 24,238.77	$ 122,178.74	$ 31,393.69	$ 69,985.66	$ 15,110.47	$ 19,311.10	$ 282,218.44
2030	$ 26,079.69	$ 120,512.32	$ 33,090.65	$ 68,298.25	$ 14,832.31	$ 19,697.33	$ 282,510.55
2031	$ 27,920.61	$ 118,719.34	$ 34,787.61	$ 66,519.63	$ 14,536.46	$ 20,091.27	$ 282,574.92
2032	$ 30,068.35	$ 116,799.80	$ 36,484.56	$ 64,649.80	$ 14,222.92	$ 20,493.10	$ 282,718.52
2033	$ 31,295.63	$ 114,732.60	$ 39,030.00	$ 62,688.75	$ 13,890.15	$ 20,902.96	$ 282,540.09
2034	$ 34,057.00	$ 112,581.03	$ 40,726.95	$ 60,590.89	$ 13,538.52	$ 21,321.02	$ 282,815.42
2035	$ 37,125.20	$ 110,239.61	$ 42,423.91	$ 58,401.82	$ 13,164.60	$ 21,747.44	$ 283,102.58
2036	$ 39,579.76	$ 107,687.25	$ 44,969.35	$ 56,121.53	$ 12,766.86	$ 22,182.39	$ 283,307.14
2037	$ 42,341.14	$ 104,966.14	$ 47,514.78	$ 53,704.43	$ 12,344.11	$ 22,626.04	$ 283,496.64
2038	$ 45,102.52	$ 102,055.19	$ 50,060.21	$ 51,150.51	$ 11,894.83	$ 23,078.56	$ 283,341.82
2039	$ 48,784.36	$ 98,954.39	$ 52,605.65	$ 48,459.77	$ 11,419.02	$ 23,540.13	$ 283,763.32
2040	$ 52,466.20	$ 95,600.47	$ 55,151.08	$ 45,632.22	$ 10,912.07	$ 24,010.93	$ 283,772.97
2041	$ 55,841.21	$ 91,993.42	$ 58,545.00	$ 42,667.85	$ 10,373.98	$ 24,491.15	$ 283,912.61
2042	$ 59,829.87	$ 88,154.33	$ 61,938.91	$ 39,374.69	$ 9,802.05	$ 24,980.97	$ 284,080.83
2043	$ 64,432.17	$ 84,041.03	$ 65,332.82	$ 35,890.63	$ 9,193.21	$ 25,480.59	$ 284,370.45
2044	$ 69,648.11	$ 79,530.78	$ 68,726.74	$ 32,215.66	$ 8,544.38	$ 25,990.20	$ 284,655.87
2045	$ 74,250.41	$ 74,655.41	$ 72,969.13	$ 28,349.78	$ 7,852.51	$ 26,510.01	$ 284,587.24
2046	$ 79,773.16	$ 69,457.88	$ 77,211.52	$ 24,245.26	$ 7,116.41	$ 27,040.21	$ 284,844.45
2047	$ 85,909.56	$ 63,873.76	$ 81,453.91	$ 19,902.12	$ 6,331.49	$ 27,581.01	$ 285,051.85
2048	$ 92,659.60	$ 57,860.09	$ 85,696.30	$ 15,320.33	$ 5,494.67	$ 28,132.63	$ 285,163.63
2049	$ 99,409.64	$ 51,373.92	$ 90,787.17	$ 10,499.92	$ 4,602.89	$ 28,695.29	$ 285,368.82
2050	$ 107,080.13	$ 44,415.24	$ 95,878.04	$ 5,393.14	$ 3,651.91	$ 29,269.19	$ 285,687.65
2051	$ 254,353.67	$ 36,919.63	$ -	$ -	$ 2,637.12	$ 17,760.38	$ 311,670.79
2052	$ 273,069.68	$ 19,114.88	$ -	$ -	$ 1,365.35	$ 18,115.58	$ 311,665.49
Total	**$ 1,837,544.16**	**$ 2,587,908.18**	**$ 1,378,777.09**	**$ 1,255,374.42**	**$ 298,534.55**	**$ 636,580.94**	**$ 7,994,719.34**

Footnotes:

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

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

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

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

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

SACHSE PUBLIC IMPROVEMENT DISTRICT NO. 1 – IMPROVEMENT AREA #3 – BLOCK G1 - LOT TYPE COMMERCIAL 2 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING[1] RETURN TO:

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

____
STREET ADDRESS

IMPROVEMENT AREA #3 – BLOCK G1 - LOT TYPE COMMERCIAL 2 PRINCIPAL ASSESSMENT: $68,396.04

As the purchaser of the real property described above, you are obligated to pay assessments to City of Sachse, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Sachse Public Improvement District No. 1*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

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

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

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

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

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

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

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

DATE: DATE:

______________________________ ______________________________

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _______ §

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

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

Notary Public, State of Texas][3]

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

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

DATE: DATE:

_____________________________ _____________________________

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF ________ §

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

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

Notary Public, State of Texas][4]

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

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #3 BLOCK G1 LOT TYPE COMMERCIAL 2

	Improvement Areas #2-3 Bonds[a]		Major Improvement Area Bonds[c]		Total		
Installments Due January 31,	Principal	Interest[b]	Principal	Interest[d]	Additional Interest	Annual Collection Costs	Total Installment[e]
2025	$ 391.48	$ 2,703.08	$ 559.34	$ 1,616.28	$ 341.98	$ 379.38	$ 5,991.54
2026	$ 424.10	$ 2,679.59	$ 577.38	$ 1,586.22	$ 337.23	$ 386.97	$ 5,991.49
2027	$ 443.67	$ 2,654.15	$ 613.47	$ 1,555.18	$ 332.22	$ 394.71	$ 5,993.40
2028	$ 489.35	$ 2,627.53	$ 631.51	$ 1,522.21	$ 326.93	$ 402.60	$ 6,000.13
2029	$ 515.44	$ 2,598.17	$ 667.60	$ 1,488.27	$ 321.33	$ 410.66	$ 6,001.46
2030	$ 554.59	$ 2,562.73	$ 703.68	$ 1,452.38	$ 315.41	$ 418.87	$ 6,007.67
2031	$ 593.74	$ 2,524.60	$ 739.77	$ 1,414.56	$ 309.12	$ 427.25	$ 6,009.04
2032	$ 639.41	$ 2,483.78	$ 775.86	$ 1,374.80	$ 302.45	$ 435.79	$ 6,012.09
2033	$ 665.51	$ 2,439.82	$ 829.98	$ 1,333.10	$ 295.38	$ 444.51	$ 6,008.30
2034	$ 724.23	$ 2,394.07	$ 866.07	$ 1,288.48	$ 287.90	$ 453.40	$ 6,014.16
2035	$ 789.48	$ 2,344.28	$ 902.16	$ 1,241.93	$ 279.95	$ 462.47	$ 6,020.26
2036	$ 841.68	$ 2,290.00	$ 956.29	$ 1,193.44	$ 271.49	$ 471.72	$ 6,024.61
2037	$ 900.40	$ 2,232.14	$ 1,010.42	$ 1,142.04	$ 262.50	$ 481.15	$ 6,028.64
2038	$ 959.12	$ 2,170.23	$ 1,064.55	$ 1,087.73	$ 252.95	$ 490.77	$ 6,025.35
2039	$ 1,037.41	$ 2,104.29	$ 1,118.67	$ 1,030.51	$ 242.83	$ 500.59	$ 6,034.31
2040	$ 1,115.71	$ 2,032.97	$ 1,172.80	$ 970.38	$ 232.05	$ 510.60	$ 6,034.52
2041	$ 1,187.48	$ 1,956.27	$ 1,244.98	$ 907.34	$ 220.61	$ 520.81	$ 6,037.49
2042	$ 1,272.30	$ 1,874.63	$ 1,317.15	$ 837.31	$ 208.44	$ 531.23	$ 6,041.06
2043	$ 1,370.17	$ 1,787.16	$ 1,389.32	$ 763.23	$ 195.50	$ 541.85	$ 6,047.22
2044	$ 1,481.09	$ 1,691.25	$ 1,461.49	$ 685.08	$ 181.70	$ 552.69	$ 6,053.29
2045	$ 1,578.96	$ 1,587.57	$ 1,551.71	$ 602.87	$ 166.99	$ 563.74	$ 6,051.83
2046	$ 1,696.40	$ 1,477.04	$ 1,641.93	$ 515.58	$ 151.33	$ 575.02	$ 6,057.30
2047	$ 1,826.89	$ 1,358.29	$ 1,732.14	$ 423.22	$ 134.64	$ 586.52	$ 6,061.71
2048	$ 1,970.43	$ 1,230.41	$ 1,822.36	$ 325.79	$ 116.85	$ 598.25	$ 6,064.09
2049	$ 2,113.98	$ 1,092.48	$ 1,930.62	$ 223.28	$ 97.88	$ 610.21	$ 6,068.45
2050	$ 2,277.09	$ 944.50	$ 2,038.88	$ 114.69	$ 77.66	$ 622.42	$ 6,075.23
2051	$ 5,408.91	$ 785.11	$ -	$ -	$ 56.08	$ 377.68	$ 6,627.77
2052	$ 5,806.91	$ 406.48	$ -	$ -	$ 29.03	$ 385.23	$ 6,627.66
Total	**$ 39,075.93**	**$ 55,032.65**	**$ 29,320.11**	**$ 26,695.91**	**$ 6,348.43**	**$ 13,537.09**	**$ 170,010.11**

Footnotes:

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

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

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

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

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

SACHSE PUBLIC IMPROVEMENT DISTRICT NO. 1 – IMPROVEMENT AREA #3 – BLOCK L2 - LOT TYPE COMMERCIAL 2 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING[1] RETURN TO:

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

____

STREET ADDRESS

IMPROVEMENT AREA #3 – BLOCK L2 - LOT TYPE COMMERCIAL 2 PRINCIPAL ASSESSMENT: $411,776.27

As the purchaser of the real property described above, you are obligated to pay assessments to City of Sachse, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Sachse Public Improvement District No. 1*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

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

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

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

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

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

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

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

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

STATE OF TEXAS §
§
COUNTY OF _______ §

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

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

Notary Public, State of Texas][3]

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

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

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

STATE OF TEXAS §
§
COUNTY OF ________ §

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

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

Notary Public, State of Texas][4]

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

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #3 BLOCK L2 LOT TYPE COMMERCIAL 2

	Improvement Areas #2-3 Bonds[a]		Major Improvement Area Bonds[c]		Total		
Installments Due January 31,	Principal	Interest[b]	Principal	Interest[d]	Additional Interest	Annual Collection Costs	Total Installment[e]
2025	$ 2,356.88	$ 16,273.83	$ 3,367.47	$ 9,730.78	$ 2,058.88	$ 2,284.06	$ 36,071.91
2026	$ 2,553.28	$ 16,132.42	$ 3,476.10	$ 9,549.78	$ 2,030.26	$ 2,329.75	$ 36,071.59
2027	$ 2,671.13	$ 15,979.22	$ 3,693.36	$ 9,362.94	$ 2,000.11	$ 2,376.34	$ 36,083.10
2028	$ 2,946.09	$ 15,818.95	$ 3,801.99	$ 9,164.42	$ 1,968.29	$ 2,423.87	$ 36,123.61
2029	$ 3,103.22	$ 15,642.19	$ 4,019.24	$ 8,960.06	$ 1,934.55	$ 2,472.34	$ 36,131.61
2030	$ 3,338.91	$ 15,428.84	$ 4,236.50	$ 8,744.03	$ 1,898.94	$ 2,521.79	$ 36,169.01
2031	$ 3,574.59	$ 15,199.29	$ 4,453.76	$ 8,516.32	$ 1,861.06	$ 2,572.23	$ 36,177.25
2032	$ 3,849.56	$ 14,953.54	$ 4,671.01	$ 8,276.93	$ 1,820.92	$ 2,623.67	$ 36,195.63
2033	$ 4,006.69	$ 14,688.88	$ 4,996.90	$ 8,025.86	$ 1,778.32	$ 2,676.15	$ 36,172.79
2034	$ 4,360.22	$ 14,413.42	$ 5,214.15	$ 7,757.28	$ 1,733.30	$ 2,729.67	$ 36,208.04
2035	$ 4,753.03	$ 14,113.66	$ 5,431.41	$ 7,477.01	$ 1,685.43	$ 2,784.26	$ 36,244.80
2036	$ 5,067.28	$ 13,786.89	$ 5,757.29	$ 7,185.08	$ 1,634.50	$ 2,839.95	$ 36,270.99
2037	$ 5,420.81	$ 13,438.51	$ 6,083.18	$ 6,875.62	$ 1,580.38	$ 2,896.75	$ 36,295.25
2038	$ 5,774.34	$ 13,065.83	$ 6,409.06	$ 6,548.65	$ 1,522.86	$ 2,954.68	$ 36,275.43
2039	$ 6,245.72	$ 12,668.84	$ 6,734.95	$ 6,204.16	$ 1,461.94	$ 3,013.77	$ 36,329.39
2040	$ 6,717.09	$ 12,239.45	$ 7,060.83	$ 5,842.16	$ 1,397.04	$ 3,074.05	$ 36,330.63
2041	$ 7,149.19	$ 11,777.65	$ 7,495.35	$ 5,462.64	$ 1,328.15	$ 3,135.53	$ 36,348.51
2042	$ 7,659.85	$ 11,286.14	$ 7,929.86	$ 5,041.03	$ 1,254.93	$ 3,198.24	$ 36,370.04
2043	$ 8,249.06	$ 10,759.53	$ 8,364.37	$ 4,594.97	$ 1,176.98	$ 3,262.21	$ 36,407.12
2044	$ 8,916.85	$ 10,182.09	$ 8,798.88	$ 4,124.48	$ 1,093.91	$ 3,327.45	$ 36,443.66
2045	$ 9,506.06	$ 9,557.92	$ 9,342.03	$ 3,629.54	$ 1,005.33	$ 3,394.00	$ 36,434.88
2046	$ 10,213.13	$ 8,892.49	$ 9,885.17	$ 3,104.05	$ 911.09	$ 3,461.88	$ 36,467.81
2047	$ 10,998.75	$ 8,177.57	$ 10,428.31	$ 2,548.01	$ 810.60	$ 3,531.12	$ 36,494.36
2048	$ 11,862.94	$ 7,407.66	$ 10,971.45	$ 1,961.42	$ 703.47	$ 3,601.74	$ 36,508.67
2049	$ 12,727.13	$ 6,577.25	$ 11,623.22	$ 1,344.27	$ 589.29	$ 3,673.77	$ 36,534.94
2050	$ 13,709.16	$ 5,686.35	$ 12,274.99	$ 690.47	$ 467.54	$ 3,747.25	$ 36,575.76
2051	$ 32,564.16	$ 4,726.71	$ -	$ -	$ 337.62	$ 2,273.81	$ 39,902.31
2052	$ 34,960.32	$ 2,447.22	$ -	$ -	$ 174.80	$ 2,319.29	$ 39,901.63
Total	**$ 235,255.44**	**$ 331,322.37**	**$ 176,520.83**	**$ 160,721.94**	**$ 38,220.51**	**$ 81,499.61**	**$ 1,023,540.71**

Footnotes:

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

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

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

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

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

SACHSE PUBLIC IMPROVEMENT DISTRICT NO. 1 – IMPROVEMENT AREA #3 – BLOCK L3 - LOT TYPE COMMERCIAL 2 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING[1] RETURN TO:

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

____

STREET ADDRESS

IMPROVEMENT AREA #3 – BLOCK L3 - LOT TYPE COMMERCIAL 2 PRINCIPAL ASSESSMENT: $1,371,214.99

As the purchaser of the real property described above, you are obligated to pay assessments to City of Sachse, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Sachse Public Improvement District No. 1*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

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

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

DATE:	DATE:
SIGNATURE OF PURCHASER	SIGNATURE OF PURCHASER

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

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

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

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

DATE: DATE:

______________________________ ______________________________
SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _______ §

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

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

Notary Public, State of Texas][3]

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

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

DATE: DATE:

______________________________ ______________________________

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF ________ §

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

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

Notary Public, State of Texas][4]

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

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #3 BLOCK L3 LOT TYPE COMMERCIAL 2

	Improvement Areas #2-3 Bonds[a]		Major Improvement Area Bonds[c]		Total		
Installments Due January 31,	Principal	Interest[b]	Principal	Interest[d]	Additional Interest	Annual Collection Costs	Total Installment[e]
2025	$ 7,848.40	$ 54,191.86	$ 11,213.69	$ 32,403.49	$ 6,856.07	$ 7,605.93	$ 120,119.45
2026	$ 8,502.43	$ 53,720.96	$ 11,575.42	$ 31,800.76	$ 6,760.76	$ 7,758.05	$ 120,118.38
2027	$ 8,894.85	$ 53,210.81	$ 12,298.89	$ 31,178.58	$ 6,660.38	$ 7,913.21	$ 120,156.71
2028	$ 9,810.49	$ 52,677.12	$ 12,660.62	$ 30,517.51	$ 6,554.41	$ 8,071.48	$ 120,291.63
2029	$ 10,333.72	$ 52,088.49	$ 13,384.08	$ 29,837.00	$ 6,442.05	$ 8,232.91	$ 120,318.25
2030	$ 11,118.56	$ 51,378.05	$ 14,107.54	$ 29,117.61	$ 6,323.46	$ 8,397.57	$ 120,442.79
2031	$ 11,903.40	$ 50,613.65	$ 14,831.01	$ 28,359.33	$ 6,197.33	$ 8,565.52	$ 120,470.23
2032	$ 12,819.05	$ 49,795.29	$ 15,554.47	$ 27,562.16	$ 6,063.66	$ 8,736.83	$ 120,531.45
2033	$ 13,342.27	$ 48,913.98	$ 16,639.67	$ 26,726.11	$ 5,921.79	$ 8,911.56	$ 120,455.38
2034	$ 14,519.53	$ 47,996.70	$ 17,363.13	$ 25,831.73	$ 5,771.88	$ 9,089.80	$ 120,572.76
2035	$ 15,827.60	$ 46,998.48	$ 18,086.60	$ 24,898.46	$ 5,612.47	$ 9,271.59	$ 120,695.19
2036	$ 16,874.05	$ 45,910.33	$ 19,171.79	$ 23,926.31	$ 5,442.90	$ 9,457.02	$ 120,782.40
2037	$ 18,051.31	$ 44,750.24	$ 20,256.99	$ 22,895.82	$ 5,262.67	$ 9,646.16	$ 120,863.19
2038	$ 19,228.57	$ 43,509.21	$ 21,342.18	$ 21,807.01	$ 5,071.13	$ 9,839.09	$ 120,797.19
2039	$ 20,798.25	$ 42,187.25	$ 22,427.38	$ 20,659.87	$ 4,868.27	$ 10,035.87	$ 120,976.88
2040	$ 22,367.93	$ 40,757.37	$ 23,512.57	$ 19,454.39	$ 4,652.15	$ 10,236.59	$ 120,981.00
2041	$ 23,806.80	$ 39,219.57	$ 24,959.50	$ 18,190.59	$ 4,422.74	$ 10,441.32	$ 121,040.53
2042	$ 25,507.28	$ 37,582.86	$ 26,406.43	$ 16,786.62	$ 4,178.91	$ 10,650.14	$ 121,112.25
2043	$ 27,469.38	$ 35,829.23	$ 27,853.36	$ 15,301.26	$ 3,919.34	$ 10,863.15	$ 121,235.72
2044	$ 29,693.09	$ 33,906.37	$ 29,300.29	$ 13,734.51	$ 3,642.73	$ 11,080.41	$ 121,357.40
2045	$ 31,655.19	$ 31,827.86	$ 31,108.94	$ 12,086.37	$ 3,347.76	$ 11,302.02	$ 121,328.14
2046	$ 34,009.71	$ 29,611.99	$ 32,917.60	$ 10,336.49	$ 3,033.94	$ 11,528.06	$ 121,437.80
2047	$ 36,625.84	$ 27,231.31	$ 34,726.26	$ 8,484.87	$ 2,699.30	$ 11,758.62	$ 121,526.22
2048	$ 39,503.59	$ 24,667.51	$ 36,534.92	$ 6,531.52	$ 2,342.54	$ 11,993.79	$ 121,573.88
2049	$ 42,381.33	$ 21,902.25	$ 38,705.31	$ 4,476.43	$ 1,962.35	$ 12,233.67	$ 121,661.35
2050	$ 45,651.50	$ 18,935.56	$ 40,875.71	$ 2,299.26	$ 1,556.92	$ 12,478.34	$ 121,797.28
2051	$ 108,438.66	$ 15,739.96	$ -	$ -	$ 1,124.28	$ 7,571.79	$ 132,874.68
2052	$ 116,417.86	$ 8,149.25	$ -	$ -	$ 582.09	$ 7,723.22	$ 132,872.42
Total	**$ 783,400.63**	**$ 1,103,303.50**	**$ 587,814.36**	**$ 535,204.07**	**$ 127,274.30**	**$ 271,393.70**	**$ 3,408,390.57**

Footnotes:

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

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

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

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

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

SACHSE PUBLIC IMPROVEMENT DISTRICT NO. 1 – IMPROVEMENT AREA #3 – BLOCK H1 (PARTIAL) (480041500A0020000) BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING[1] RETURN TO:

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

____

STREET ADDRESS

IMPROVEMENT AREA #3 BLOCK H1 (PARTIAL) (4800451500A0020000) PRINCIPAL ASSESSMENT: $45,810.11

As the purchaser of the real property described above, you are obligated to pay assessments to City of Sachse, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Sachse Public Improvement District No. 1*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

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

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

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

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

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

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

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

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

STATE OF TEXAS §
§
COUNTY OF _______ §

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

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

Notary Public, State of Texas][3]

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

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

DATE: DATE:

______________________________ ______________________________
SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF ________ §

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

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

Notary Public, State of Texas][4]

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

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #3 BLOCK H1 (PARTIAL) (4800451500A0020000)

	Improvement Areas #2-3 Bonds[a]		Major Improvement Area Bonds[c]		Total		
Installments Due January 31,	Principal	Interest[b]	Principal	Interest[d]	Additional Interest	Annual Collection Costs	Total Installment[e]
2025	$ 262.20	$ 1,810.46	$ 374.63	$ 1,082.55	$ 229.05	$ 254.10	$ 4,013.00
2026	$ 284.05	$ 1,794.73	$ 386.72	$ 1,062.41	$ 225.87	$ 259.18	$ 4,012.96
2027	$ 297.16	$ 1,777.69	$ 410.89	$ 1,041.63	$ 222.51	$ 264.37	$ 4,014.24
2028	$ 327.75	$ 1,759.86	$ 422.97	$ 1,019.54	$ 218.97	$ 269.66	$ 4,018.75
2029	$ 345.23	$ 1,740.19	$ 447.14	$ 996.81	$ 215.22	$ 275.05	$ 4,019.64
2030	$ 371.45	$ 1,716.46	$ 471.31	$ 972.77	$ 211.26	$ 280.55	$ 4,023.80
2031	$ 397.67	$ 1,690.92	$ 495.48	$ 947.44	$ 207.04	$ 286.16	$ 4,024.72
2032	$ 428.26	$ 1,663.58	$ 519.65	$ 920.81	$ 202.58	$ 291.88	$ 4,026.76
2033	$ 445.74	$ 1,634.14	$ 555.90	$ 892.88	$ 197.84	$ 297.72	$ 4,024.22
2034	$ 485.07	$ 1,603.49	$ 580.07	$ 863.00	$ 192.83	$ 303.68	$ 4,028.14
2035	$ 528.77	$ 1,570.14	$ 604.24	$ 831.82	$ 187.50	$ 309.75	$ 4,032.23
2036	$ 563.74	$ 1,533.79	$ 640.50	$ 799.34	$ 181.84	$ 315.94	$ 4,035.15
2037	$ 603.07	$ 1,495.03	$ 676.75	$ 764.91	$ 175.82	$ 322.26	$ 4,037.85
2038	$ 642.40	$ 1,453.57	$ 713.01	$ 728.54	$ 169.42	$ 328.71	$ 4,035.64
2039	$ 694.84	$ 1,409.41	$ 749.26	$ 690.21	$ 162.64	$ 335.28	$ 4,041.65
2040	$ 747.28	$ 1,361.64	$ 785.52	$ 649.94	$ 155.42	$ 341.99	$ 4,041.78
2041	$ 795.35	$ 1,310.26	$ 833.86	$ 607.72	$ 147.76	$ 348.83	$ 4,043.77
2042	$ 852.16	$ 1,255.58	$ 882.20	$ 560.81	$ 139.61	$ 355.80	$ 4,046.17
2043	$ 917.71	$ 1,197.00	$ 930.54	$ 511.19	$ 130.94	$ 362.92	$ 4,050.29
2044	$ 992.00	$ 1,132.76	$ 978.88	$ 458.85	$ 121.70	$ 370.18	$ 4,054.36
2045	$ 1,057.55	$ 1,063.32	$ 1,039.30	$ 403.79	$ 111.84	$ 377.58	$ 4,053.38
2046	$ 1,136.21	$ 989.29	$ 1,099.72	$ 345.33	$ 101.36	$ 385.13	$ 4,057.04
2047	$ 1,223.61	$ 909.75	$ 1,160.15	$ 283.47	$ 90.18	$ 392.84	$ 4,060.00
2048	$ 1,319.75	$ 824.10	$ 1,220.57	$ 218.21	$ 78.26	$ 400.69	$ 4,061.59
2049	$ 1,415.89	$ 731.72	$ 1,293.08	$ 149.55	$ 65.56	$ 408.71	$ 4,064.51
2050	$ 1,525.14	$ 632.61	$ 1,365.59	$ 76.81	$ 52.01	$ 416.88	$ 4,069.05
2051	$ 3,622.76	$ 525.85	$ -	$ -	$ 37.56	$ 252.96	$ 4,439.13
2052	$ 3,889.34	$ 272.25	$ -	$ -	$ 19.45	$ 258.02	$ 4,439.06
Total	**$ 26,172.17**	**$ 36,859.61**	**$ 19,637.94**	**$ 17,880.32**	**$ 4,252.03**	**$ 9,066.83**	**$ 113,868.90**

Footnotes:

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

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

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

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

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

SACHSE PUBLIC IMPROVEMENT DISTRICT NO. 1 – IMPROVEMENT AREA #3 – BLOCK H1 (PARTIAL) (480041500A0030000) BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING[1] RETURN TO:

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

____

STREET ADDRESS

IMPROVEMENT AREA #3 BLOCK H1 (PARTIAL) (480041500A0030000) PRINCIPAL ASSESSMENT: $47,868.99

As the purchaser of the real property described above, you are obligated to pay assessments to City of Sachse, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Sachse Public Improvement District No. 1*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

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

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

DATE:	DATE:
SIGNATURE OF PURCHASER	SIGNATURE OF PURCHASER

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

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

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

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

DATE: DATE:

_______________________________ _______________________________

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _______ §

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

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

Notary Public, State of Texas][3]

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

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

DATE: DATE:

_____________________________ _____________________________
SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF ________ §

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

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

Notary Public, State of Texas][4]

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

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #3 BLOCK H1 (PARTIAL) (480041500A0030000)

	Improvement Areas #2-3 Bonds[a]		Major Improvement Area Bonds[c]		Total		
Installments Due January 31,	Principal	Interest[b]	Principal	Interest[d]	Additional Interest	Annual Collection Costs	Total Installment[e]
2025	$ 273.99	$ 1,891.83	$ 391.47	$ 1,131.20	$ 239.34	$ 265.52	$ 4,193.36
2026	$ 296.82	$ 1,875.39	$ 404.10	$ 1,110.16	$ 236.02	$ 270.83	$ 4,193.32
2027	$ 310.52	$ 1,857.58	$ 429.35	$ 1,088.44	$ 232.51	$ 276.25	$ 4,194.66
2028	$ 342.48	$ 1,838.95	$ 441.98	$ 1,065.36	$ 228.81	$ 281.77	$ 4,199.37
2029	$ 360.75	$ 1,818.40	$ 467.24	$ 1,041.61	$ 224.89	$ 287.41	$ 4,200.30
2030	$ 388.15	$ 1,793.60	$ 492.49	$ 1,016.49	$ 220.75	$ 293.16	$ 4,204.65
2031	$ 415.55	$ 1,766.92	$ 517.75	$ 990.02	$ 216.35	$ 299.02	$ 4,205.60
2032	$ 447.51	$ 1,738.35	$ 543.01	$ 962.19	$ 211.68	$ 305.00	$ 4,207.74
2033	$ 465.78	$ 1,707.58	$ 580.89	$ 933.01	$ 206.73	$ 311.10	$ 4,205.09
2034	$ 506.88	$ 1,675.56	$ 606.15	$ 901.78	$ 201.50	$ 317.32	$ 4,209.18
2035	$ 552.54	$ 1,640.71	$ 631.40	$ 869.20	$ 195.93	$ 323.67	$ 4,213.46
2036	$ 589.07	$ 1,602.73	$ 669.29	$ 835.27	$ 190.01	$ 330.14	$ 4,216.50
2037	$ 630.17	$ 1,562.23	$ 707.17	$ 799.29	$ 183.72	$ 336.75	$ 4,219.32
2038	$ 671.27	$ 1,518.90	$ 745.05	$ 761.28	$ 177.03	$ 343.48	$ 4,217.02
2039	$ 726.06	$ 1,472.75	$ 782.94	$ 721.23	$ 169.95	$ 350.35	$ 4,223.29
2040	$ 780.86	$ 1,422.84	$ 820.82	$ 679.15	$ 162.41	$ 357.36	$ 4,223.44
2041	$ 831.09	$ 1,369.15	$ 871.33	$ 635.03	$ 154.40	$ 364.51	$ 4,225.51
2042	$ 890.46	$ 1,312.01	$ 921.85	$ 586.02	$ 145.89	$ 371.80	$ 4,228.02
2043	$ 958.95	$ 1,250.80	$ 972.36	$ 534.17	$ 136.82	$ 379.23	$ 4,232.33
2044	$ 1,036.58	$ 1,183.67	$ 1,022.87	$ 479.47	$ 127.17	$ 386.82	$ 4,236.58
2045	$ 1,105.08	$ 1,111.11	$ 1,086.01	$ 421.93	$ 116.87	$ 394.55	$ 4,235.55
2046	$ 1,187.28	$ 1,033.75	$ 1,149.15	$ 360.85	$ 105.91	$ 402.44	$ 4,239.38
2047	$ 1,278.60	$ 950.64	$ 1,212.29	$ 296.21	$ 94.23	$ 410.49	$ 4,242.47
2048	$ 1,379.07	$ 861.14	$ 1,275.43	$ 228.01	$ 81.78	$ 418.70	$ 4,244.13
2049	$ 1,479.53	$ 764.61	$ 1,351.20	$ 156.27	$ 68.51	$ 427.08	$ 4,247.19
2050	$ 1,593.69	$ 661.04	$ 1,426.97	$ 80.27	$ 54.35	$ 435.62	$ 4,251.93
2051	$ 3,785.58	$ 549.48	$ -	$ -	$ 39.25	$ 264.33	$ 4,638.64
2052	$ 4,064.14	$ 284.49	$ -	$ -	$ 20.32	$ 269.62	$ 4,638.56
Total	**$ 27,348.45**	**$ 38,516.23**	**$ 20,520.55**	**$ 18,683.93**	**$ 4,443.13**	**$ 9,474.33**	**$ 118,986.61**

Footnotes:

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

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

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

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

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

SACHSE PUBLIC IMPROVEMENT DISTRICT NO. 1 – IMPROVEMENT AREA #3 – REMAINDER AREA BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING[1] RETURN TO:

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

____

STREET ADDRESS

IMPROVEMENT AREA #3 REMAINDER AREA PRINCIPAL ASSESSMENT: $1,219,739.61

As the purchaser of the real property described above, you are obligated to pay assessments to City of Sachse, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Sachse Public Improvement District No. 1*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

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

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

DATE: DATE:

______________________________ ______________________________
SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

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

DATE: DATE:

______________________________ ______________________________
SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

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

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

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

STATE OF TEXAS §
§
COUNTY OF _______ §

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

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

Notary Public, State of Texas][3]

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

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

DATE: DATE:

_____________________________ _____________________________

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF ________ §

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

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

Notary Public, State of Texas][4]

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

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #3 REMAINDER AREA

	Improvement Areas #2-3 Bonds[a]				
Installments Due January 31,	Principal	Interest[b]	Additional Interest	Annual Collection Costs	Annual Installment[c]
2025	$ 12,219.80	$ 84,375.68	$ 6,098.70	$ 7,044.94	$ 109,739.11
2026	$ 13,238.12	$ 83,642.49	$ 6,037.60	$ 7,185.83	$ 110,104.04
2027	$ 13,849.11	$ 82,848.20	$ 5,971.41	$ 7,329.55	$ 109,998.27
2028	$ 15,274.75	$ 82,017.25	$ 5,902.16	$ 7,476.14	$ 110,670.31
2029	$ 16,089.40	$ 81,100.77	$ 5,825.79	$ 7,625.67	$ 110,641.63
2030	$ 17,311.38	$ 79,994.62	$ 5,745.34	$ 7,778.18	$ 110,829.53
2031	$ 18,533.36	$ 78,804.47	$ 5,658.79	$ 7,933.74	$ 110,930.36
2032	$ 19,959.01	$ 77,530.30	$ 5,566.12	$ 8,092.42	$ 111,147.84
2033	$ 20,773.66	$ 76,158.12	$ 5,466.32	$ 8,254.27	$ 110,652.36
2034	$ 22,606.63	$ 74,729.93	$ 5,362.46	$ 8,419.35	$ 111,118.36
2035	$ 24,643.26	$ 73,175.72	$ 5,249.42	$ 8,587.74	$ 111,656.14
2036	$ 26,272.57	$ 71,481.50	$ 5,126.21	$ 8,759.49	$ 111,639.76
2037	$ 28,105.54	$ 69,675.26	$ 4,994.84	$ 8,934.68	$ 111,710.32
2038	$ 29,938.51	$ 67,743.00	$ 4,854.32	$ 9,113.38	$ 111,649.20
2039	$ 32,382.47	$ 65,684.73	$ 4,704.62	$ 9,295.64	$ 112,067.46
2040	$ 34,826.43	$ 63,458.43	$ 4,542.71	$ 9,481.56	$ 112,309.13
2041	$ 37,066.72	$ 61,064.12	$ 4,368.58	$ 9,671.19	$ 112,170.61
2042	$ 39,714.35	$ 58,515.78	$ 4,183.24	$ 9,864.61	$ 112,277.98
2043	$ 42,769.30	$ 55,785.42	$ 3,984.67	$ 10,061.90	$ 112,601.29
2044	$ 46,231.57	$ 52,791.57	$ 3,770.83	$ 10,263.14	$ 113,057.11
2045	$ 49,286.52	$ 49,555.36	$ 3,539.67	$ 10,468.40	$ 112,849.95
2046	$ 52,952.46	$ 46,105.30	$ 3,293.24	$ 10,677.77	$ 113,028.77
2047	$ 57,025.73	$ 42,398.63	$ 3,028.47	$ 10,891.33	$ 113,344.16
2048	$ 61,506.32	$ 38,406.83	$ 2,743.34	$ 11,109.15	$ 113,765.65
2049	$ 65,986.91	$ 34,101.39	$ 2,435.81	$ 11,331.34	$ 113,855.45
2050	$ 71,078.50	$ 29,482.30	$ 2,105.88	$ 11,557.96	$ 114,224.64
2051	$ 168,836.89	$ 24,506.81	$ 1,750.49	$ 11,789.12	$ 206,883.31
2052	$ 181,260.35	$ 12,688.22	$ 906.30	$ 12,024.91	$ 206,879.79
Total	**$ 1,219,739.61**	**$ 1,717,822.18**	**$ 123,217.33**	**$ 261,023.41**	**$ 3,321,802.53**

Footnotes:

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

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

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

SACHSE PUBLIC IMPROVEMENT DISTRICT NO. 1 – IMPROVEMENT AREA #4 – BLOCK I - LOT TYPE COMMERCIAL 3 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING[1] RETURN TO:

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

____
STREET ADDRESS

IMPROVEMENT AREA #4 – BLOCK I - LOT TYPE COMMERCIAL 3 PRINCIPAL ASSESSMENT: $602,121.83

As the purchaser of the real property described above, you are obligated to pay assessments to City of Sachse, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Sachse Public Improvement District No. 1*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

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

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

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

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

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

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

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

DATE: DATE:

_______________________________ _______________________________

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _______ §

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

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

Notary Public, State of Texas][3]

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

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

DATE: DATE:

____________________________ ____________________________

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF ________ §

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

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

Notary Public, State of Texas][4]

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

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #4 BLOCK I LOT TYPE COMMERCIAL 3

	Major Improvement Area Bonds[a], [b]				
Installments Due January 31,	Principal	Interest[c]	Additional Interest	Annual Collection Costs	Annual Installment[d]
2025	$ 11,486.63	$ 33,192.20	$ 3,010.61	$ 3,156.19	$ 50,845.63
2026	$ 11,857.17	$ 32,574.79	$ 2,953.18	$ 3,219.31	$ 50,604.45
2027	$ 12,598.24	$ 31,937.47	$ 2,893.89	$ 3,283.70	$ 50,713.30
2028	$ 12,968.78	$ 31,260.31	$ 2,830.90	$ 3,349.37	$ 50,409.36
2029	$ 13,709.85	$ 30,563.24	$ 2,766.06	$ 3,416.36	$ 50,455.51
2030	$ 14,450.92	$ 29,826.34	$ 2,697.51	$ 3,484.69	$ 50,459.45
2031	$ 15,192.00	$ 29,049.60	$ 2,625.25	$ 3,554.38	$ 50,421.23
2032	$ 15,933.07	$ 28,233.03	$ 2,549.29	$ 3,625.47	$ 50,340.86
2033	$ 17,044.68	$ 27,376.63	$ 2,469.63	$ 3,697.98	$ 50,588.91
2034	$ 17,785.75	$ 26,460.48	$ 2,384.40	$ 3,771.94	$ 50,402.57
2035	$ 18,526.83	$ 25,504.49	$ 2,295.47	$ 3,847.38	$ 50,174.17
2036	$ 19,638.44	$ 24,508.67	$ 2,202.84	$ 3,924.32	$ 50,274.27
2037	$ 20,750.04	$ 23,453.11	$ 2,104.65	$ 4,002.81	$ 50,310.61
2038	$ 21,861.65	$ 22,337.79	$ 2,000.90	$ 4,082.87	$ 50,283.21
2039	$ 22,973.26	$ 21,162.73	$ 1,891.59	$ 4,164.52	$ 50,192.11
2040	$ 24,084.87	$ 19,927.92	$ 1,776.72	$ 4,247.81	$ 50,037.33
2041	$ 25,567.02	$ 18,633.35	$ 1,656.30	$ 4,332.77	$ 50,189.44
2042	$ 27,049.17	$ 17,195.21	$ 1,528.46	$ 4,419.43	$ 50,192.26
2043	$ 28,531.31	$ 15,673.69	$ 1,393.22	$ 4,507.81	$ 50,106.04
2044	$ 30,013.46	$ 14,068.81	$ 1,250.56	$ 4,597.97	$ 49,930.80
2045	$ 31,866.14	$ 12,380.55	$ 1,100.49	$ 4,689.93	$ 50,037.11
2046	$ 33,718.82	$ 10,588.08	$ 941.16	$ 4,783.73	$ 50,031.79
2047	$ 35,571.50	$ 8,691.40	$ 772.57	$ 4,879.40	$ 49,914.87
2048	$ 37,424.19	$ 6,690.50	$ 594.71	$ 4,976.99	$ 49,686.39
2049	$ 39,647.41	$ 4,585.39	$ 407.59	$ 5,076.53	$ 49,716.92
2050	$ 41,870.63	$ 2,355.22	$ 209.35	$ 5,178.06	$ 49,613.26
Total	**$ 602,121.83**	**$ 548,231.00**	**$ 49,307.29**	**$ 106,271.73**	**$ 1,305,931.85**

Footnotes:

[a] No improvements are being constructed within Improvement Area #4 that will be financed with Improvement Areas #2-3 Assessments or Improvement Area #2-3 Bonds.

[b] Represents the portion of the Major Improvement Area Bonds allocable to Block I.

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

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

SACHSE PUBLIC IMPROVEMENT DISTRICT NO. 1 – IMPROVEMENT AREA #5 – BLOCK J - LOT TYPE COMMERCIAL 3 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING[1] RETURN TO:

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

____
STREET ADDRESS

IMPROVEMENT AREA #5 – BLOCK J - LOT TYPE COMMERCIAL 3 PRINCIPAL ASSESSMENT: $1,270,635.02

As the purchaser of the real property described above, you are obligated to pay assessments to City of Sachse, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Sachse Public Improvement District No. 1*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

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

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

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

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

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

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

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

DATE: DATE:

_____________________________ _____________________________

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _______ §

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

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

Notary Public, State of Texas][3]

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

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

DATE: DATE:

____________________________ ____________________________

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF ________ §

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

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

Notary Public, State of Texas][4]

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

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #5 BLOCK J LOT TYPE COMMERCIAL 3

	Major Improvement Area Bonds[a], [b]				
Installments Due January 31,	Principal	Interest[c]	Additional Interest	Annual Collection Costs	Annual Installment[d]
2025	$ 24,239.81	$ 70,044.24	$ 6,353.18	$ 6,660.39	$ 107,297.61
2026	$ 25,021.74	$ 68,741.35	$ 6,231.98	$ 6,793.59	$ 106,788.66
2027	$ 26,585.59	$ 67,396.44	$ 6,106.87	$ 6,929.47	$ 107,018.36
2028	$ 27,367.52	$ 65,967.46	$ 5,973.94	$ 7,068.05	$ 106,376.98
2029	$ 28,931.38	$ 64,496.46	$ 5,837.10	$ 7,209.42	$ 106,474.36
2030	$ 30,495.24	$ 62,941.39	$ 5,692.44	$ 7,353.60	$ 106,482.68
2031	$ 32,059.10	$ 61,302.28	$ 5,539.97	$ 7,500.68	$ 106,402.02
2032	$ 33,622.96	$ 59,579.10	$ 5,379.67	$ 7,650.69	$ 106,232.42
2033	$ 35,968.75	$ 57,771.86	$ 5,211.56	$ 7,803.70	$ 106,755.87
2034	$ 37,532.60	$ 55,838.54	$ 5,031.71	$ 7,959.78	$ 106,362.64
2035	$ 39,096.46	$ 53,821.17	$ 4,844.05	$ 8,118.97	$ 105,880.65
2036	$ 41,442.25	$ 51,719.73	$ 4,648.57	$ 8,281.35	$ 106,091.90
2037	$ 43,788.04	$ 49,492.21	$ 4,441.36	$ 8,446.98	$ 106,168.59
2038	$ 46,133.83	$ 47,138.60	$ 4,222.42	$ 8,615.92	$ 106,110.77
2039	$ 48,479.61	$ 44,658.91	$ 3,991.75	$ 8,788.24	$ 105,918.51
2040	$ 50,825.40	$ 42,053.13	$ 3,749.35	$ 8,964.00	$ 105,591.89
2041	$ 53,953.12	$ 39,321.27	$ 3,495.22	$ 9,143.28	$ 105,912.89
2042	$ 57,080.83	$ 36,286.40	$ 3,225.46	$ 9,326.15	$ 105,918.85
2043	$ 60,208.55	$ 33,075.61	$ 2,940.05	$ 9,512.67	$ 105,736.88
2044	$ 63,336.27	$ 29,688.88	$ 2,639.01	$ 9,702.92	$ 105,367.08
2045	$ 67,245.92	$ 26,126.21	$ 2,322.33	$ 9,896.98	$ 105,591.44
2046	$ 71,155.56	$ 22,343.63	$ 1,986.10	$ 10,094.92	$ 105,580.21
2047	$ 75,065.21	$ 18,341.13	$ 1,630.32	$ 10,296.82	$ 105,333.48
2048	$ 78,974.85	$ 14,118.71	$ 1,255.00	$ 10,502.76	$ 104,851.32
2049	$ 83,666.43	$ 9,676.37	$ 860.12	$ 10,712.81	$ 104,915.74
2050	$ 88,358.00	$ 4,970.14	$ 441.79	$ 10,927.07	$ 104,697.00
Total	**$ 1,270,635.02**	**$ 1,156,911.23**	**$ 104,051.32**	**$ 224,261.22**	**$ 2,755,858.80**

Footnotes:

[a] No improvements are being constructed within Improvement Area #5 that will be financed with Improvement Areas #2-3 Assessments or Improvement Area #2-3 Bonds.

[b] Represents the portion of the Major Improvement Area Bonds allocable to Block J.

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

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

SACHSE PUBLIC IMPROVEMENT DISTRICT NO. 1 – MAJOR IMPROVEMENT AREA – REMAINDER AREA BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING[1] RETURN TO:

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

____
STREET ADDRESS

MAJOR IMPROVEMENT AREA REMAINDER AREA PRINCIPAL ASSESSMENT: $915,215.58

As the purchaser of the real property described above, you are obligated to pay assessments to City of Sachse, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Sachse Public Improvement District No. 1*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

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

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

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

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

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

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

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

DATE: DATE:

_______________________________ _______________________________
SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _______ §

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

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

Notary Public, State of Texas][3]

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

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

DATE: DATE:

_____________________________ _____________________________

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF ________ §

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

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

Notary Public, State of Texas][4]

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

ANNUAL INSTALLMENTS - MAJOR IMPROVEMENT AREA REMAINDER AREA

	Major Improvement Area Bonds				
Installments Due January 31,	Principal	Interest[a]	Additional Interest	Annual Collection Costs	Annual Installment
2025	$ 17,459.50	$ 50,451.61	$ 4,576.08	$ 4,797.36	$ 77,284.54
2026	$ 18,022.71	$ 49,513.16	$ 4,488.78	$ 4,893.30	$ 76,917.95
2027	$ 19,149.13	$ 48,544.44	$ 4,398.67	$ 4,991.17	$ 77,083.40
2028	$ 19,712.34	$ 47,515.18	$ 4,302.92	$ 5,090.99	$ 76,621.43
2029	$ 20,838.75	$ 46,455.64	$ 4,204.36	$ 5,192.81	$ 76,691.57
2030	$ 21,965.17	$ 45,335.56	$ 4,100.17	$ 5,296.67	$ 76,697.56
2031	$ 23,091.59	$ 44,154.93	$ 3,990.34	$ 5,402.60	$ 76,639.46
2032	$ 24,218.01	$ 42,913.75	$ 3,874.88	$ 5,510.65	$ 76,517.30
2033	$ 25,907.64	$ 41,612.04	$ 3,753.79	$ 5,620.87	$ 76,894.34
2034	$ 27,034.06	$ 40,219.50	$ 3,624.25	$ 5,733.28	$ 76,611.10
2035	$ 28,160.48	$ 38,766.42	$ 3,489.08	$ 5,847.95	$ 76,263.93
2036	$ 29,850.11	$ 37,252.79	$ 3,348.28	$ 5,964.91	$ 76,416.09
2037	$ 31,539.74	$ 35,648.35	$ 3,199.03	$ 6,084.21	$ 76,471.33
2038	$ 33,229.37	$ 33,953.09	$ 3,041.33	$ 6,205.89	$ 76,429.68
2039	$ 34,918.99	$ 32,167.01	$ 2,875.18	$ 6,330.01	$ 76,291.20
2040	$ 36,608.62	$ 30,290.12	$ 2,700.59	$ 6,456.61	$ 76,055.94
2041	$ 38,861.46	$ 28,322.40	$ 2,517.55	$ 6,585.74	$ 76,287.15
2042	$ 41,114.30	$ 26,136.44	$ 2,323.24	$ 6,717.46	$ 76,291.44
2043	$ 43,367.14	$ 23,823.77	$ 2,117.67	$ 6,851.81	$ 76,160.38
2044	$ 45,619.98	$ 21,384.36	$ 1,900.83	$ 6,988.84	$ 75,894.01
2045	$ 48,436.02	$ 18,818.24	$ 1,672.73	$ 7,128.62	$ 76,055.62
2046	$ 51,252.07	$ 16,093.71	$ 1,430.55	$ 7,271.19	$ 76,047.53
2047	$ 54,068.12	$ 13,210.78	$ 1,174.29	$ 7,416.62	$ 75,869.81
2048	$ 56,884.17	$ 10,169.45	$ 903.95	$ 7,564.95	$ 75,522.52
2049	$ 60,263.43	$ 6,969.72	$ 619.53	$ 7,716.25	$ 75,568.92
2050	$ 63,642.68	$ 3,579.90	$ 318.21	$ 7,870.57	$ 75,411.37
Total	**$ 915,215.58**	**$ 833,302.37**	**$ 74,946.30**	**$ 161,531.33**	**$ 1,984,995.58**

Footnotes:

[a] Interest is calculated at a 5.375% rate for bonds maturing 9/15/2040, and a 5.625% rate for bonds maturing 9/15/2050.

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

D. Consent Agenda

Subject:	**5. Authorize the City Manager or their designee to approve the purchase of security video cameras for the Michael J. Felix Community Center from STS360 for the amount of $59,993.02, using the Texas Department of Information Resources (DIR) purchasing cooperative.**
Meeting	August 19, 2024 - City Council Meeting
Access	Public
Type	Action (Consent)
Fiscal Impact	Yes
Dollar Amount	$59,993.02
Budgeted	Yes
Budget Source	IT Operating Expenses (01-034-54021)
Recommended Action	Authorize the City Manager or their designee to approve the purchase of security video cameras for the Michael J. Felix Community Center from STS360 for the amount of $59,993.02, using the Texas Department of Information Resources (DIR) purchasing cooperative.
Goals	Be a model of financial stewardship through growth management; responsible investment; and financial transparency. Meet the public safety needs of a growing citizen; student; and business population.

BACKGROUND

The Recreation Division requested additional security camera resources as a part of the previous budget process to better protect the Michael J. Felix Community Center and the participants that use it. The primary purpose of security cameras is to provide a safer environment for both visitors and staff and to provide coverage of the various activities that take place at the facility.

Increased camera coverage can help monitor high-traffic areas such as entrances, parking lots, and recreational spaces, ensuring that any incidents and disputes can be quickly identified and addressed.

Leisure Services Director Lance Whitworth will present this item.

POLICY CONSIDERATIONS

The City purchasing policy requires that recommendations on purchases and contracts over $50,000 be submitted to Council by the City Manager for Council approval. This item was approved as a part of the FY 23 - 24 budget process.

The Department of Information Resources (DIR) is included in Resolution 4094, authorizing participation in various cooperative purchasing programs in accordance with the City’s procurement policies and procedures. City policy authorizes purchase from a purchasing authority or cooperative in accordance with State Law. Cooperative purchasing, pursuant to Chapter 791 of the Texas Government code and Section 271 Subchapter F of the Local Government Code, so satisfies any State Law requiring local governments to see competitive bids for items.

RECOMMENDATION

Authorize the City Manager or their designee to approve the purchase of security video cameras for the

Michael J. Felix Community Center from STS360 for the amount of $59,993.02, using the Texas Department of Information Resources (DIR) purchasing cooperative.

File Attachments

1. Presentation_Security Camera Upgrade
2. QUOTE - COS20241902 - City of Sachse Community Center Video Surveillance Upgrade

Michael J. Felix Community Center Video Surveillance Upgrades

August 19, 2024

The City of SACHSE

Purpose of Request

- Upgrade the current video surveillance system at the Community Center
- These cameras are monitored 24 hours a day by police dispatch providing a safer environment for visitors and staff
- Clear video evidence can aid staff in the event of a dispute

Current Needs for Surveillance

- Added cameras to cover blind spots
- Replacement of current cameras to provide clarity in video, not only during operational hours, but also improved camera night vision
- Added cameras to cover the front of the building towards the parking lot

The City of SACHSE

Staff Recommendation

- This item was approved as part of the FY23-24 Budget
- City purchasing policy requires that recommendations on purchases and contracts over $50,000 be submitted to Council by the City Manager for Council approval
- Staff recommends City Council authorize the City Manager or their designee to approve the purchase of security video cameras for the Michael J. Felix Community Center from STS360 for the amount of $59,993.02, using the Texas Department of Information Resources (DIR) purchasing cooperative in accordance with the City's procurement policies and procedures

QUOTE: COS20241920
DIR Contract #DIR-CPO-4770
DIR-CPO-4697
Date: 06/13/2024
Quote Expiration Date: 08/13/2024

BILL OF MATERIALS

PART #	MFG.	DESCRIPTION	QTY.	MSRP	DIR DISCOUNT	UNIT PRICE	EXT PRICE
		IPRO DIR Contract # DIR-CPO-4697					
WV-S35402-F2L	IPRO	4MP OUTDOOR VANDAL DOME CAMERA WITH AI ENGINE, H.265/H.264/MJPEG, 2.4MM FIXED LENS, IR LED, BUILT-IN MICROPHONE, IP66, IK10, FIPS 140-2 LEVEL 3 COMPLIANT, 7 YEAR WARRANTY, VIDEO INSIGHT 7.9.X OR HIGHER, WHITE COLOR	32	$ 688.30	38.5%	$423.41	$13,549.12
WV-S25600-V2L	IPRO	6MP OUTDOOR VANDAL RESISTANT DOME CAMERA WITH AI ENGINE, H.265/H.264/MJPEG, 4.3-8.6MM 2.0X ZOOM LENS, IR LED, IP66, IK10, FIPS 140-2 LEVEL 3 COMPLIANT, CLEARSIGHT COATING, 5 YEAR WARRANTY, VIDEO INSIGHT 7.9.3 OR HIGHER	6	$ 1,351.46	38.5%	$830.48	$4,982.88
WV-S4176A	IPRO	12MP SENSOR INDOOR 360 DOME CAMERA WITH AI ENGINE, H.265/H.264/MJPEG, 1.4MM FISHEYE LENS, 2992X2992PIXEL UP TO 30FPS, AUDIO IN/OUT, BUILT-IN MIC, FIPS 140-2 LEVEL 3 COMPLIANT, 5 YEAR WARRANTY, VIDEO INSIGHT 7.9.X OR HIGHER	2	$ 1,003.30	38.5%	$616.54	$1,233.08
WV-U85402-V2L	IPRO	2X4MP(8MP) MULTI-SENSOR OUTDOOR VANDAL RESISTANCE CAMERA. H.265/H.264/MJPEG. 2.9-7.3MM 2.5X MOTORIZED ZOOM LENS. 2699X1520PIXEL UP TO 30FPS. IR LED, IP66, IP67, IK10, FIPS 140-2 LEVEL 3 COMPLIANT, 5 YEAR WARRANTY. VIDEO INSIGHT 7.9.X OR HIGHER, WHITE COLOR	1	$ 1,354.46	38.5%	$832.32	$832.32
WV-S8574L	IPRO	4X4K(33MP) MULTI-SENSOR OUTDOOR VANDAL RESISTANCE CAMERA WITH AI ENGINE. H.265/H.264/MJPEG. 3.1MM FIXED LENS. 3840X2160PIXEL UP TO 15FPS. IR LED, IP66, IP67, IK10, FIPS 140-2 LEVEL 3 COMPLIANT, 5 YEAR WARRANTY. VIDEO INSIGHT 7.9.X OR HIGHER, WHITE COLOR	1	$ 3,728.08	38.5%	$2,290.94	$2,290.94
WV-QSR503-W	IPRO	SHROUD BRACKET (4 holes), COMPATIBLE WITH WV-S857X/S856X/S854X, AND WV-QWL501-W, WV-QCL501-W, WHITE	1	$ 64.12	38.5%	$39.41	$39.41
WV-QWL501-W	IPRO	WALL MOUNT BRACKET (SAME SHAPE AS WV-Q122A) WHITE	1	$ 426.71	38.5%	$262.22	$262.22
WV-QCN500-W	IPRO	CORNER MOUNT BRACKET	1	$ 122.12	38.5%	$75.05	$75.05
NVR-RL-1-64TB-V4	IPRO	i-PRO SRL1XL, 1x XEON 6C/12T CPU, 32GB RAM, WINDOWS 11 PRO OS INSTALLED ON 1x M.2 SSD - STORAGE: 4 x 16TB ENTERPRISE HDD (64TB TOTAL, 48TB USABLE AFTER RAID5), 2 x 1GB RJ-45. UNIT INCLUDES KEYBOARD, MOUSE, RACK RAILS, VI ENTERPRISE SERVER ACTIVATION PRE-CONFIGURED + 1-YEAR VI HEALTH-MONITOR + ACTIVATION. 3-YEAR LIMITED HARDWARE WARRANTY WITH ON-SIGHT SERVICE AFTER A TROUBLING SESSION WITH I-PRO SUPPORT. NO OPTICAL DRIVE, NO MONITOR, NO RAIL ALTERNATIVES RECOMMENDED USE CASE UP TO 300MBS OF TOTAL NETWORK BANDWIDTH on 1Gbps DEDICATED NETWORK	1	$ 12,204.45	39.6%	$7,375.00	$7,375.00
		STS360 Hardware and Services Contract # DIR-CPO-4770					
77-240-4B	Superior Essex	Copper Cable,4 Pair, 23 AWG Category 6 CMP White 1,000 FT. Pop Box	4	$ 549.00	33%	$368.75	$1,475.00
MISC	STS360	Misc. Installation Accessories and Consumables	1	$ 5,250.00	50%	$2,625.00	$2,625.00
TPM	STS360	Project Management - System Engineer for Programming and Configuration	1	$ 8,750.00	50%	$4,375.00	$4,375.00
LABOR	STS360	Turnkey Installation and Setup - Replace (28) Cameras using Existing Cabling - Install (14) new cameras with CAT6 plenum data cable. Focus and Configure all cameras. Program all cameras and Video Insight software. Set up server.	1	$ 37,556.00	50%	$18,778.00	$18,778.00
WARRANTY	STS360	1 Year Onsite parts and Labor Warranty	1	$ 4,200.00	50%	$2,100.00	$2,100.00
						TOTAL	$59,993.02

*Assumes use of all existing PoE switch ports, rack space, UPS and any required workstations or mobile devices for viewing. Will utilize customer existing lift.

E. Action Items

Subject:	**1. Conduct a public hearing and consider the adoption of an ordinance related to the Sachse Public Improvement District No. 1; ratifying and conforming prior actions of the City Council in connection with the District; approving an Operations and Maintenance Service and Assessment Plan Update for maintenance of authorized improvements within the District which lies within the corporate limits of the city; levying assessments against the assessed property to pay for maintenance of authorized improvements within the District; providing for the collection of assessments; creating a charge and lien against the assessed property; providing for penalties for delinquent assessments; creating a District Project Fund; making legislative findings; providing for severability; and providing an effective date.**
Meeting	August 19, 2024 - City Council Meeting
Access	Public
Type	Action, Discussion
Fiscal Impact	None
Recommended Action	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.
Goals	

BACKGROUND

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

The City Council approved a resolution accepting and approving the preliminary 2024 O&M annual service plan update for the Sachse Public Improvement District No. 1 at The Station and called for the public hearing during the June 17 regular City Council meeting. The affected property owners were mailed notices and a notice of the public hearing was published in the Sachse News.

POLICY CONSIDERATIONS

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

RECOMMENDATION

Conduct a public hearing and adopt an ordinance ratifying and approving an operations and maintenance service and assessment plan update for maintenance of authorized improvements for the Sachse Public

Improvement District No. 1, levying special assessments against certain property in the District and approving all other matters related thereto.

File Attachments

1. Sachse Ordinance Levy OM SAP PID No. 1_FINAL
2. Exhibit A_2024-08-19_SAC_PID No. 1_2024 O&M_SAP_FINAL

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 June 17, 2024, the City Council adopted and approved Resolution No. R-2024-04 accepting the updated *Preliminary Operations and Maintenance Service and Assessment Plan* (the "Preliminary SAP"), directing that the updated Preliminary SAP be filed with the City Secretary and made available for public inspection, calling for a public hearing on August 19, 2024, (the "Assessment Hearing") to consider the levy of assessments against the Assessed Property to pay for the operation and maintenance of the District as described in the updated Preliminary SAP (the "Supplemental Services"), and authorizing and directing the City Secretary to mail, publish, and otherwise provide notices of the Assessment Hearing as required by the Act; and

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

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

WHEREAS, after mailing, publishing, and otherwise providing all notices of the Assessment Hearing as required by the Act, the City Council conducted the Assessment Hearing on August 19, 2024, at the time and place and for the purposes set forth in the notices; and

WHEREAS, after all persons having an interest in the levy of assessments against the Assessed Property were given an opportunity to be heard in support of or in opposition to the assessments, the City Council closed the Assessment Hearing on August 19, 2024; 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 (the "O&M SAP") shall be updated by the City Council no less frequently than annually as required by the Act.

SECTION 3. Based on the updated O&M SAP, 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 the O&M SAP and this Ordinance is effective from the date of this Ordinance and "runs with the land." The Assessment lien may be enforced by the City, including foreclosure, in the same manner that an ad valorem tax lien is foreclosed. Any purchaser of an Assessed Property in foreclosure takes subject to the lien against the Assessed Property created by the Assessment.

SECTION 6. The Assessments against each Assessed Property as set forth in the Assessment Rolls are due and payable not later than January 31, 2025, and will be delinquent February 1, 2025. 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. The City will immediately deposit the annual installment of Assessments collected from Assessed Property within the District as follows:

(a) The Improvement Area #1 Operation and Maintenance Assessment revenue shall be deposited into the Improvement Area #1 Operation and Maintenance Account; and

(b) 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 that:

(a) The Assessed Property is specially benefitted by the Supplemental Services in an amount that meets or exceeds the Assessments;

(b) 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; and

(c) 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. The City Secretary is directed to cause a certified copy of this Ordinance, including the O&M SAP with the Assessment Rolls, to be recorded in the real property records of Dallas County, Texas, on or before August 26, 2024.

SECTION 13. 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 19TH DAY OF AUGUST 2024.

APPROVED:

____
Jeff Bickerstaff
Mayor

DULY ENROLLED:

____
Leah K Granger
City Secretary

APPROVED AS TO FORM:

____
Joseph J. Gorfida, Jr.
City Attorney

STATE OF TEXAS §
§
COUNTY OF DALLAS §

This instrument was acknowledged before me on the ___ day of August, 2024 by Jeff Bickerstaff and Leah K Granger, the Mayor and City Secretary, respectively, of the City of Sachse, Texas on behalf of said City.

____
Notary Public, State of Texas

(SEAL)

4867-0815-9448, v. 1

Exhibit A

Operations and Maintenance Service and Assessment Plan

[Remainder of page left blank intentionally.]

CITY OF SACHSE, TEXAS
PUBLIC IMPROVEMENT DISTRICT NO. 1

2024 O&M ANNUAL SERVICE PLAN UPDATE
AUGUST 19, 2024

INTRODUCTION

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

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

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

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

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

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

On August 21, 2023, the City Council approved the O&M Service and Assessment Plan by approving Ordinance No. 4113, 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 2024 Annual Service Plan Update serves to levy Assessments and create a lien against Assessed Property within the District to pay for Operations and Maintenance Costs and Annual Collection Costs and serves as the annual update to the O&M Service and Assessment Plan in accordance with the Act.

PARCEL SUBDIVISION

City Land

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

Improvement Area #1

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

Improvement Area #2

- The final plat for The Station Phase 2, consisting of 45 residential Lots and 3 non-benefitted Lots within Dallas County, was recorded in the Official Public Records of the County on March 8, 2023. All 45 residential Lots are classified as Single Family Lot Types, and 3 Lots are classified as Non-Benefitted Property. The final plat for The Station Phase 2 is attached hereto as **Exhibit B-1.**
- The final plat for The Station Single Family Phase 2A consisting of 4 residential Lots and 1 non-benefitted Lot within Dallas County, was recorded in the Official Public Records of the County on June 12, 2023. All 4 residential Lots are classified as Single Family Lot Types and 1 Lot is classified as Non-Benefitted Property. The final plat for The Station Single Family Phase 2A is attached hereto as **Exhibit B-2.**

Improvement Area #3

- The site plan for Block K-2(A), was submitted to the City on November 1, 2021, and the final plat was filed for record with the County on May 8, 2023. Block K-2(A) consists of 18,172 square feet of Commercial Lot Type 2.
- The preliminary site plan for Block K-2(C) was submitted to the City on March 11, 2022, consisting of 6,050 square feet of Commercial Lot Type 2.

- The site plan for The Station Multi-Family Phase 2 (Block D partial) was submitted to the city on December 14, 2021, and the final plat was filed for record with the County on January 24, 2024. Block D consists of 297 Multi-Family units.
- The site plan for Sparrow Senior Living (Block F) was submitted to the City on April 14, 2021, consisting of 193 Multi-Family units**.**
- The site plan for TRHS MOB One Block B, Lot 3 (Block L3) was submitted to the city originally on December 16, 2020, and resubmitted on February 23, 2021, consisting of 66,600 square feet of Commercial Lot Type 2.
- The master site plan – West Tract for Trinity Regional Hospital Sachse Medical Office Building 1 was submitted to the City on October 28, 2020, consisting of one building containing 66,600 square feet of Commercial Lot Type 2 (which is the same building as in the site plan for TRHS MOB One Block B, Lot 3), and an additional building containing an additional 20,000 square feet of Commercial Lot Type 2 on Block L2, for a total of 86,600 square feet of Commercial Lot Type 2. The final plat for Block L2 and Block L3 has been approved by the City, but not yet filed with the County.
- The preliminary site plan for 3810 Miles Rd (Block H1 partial) was submitted to the City on May 12, 2023, consisting of 4,550 square feet of Commercial Lot Type 2.

Improvement Area #4

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

Improvement Area #5

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

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

OPERATION AND MAINTENANCE OF THE DISTRICT

Operations and Maintenance Assessments and the Annual Installments thereof shall be calculated, levied, and collected each year on all Assessed Property in an amount sufficient to pay the Operations and Maintenance Costs. The Operations and Maintenance Costs equal approximately $313,978 for October 1, 2024 – September 30, 2025, as shown on **Exhibit C.** In no event will the Operations and Maintenance Assessment be greater than the Operations and Maintenance Costs.

The Operations and Maintenance Assessment and Annual Collection Costs shall be collected per Lot in the same manner and at the same time as the Annual Installments of Assessments for the

Authorized Improvements and shall be subject to the same penalties and procedures as the Annual Installments for the Authorized Improvements as authorized by the PID Act.

ANNUAL INSTALLMENT DUE 1/31/2025

Improvement Area #1

- ***Operations and Maintenance Assessment*** – The total Assessment required for the Annual Installment is $0.05 per $100 of assessed value. The total Operations and Maintenance Assessment required for the Annual Installment is $95,668.68.

- ***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 $0.005 per $100 of assessed value, which equates to $9,521.36.

Improvement Area #1		
Due January 31, 2025		
Operations and Maintenance Assessment[a]	$	95,668.68
Annual Collection Costs[a]	$	9,521.36
Total Annual Installment	$	105,190.04

Footnotes:

[a] Calculations for Operations and Maintenance Assessment and Annual Collection Costs based on appraised values per the 2024 values from Dallas Central Appraisal District.

See below for a chart showing the breakdown of Annual Collection Costs for the Annual Installment due 1/31/2025.

Annual Collection Costs		
Category	Improvement Area #1	
P3Works Administration	$	6,466.63
City Auditor		-
Filing Fees		414.37
Public Notice Mailings		237.02
ASW Collection Contract		1,988.97
Misc		414.37
Total	**$**	**9,521.36**

Major Improvement Area

- ***Operations and Maintenance Assessment*** – The total Assessment required for the Annual Installment is $0.05 per $100 of assessed value. The total Operations and Maintenance Assessment required for the Annual Installment is $89,174.75.

- ***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 $0.0075 per $100 of assessed value which equates to $13,456.64.

Major Improvement Area		
Due January 31, 2025		
Operations and Maintenance Assessment[a]	$	89,174.75
Annual Collection Costs[a]	$	13,456.64
Total Annual Installment	$	102,631.39

Footnotes:

[a] Calculations for Operations and Maintenance Assessment and Annual Collection Costs based on appraised values per the 2024 values from Dallas Central Appraisal District.

See below for a chart showing the breakdown of Annual Collection Costs for the Annual Installment due 1/31/2025.

Annual Collection Costs		
Category	**Major Improvement Area**	
P3Works Administration	$	9,139.37
City Auditor		-
Filing Fees		585.63
Public Notice Mailings		334.98
ASW Collection Contract		2,811.03
Misc		585.63
Total	**$**	**13,456.64**

SERVICE PLAN – FIVE YEAR PROJECTION

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

Improvement Area #1						
Year		5	6	7	8	9
Annual Installment Due		1/31/2025	1/31/2026	1/31/2027	1/31/2028	1/31/2029
Appraised Taxable Value[a]	A	$ 191,337,360.00	$ 195,164,107.20	$ 199,067,389.34	$ 199,067,390.36	$ 203,048,738.17
Operation and Maintenance Assessment[b], [c]	B	$ 0.0500	$ 0.0500	$ 0.0500	$ 0.0500	$ 0.0500
Annual Collection Costs[c]	C	$ 0.0050	$ 0.0050	$ 0.0050	$ 0.0050	$ 0.0050
Total Annual Installment	**D = (A ÷ 100) × (B + C)**	**$ 105,190.04**	**$ 107,293.84**	**$ 109,439.72**	**$ 109,439.72**	**$ 111,628.51**

Major Improvement Area						
Year		5	6	7	8	9
Annual Installment Due		1/31/2025	1/31/2026	1/31/2027	1/31/2028	1/31/2029
Appraised Taxable Value[a]	A	$ 178,349,500.00	$ 182,756,603.81	$ 230,399,953.50	$ 235,007,952.57	$ 239,708,111.62
Operation and Maintenance Assessment[b], [c]	B	$ 0.0500	$ 0.0500	$ 0.0500	$ 0.0500	$ 0.0500
Annual Collection Costs[c]	C	$ 0.0075	$ 0.0075	$ 0.0075	$ 0.0075	$ 0.0075
Total Annual Installment	**D = (A ÷ 100) × (B + C)**	**$ 102,631.39**	**$ 105,167.46**	**$ 132,583.87**	**$ 135,235.55**	**$ 137,940.26**

Footnotes:

[a] Appraised Values per the 2024 values from Dallas Central Appraisal District. Each following year is an estimate only, based on absorption schedule provided by the Developer.

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

[c] The Operations and Maintenance Assessment due 1/31/2025 equals approximately $0.05 and the Annual Collection Costs due 1/31/2025 equal approximately $0.005 for Improvement Area #1 and $0.0075 for the Major Improvement Area. Both will be adjusted each year based on actual Operations and Maintenance Costs and administrative costs.

The Annual Installments for years 2026 through 2029 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 2024 Annual Installments which will be delinquent if not paid by January 31, 2025.

EXHIBIT A-1 – IMPROVEMENT AREA #1 ASSESSMENT ROLL

		A	B	C	D = (A ÷ 100) × (B + C)
Property ID	Lot Type	Appraised Taxable Value[a]	O&M Assessment[b]	Annual Collection Costs	Annual Installment Due 1/31/2025
480119100A0010000	Single Family	$ 586,090.00	$ 0.0500	$ 0.0050	$ 322.21
480119100A0020000	Single Family	$ 518,200.00	$ 0.0500	$ 0.0050	$ 284.89
480119100ACA10000	Non-Benefitted	$ -	$ -	$ -	$ -
480119100A0030000	Single Family	$ 587,250.00	$ 0.0500	$ 0.0050	$ 322.85
480119100A0040000	Single Family	$ 642,890.00	$ 0.0500	$ 0.0050	$ 353.44
480119100A0050000	Single Family	$ 574,640.00	$ 0.0500	$ 0.0050	$ 315.92
480119100A0060000	Single Family	$ 539,140.00	$ 0.0500	$ 0.0050	$ 296.40
480119100A0070000	Single Family	$ 587,250.00	$ 0.0500	$ 0.0050	$ 322.85
480119100A0080000	Single Family	$ 539,140.00	$ 0.0500	$ 0.0050	$ 296.40
480119100A0090000	Single Family	$ 574,640.00	$ 0.0500	$ 0.0050	$ 315.92
480119100A0100000	Single Family	$ 585,670.00	$ 0.0500	$ 0.0050	$ 321.98
480119100A0110000	Single Family	$ 587,250.00	$ 0.0500	$ 0.0050	$ 322.85
480119100A0120000	Single Family	$ 587,250.00	$ 0.0500	$ 0.0050	$ 322.85
480119100A0130000	Single Family	$ 539,140.00	$ 0.0500	$ 0.0050	$ 296.40
480119100A0140000	Single Family	$ 579,270.00	$ 0.0500	$ 0.0050	$ 318.46
480119100B0010000	Single Family	$ 641,120.00	$ 0.0500	$ 0.0050	$ 352.46
480119100B0020000	Single Family	$ 415,660.00	$ 0.0500	$ 0.0050	$ 228.51
480119100B0030000	Single Family	$ 501,040.00	$ 0.0500	$ 0.0050	$ 275.45
480119100BCA20000	Non-Benefitted	$ -	$ -	$ -	$ -
480119100B0040000	Single Family	$ 517,760.00	$ 0.0500	$ 0.0050	$ 284.64
480119100B0050000	Single Family	$ 518,200.00	$ 0.0500	$ 0.0050	$ 284.89
480119100B0060000	Single Family	$ 433,100.00	$ 0.0500	$ 0.0050	$ 238.10
480119100B0070000	Single Family	$ 516,930.00	$ 0.0500	$ 0.0050	$ 284.19
480119100B0080000	Single Family	$ 587,250.00	$ 0.0500	$ 0.0050	$ 322.85
480119100B0090000	Single Family	$ 558,830.00	$ 0.0500	$ 0.0050	$ 307.22
480119100B0100000	Single Family	$ 622,100.00	$ 0.0500	$ 0.0050	$ 342.01
480119100B0110000	Single Family	$ 552,000.00	$ 0.0500	$ 0.0050	$ 303.47
480119100C0010000	Single Family	$ 594,720.00	$ 0.0500	$ 0.0050	$ 326.95
480119100C0020000	Single Family	$ 642,890.00	$ 0.0500	$ 0.0050	$ 353.44
480119100C0030000	Single Family	$ 517,760.00	$ 0.0500	$ 0.0050	$ 284.64
480119100C0040000	Single Family	$ 530,530.00	$ 0.0500	$ 0.0050	$ 291.67
480119100C0050000	Single Family	$ 423,830.00	$ 0.0500	$ 0.0050	$ 233.01
480119100C0060000	Single Family	$ 574,770.00	$ 0.0500	$ 0.0050	$ 315.99
480119100C0070000	Single Family	$ 561,400.00	$ 0.0500	$ 0.0050	$ 308.64
480119100C0080000	Single Family	$ 642,890.00	$ 0.0500	$ 0.0050	$ 353.44
480119100C0090000	Single Family	$ 574,640.00	$ 0.0500	$ 0.0050	$ 315.92
480119100C0100000	Single Family	$ 594,720.00	$ 0.0500	$ 0.0050	$ 326.95
480119100C0110000	Single Family	$ 642,890.00	$ 0.0500	$ 0.0050	$ 353.44
480119100C0120000	Single Family	$ 548,200.00	$ 0.0500	$ 0.0050	$ 301.38
480119100C0130000	Single Family	$ 533,560.00	$ 0.0500	$ 0.0050	$ 293.33
480119100C0140000	Single Family	$ 579,270.00	$ 0.0500	$ 0.0050	$ 318.46
480119100D0010000	Single Family	$ 547,120.00	$ 0.0500	$ 0.0050	$ 300.79
480119100D0020000	Single Family	$ 519,950.00	$ 0.0500	$ 0.0050	$ 285.85
480119100D0030000	Single Family	$ 586,090.00	$ 0.0500	$ 0.0050	$ 322.21
480119100D0040000	Single Family	$ 475,000.00	$ 0.0500	$ 0.0050	$ 261.14
480119100D0050000	Single Family	$ 642,890.00	$ 0.0500	$ 0.0050	$ 353.44
480119100D0060000	Single Family	$ 579,270.00	$ 0.0500	$ 0.0050	$ 318.46
480119100D0070000	Single Family	$ 547,120.00	$ 0.0500	$ 0.0050	$ 300.79
480119100D0080000	Single Family	$ 527,510.00	$ 0.0500	$ 0.0050	$ 290.01
480119100D0090000	Single Family	$ 575,730.00	$ 0.0500	$ 0.0050	$ 316.51

		A		B		C		D = (A ÷ 100) × (B + C)	
Property ID	Lot Type	Appraised Taxable Value[a]		O&M Assessment[b]		Annual Collection Costs		Annual Installment Due 1/31/2025	
480119100D0100000	Single Family	$	642,890.00	$	0.0500	$	0.0050	$	353.44
480119100D0110000	Single Family	$	561,650.00	$	0.0500	$	0.0050	$	308.77
480119100D0120000	Single Family	$	588,210.00	$	0.0500	$	0.0050	$	323.38
480119100D0130000	Single Family	$	547,120.00	$	0.0500	$	0.0050	$	300.79
480119100D0140000	Single Family	$	513,600.00	$	0.0500	$	0.0050	$	282.36
480119100D0150000	Single Family	$	518,200.00	$	0.0500	$	0.0050	$	284.89
480119100D0160000	Single Family	$	586,090.00	$	0.0500	$	0.0050	$	322.21
480119100D0170000	Single Family	$	498,860.00	$	0.0500	$	0.0050	$	274.25
480119100D0180000	Single Family	$	558,830.00	$	0.0500	$	0.0050	$	307.22
480119100D0190000	Single Family	$	586,090.00	$	0.0500	$	0.0050	$	322.21
480119100D0200000	Single Family	$	582,740.00	$	0.0500	$	0.0050	$	320.37
480119100D0210000	Single Family	$	642,890.00	$	0.0500	$	0.0050	$	353.44
480119100D0220000	Single Family	$	582,750.00	$	0.0500	$	0.0050	$	320.37
480119100D0230000	Single Family	$	512,250.00	$	0.0500	$	0.0050	$	281.62
480119100D0240000	Single Family	$	530,530.00	$	0.0500	$	0.0050	$	291.67
480119100D0250000	Single Family	$	622,900.00	$	0.0500	$	0.0050	$	342.45
480119100D0260000	Single Family	$	594,720.00	$	0.0500	$	0.0050	$	326.95
480119100DCA50000	Non-Benefitted	$	-	$	-	$	-	$	-
480119100E0010000	Single Family	$	539,140.00	$	0.0500	$	0.0050	$	296.40
480119100E0020000	Single Family	$	433,100.00	$	0.0500	$	0.0050	$	238.10
480119100ECA30000	Non-Benefitted	$	-	$	-	$	-	$	-
480119100E0030000	Single Family	$	518,540.00	$	0.0500	$	0.0050	$	285.07
480119100E0040000	Single Family	$	586,090.00	$	0.0500	$	0.0050	$	322.21
480119100E0050000	Single Family	$	511,000.00	$	0.0500	$	0.0050	$	280.93
480119100E0060000	Single Family	$	582,750.00	$	0.0500	$	0.0050	$	320.37
480119100E0070000	Single Family	$	510,560.00	$	0.0500	$	0.0050	$	280.69
480119100E0080000	Single Family	$	574,770.00	$	0.0500	$	0.0050	$	315.99
480119100E0090000	Single Family	$	594,720.00	$	0.0500	$	0.0050	$	326.95
480119100E0100000	Single Family	$	586,090.00	$	0.0500	$	0.0050	$	322.21
480119100E0110000	Single Family	$	517,760.00	$	0.0500	$	0.0050	$	284.64
480119100E0120000	Single Family	$	539,310.00	$	0.0500	$	0.0050	$	296.49
480119100E0130000	Single Family	$	513,790.00	$	0.0500	$	0.0050	$	282.46
480119100E0140000	Single Family	$	518,540.00	$	0.0500	$	0.0050	$	285.07
480119100E0150000	Single Family	$	516,200.00	$	0.0500	$	0.0050	$	283.79
480119100E0160000	Single Family	$	574,640.00	$	0.0500	$	0.0050	$	315.92
480119100E0170000	Single Family	$	504,720.00	$	0.0500	$	0.0050	$	277.48
480119100E0180000	Single Family	$	644,380.00	$	0.0500	$	0.0050	$	354.26
480119100E0190000	Single Family	$	505,510.00	$	0.0500	$	0.0050	$	277.91
480119100E0200000	Single Family	$	564,960.00	$	0.0500	$	0.0050	$	310.59
480119100E0210000	Single Family	$	547,400.00	$	0.0500	$	0.0050	$	300.94
480119100E0220000	Single Family	$	630,130.00	$	0.0500	$	0.0050	$	346.42
480119100E0230000	Single Family	$	571,360.00	$	0.0500	$	0.0050	$	314.11
480119100E0240000	Single Family	$	579,730.00	$	0.0500	$	0.0050	$	318.71
480119100E0250000	Single Family	$	582,750.00	$	0.0500	$	0.0050	$	320.37
480119100E0260000	Single Family	$	462,710.00	$	0.0500	$	0.0050	$	254.38
480119100E0270000	Single Family	$	599,960.00	$	0.0500	$	0.0050	$	329.84
480119100E0280000	Single Family	$	585,670.00	$	0.0500	$	0.0050	$	321.98
480119100E0290000	Single Family	$	547,120.00	$	0.0500	$	0.0050	$	300.79
480119100F0010000	Single Family	$	453,640.00	$	0.0500	$	0.0050	$	249.39
480119100F0020000	Single Family	$	490,000.00	$	0.0500	$	0.0050	$	269.38

		A	B	C	D = (A ÷ 100) × (B + C)
Property ID	Lot Type	Appraised Taxable Value[a]	O&M Assessment[b]	Annual Collection Costs	Annual Installment Due 1/31/2025
480119100F0030000	Single Family	$ 599,960.00	$ 0.0500	$ 0.0050	$ 329.84
480119100F0040000	Single Family	$ 505,430.00	$ 0.0500	$ 0.0050	$ 277.87
480119100F0050000	Single Family	$ 642,890.00	$ 0.0500	$ 0.0050	$ 353.44
480119100F0060000	Single Family	$ 550,000.00	$ 0.0500	$ 0.0050	$ 302.37
480119100F0070000	Single Family	$ 539,140.00	$ 0.0500	$ 0.0050	$ 296.40
480119100F0080000	Single Family	$ 530,530.00	$ 0.0500	$ 0.0050	$ 291.67
480119100F0090000	Single Family	$ 574,770.00	$ 0.0500	$ 0.0050	$ 315.99
480119100F0100000	Single Family	$ 527,370.00	$ 0.0500	$ 0.0050	$ 289.93
480119100F0110000	Single Family	$ 630,130.00	$ 0.0500	$ 0.0050	$ 346.42
480119100F0120000	Single Family	$ 579,730.00	$ 0.0500	$ 0.0050	$ 318.71
480119100F0130000	Single Family	$ 582,750.00	$ 0.0500	$ 0.0050	$ 320.37
480119100F0140000	Single Family	$ 433,100.00	$ 0.0500	$ 0.0050	$ 238.10
480119100F0150000	Single Family	$ 547,120.00	$ 0.0500	$ 0.0050	$ 300.79
480119100F0160000	Single Family	$ 586,090.00	$ 0.0500	$ 0.0050	$ 322.21
480119100F0170000	Single Family	$ 587,250.00	$ 0.0500	$ 0.0050	$ 322.85
480119100F0180000	Single Family	$ 642,890.00	$ 0.0500	$ 0.0050	$ 353.44
480119100F0190000	Single Family	$ 433,100.00	$ 0.0500	$ 0.0050	$ 238.10
480119100F0200000	Single Family	$ 531,090.00	$ 0.0500	$ 0.0050	$ 291.97
480119100F0210000	Single Family	$ 533,640.00	$ 0.0500	$ 0.0050	$ 293.38
480119100F0220000	Single Family	$ 586,090.00	$ 0.0500	$ 0.0050	$ 322.21
480119100F0230000	Single Family	$ 596,890.00	$ 0.0500	$ 0.0050	$ 328.15
480119100F0240000	Single Family	$ 517,760.00	$ 0.0500	$ 0.0050	$ 284.64
480119100F0250000	Single Family	$ 582,750.00	$ 0.0500	$ 0.0050	$ 320.37
480119100G0010000	Single Family	$ 618,520.00	$ 0.0500	$ 0.0050	$ 340.04
480119100G0020000	Single Family	$ 586,090.00	$ 0.0500	$ 0.0050	$ 322.21
480119100G0030000	Single Family	$ 521,580.00	$ 0.0500	$ 0.0050	$ 286.74
480119100G0040000	Single Family	$ 434,000.00	$ 0.0500	$ 0.0050	$ 238.60
480119100G0050000	Single Family	$ 497,010.00	$ 0.0500	$ 0.0050	$ 273.24
480119100G0060000	Single Family	$ 517,760.00	$ 0.0500	$ 0.0050	$ 284.64
480119100G0070000	Single Family	$ 586,090.00	$ 0.0500	$ 0.0050	$ 322.21
480119100G0080000	Single Family	$ 537,530.00	$ 0.0500	$ 0.0050	$ 295.51
480119100G0090000	Single Family	$ 539,140.00	$ 0.0500	$ 0.0050	$ 296.40
480119100G0100000	Single Family	$ 587,250.00	$ 0.0500	$ 0.0050	$ 322.85
480119100G0110000	Single Family	$ -	$ 0.0500	$ 0.0050	$ -
480119100G0120000	Single Family	$ 580,670.00	$ 0.0500	$ 0.0050	$ 319.23
480119100G0130000	Single Family	$ 587,250.00	$ 0.0500	$ 0.0050	$ 322.85
480119100G0140000	Single Family	$ 586,090.00	$ 0.0500	$ 0.0050	$ 322.21
480119100G0150000	Single Family	$ 582,750.00	$ 0.0500	$ 0.0050	$ 320.37
480119100G0160000	Single Family	$ 533,560.00	$ 0.0500	$ 0.0050	$ 293.33
480119100G0170000	Single Family	$ 548,000.00	$ 0.0500	$ 0.0050	$ 301.27
480119100G0180000	Single Family	$ 516,200.00	$ 0.0500	$ 0.0050	$ 283.79
480119100G0190000	Single Family	$ 551,650.00	$ 0.0500	$ 0.0050	$ 303.28
480119100G0200000	Single Family	$ 642,890.00	$ 0.0500	$ 0.0050	$ 353.44
480119100G0210000	Single Family	$ 480,000.00	$ 0.0500	$ 0.0050	$ 263.89
480119100G0220000	Single Family	$ 433,100.00	$ 0.0500	$ 0.0050	$ 238.10
480119100G0230000	Single Family	$ 547,120.00	$ 0.0500	$ 0.0050	$ 300.79
480119100G0240000	Single Family	$ 642,890.00	$ 0.0500	$ 0.0050	$ 353.44
480119100G0250000	Single Family	$ 594,720.00	$ 0.0500	$ 0.0050	$ 326.95
480119100G0260000	Single Family	$ 586,090.00	$ 0.0500	$ 0.0050	$ 322.21
480119100G0270000	Single Family	$ 433,100.00	$ 0.0500	$ 0.0050	$ 238.10

		A	B	C	D = (A ÷ 100) × (B + C)
Property ID	Lot Type	Appraised Taxable Value[a]	O&M Assessment[b]	Annual Collection Costs	Annual Installment Due 1/31/2025
480119100G0280000	Single Family	$ 582,750.00	$ 0.0500	$ 0.0050	$ 320.37
480119100G0290000	Single Family	$ 547,120.00	$ 0.0500	$ 0.0050	$ 300.79
480119100H0010000	Single Family	$ 539,140.00	$ 0.0500	$ 0.0050	$ 296.40
480119100H0020000	Single Family	$ 579,270.00	$ 0.0500	$ 0.0050	$ 318.46
480119100H0030000	Single Family	$ 379,150.00	$ 0.0500	$ 0.0050	$ 208.44
480119100H0040000	Single Family	$ 497,050.00	$ 0.0500	$ 0.0050	$ 273.26
480119100H0050000	Single Family	$ 578,110.00	$ 0.0500	$ 0.0050	$ 317.82
480119100I0010000	Single Family	$ 547,120.00	$ 0.0500	$ 0.0050	$ 300.79
480119100I0020000	Single Family	$ 586,090.00	$ 0.0500	$ 0.0050	$ 322.21
480119100I0030000	Single Family	$ 594,720.00	$ 0.0500	$ 0.0050	$ 326.95
480119100I0040000	Single Family	$ 517,760.00	$ 0.0500	$ 0.0050	$ 284.64
480119100I0050000	Single Family	$ 547,120.00	$ 0.0500	$ 0.0050	$ 300.79
480119100I0060000	Single Family	$ 513,600.00	$ 0.0500	$ 0.0050	$ 282.36
480119100I0070000	Single Family	$ 518,540.00	$ 0.0500	$ 0.0050	$ 285.07
480119100I0080000	Single Family	$ 642,890.00	$ 0.0500	$ 0.0050	$ 353.44
480119100I0090000	Single Family	$ 574,640.00	$ 0.0500	$ 0.0050	$ 315.92
480119100I0100000	Single Family	$ 587,250.00	$ 0.0500	$ 0.0050	$ 322.85
480119100I0110000	Townhome	$ 383,490.00	$ 0.0500	$ 0.0050	$ 210.83
480119100I0120000	Townhome	$ 382,180.00	$ 0.0500	$ 0.0050	$ 210.11
480119100I0130000	Townhome	$ 382,180.00	$ 0.0500	$ 0.0050	$ 210.11
480119100I0140000	Townhome	$ 384,840.00	$ 0.0500	$ 0.0050	$ 211.57
480119100I0150000	Townhome	$ 384,840.00	$ 0.0500	$ 0.0050	$ 211.57
480119100I0160000	Townhome	$ 388,280.00	$ 0.0500	$ 0.0050	$ 213.46
480119100I0170000	Townhome	$ 383,490.00	$ 0.0500	$ 0.0050	$ 210.83
480119100I0180000	Townhome	$ 382,180.00	$ 0.0500	$ 0.0050	$ 210.11
480119100I0190000	Townhome	$ 384,840.00	$ 0.0500	$ 0.0050	$ 211.57
480119100I0200000	Townhome	$ 388,280.00	$ 0.0500	$ 0.0050	$ 213.46
480119100I0210000	Townhome	$ 383,490.00	$ 0.0500	$ 0.0050	$ 210.83
480119100I0220000	Townhome	$ 382,180.00	$ 0.0500	$ 0.0050	$ 210.11
480119100I0230000	Townhome	$ 382,180.00	$ 0.0500	$ 0.0050	$ 210.11
480119100I0240000	Townhome	$ 382,180.00	$ 0.0500	$ 0.0050	$ 210.11
480119100I0250000	Townhome	$ 384,840.00	$ 0.0500	$ 0.0050	$ 211.57
480119100I0260000	Townhome	$ 384,840.00	$ 0.0500	$ 0.0050	$ 211.57
480119100I0270000	Townhome	$ 384,840.00	$ 0.0500	$ 0.0050	$ 211.57
480119100I0280000	Townhome	$ 388,280.00	$ 0.0500	$ 0.0050	$ 213.46
480119100J0010000	Single Family	$ 505,510.00	$ 0.0500	$ 0.0050	$ 277.91
480119100J0020000	Single Family	$ 518,200.00	$ 0.0500	$ 0.0050	$ 284.89
480119100JCA40000	Non-Benefitted	$ -	$ -	$ -	$ -
480119100K0010000	Townhome	$ 388,280.00	$ 0.0500	$ 0.0050	$ 213.46
480119100K0020000	Townhome	$ 388,280.00	$ 0.0500	$ 0.0050	$ 213.46
480119100K0030000	Townhome	$ 388,280.00	$ 0.0500	$ 0.0050	$ 213.46
480119100K0040000	Townhome	$ 382,180.00	$ 0.0500	$ 0.0050	$ 210.11
480119100K0050000	Townhome	$ 382,180.00	$ 0.0500	$ 0.0050	$ 210.11
480119100K0060000	Townhome	$ 383,490.00	$ 0.0500	$ 0.0050	$ 210.83
480119100K0070000	Townhome	$ 388,280.00	$ 0.0500	$ 0.0050	$ 213.46
480119100K0080000	Townhome	$ 388,280.00	$ 0.0500	$ 0.0050	$ 213.46
480119100K0090000	Townhome	$ 388,280.00	$ 0.0500	$ 0.0050	$ 213.46
480119100K0100000	Townhome	$ 388,280.00	$ 0.0500	$ 0.0050	$ 213.46
480119100K0110000	Townhome	$ 382,180.00	$ 0.0500	$ 0.0050	$ 210.11
480119100K0120000	Townhome	$ 382,180.00	$ 0.0500	$ 0.0050	$ 210.11

		A	B	C	D = (A ÷ 100) × (B + C)
Property ID	Lot Type	Appraised Taxable Value[a]	O&M Assessment[b]	Annual Collection Costs	Annual Installment Due 1/31/2025
480119100K0130000	Townhome	$ 382,180.00	$ 0.0500	$ 0.0050	$ 210.11
480119100K0140000	Townhome	$ 384,840.00	$ 0.0500	$ 0.0050	$ 211.57
480119100KCA70000	Non-Benefitted	$ -	$ -	$ -	$ -
480119100K0150000	Townhome	$ 384,320.00	$ 0.0500	$ 0.0050	$ 211.28
480119100K0160000	Townhome	$ 384,320.00	$ 0.0500	$ 0.0050	$ 211.28
480119100K0170000	Townhome	$ 382,180.00	$ 0.0500	$ 0.0050	$ 210.11
480119100K0180000	Townhome	$ 382,180.00	$ 0.0500	$ 0.0050	$ 210.11
480119100K0190000	Townhome	$ 382,180.00	$ 0.0500	$ 0.0050	$ 210.11
480119100K0200000	Townhome	$ 384,840.00	$ 0.0500	$ 0.0050	$ 211.57
480119100K0210000	Townhome	$ 384,840.00	$ 0.0500	$ 0.0050	$ 211.57
480119100K0220000	Townhome	$ 384,840.00	$ 0.0500	$ 0.0050	$ 211.57
480119100K0230000	Townhome	$ 382,180.00	$ 0.0500	$ 0.0050	$ 210.11
480119100L0010000	Townhome	$ 383,490.00	$ 0.0500	$ 0.0050	$ 210.83
480119100L0020000	Townhome	$ 382,180.00	$ 0.0500	$ 0.0050	$ 210.11
480119100L0030000	Townhome	$ 382,180.00	$ 0.0500	$ 0.0050	$ 210.11
480119100L0040000	Townhome	$ 384,840.00	$ 0.0500	$ 0.0050	$ 211.57
480119100L0050000	Townhome	$ 388,280.00	$ 0.0500	$ 0.0050	$ 213.46
480119100L0060000	Townhome	$ 383,490.00	$ 0.0500	$ 0.0050	$ 210.83
480119100L0070000	Townhome	$ 382,180.00	$ 0.0500	$ 0.0050	$ 210.11
480119100L0080000	Townhome	$ 384,840.00	$ 0.0500	$ 0.0050	$ 211.57
480119100L0090000	Townhome	$ 388,280.00	$ 0.0500	$ 0.0050	$ 213.46
480119100M0010000	Townhome	$ 388,280.00	$ 0.0500	$ 0.0050	$ 213.46
480119100M0020000	Townhome	$ 384,840.00	$ 0.0500	$ 0.0050	$ 211.57
480119100M0030000	Townhome	$ 382,180.00	$ 0.0500	$ 0.0050	$ 210.11
480119100M0040000	Townhome	$ 382,180.00	$ 0.0500	$ 0.0050	$ 210.11
480119100M0050000	Townhome	$ 383,490.00	$ 0.0500	$ 0.0050	$ 210.83
480119100M0060000	Townhome	$ 384,840.00	$ 0.0500	$ 0.0050	$ 211.57
480119100M0070000	Townhome	$ 384,840.00	$ 0.0500	$ 0.0050	$ 211.57
480119100M0080000	Townhome	$ 382,180.00	$ 0.0500	$ 0.0050	$ 210.11
480119100M0090000	Townhome	$ 382,180.00	$ 0.0500	$ 0.0050	$ 210.11
480119100MCA60000	Non-Benefitted	$ -	$ -	$ -	$ -
480119100NCA80000	Non-Benefitted	$ -	$ -	$ -	$ -
480119100OCA90000	Non-Benefitted	$ -	$ -	$ -	$ -
480119500A0010000	Multi-Family	$ 73,050,000.00	$ 0.0500	$ 0.0050	$ 40,160.13
480119700M0010000	Commercial 1	$ 4,726,620.00	$ 0.0500	$ 0.0050	$ 2,598.52
Total		**$ 191,337,360.00**	**$ 95,668.68**	**$ 9,521.36**	**$ 105,190.04**

Footnotes:

[a] Per Dallas Central Appraisal District.

[b] The Operations and Maintenance Assessment due 1/31/2025 equals approximately $0.0500 and the Annual Collection Costs due 1/31/2025 equal approximately $0.005. Both will be adjusted each year based on actual Operations and Maintenance Costs and administrative costs.

EXHIBIT A-2 – MAJOR IMPROVEMENT AREA ASSESSMENT ROLL

Property ID	Block	Lot Type	A Appraised Taxable Value[a]	B O&M Assessment[b]	C Annual Collection Costs[b]	D = (A ÷ 100) × (B + C) Annual Installment Due 1/31/2025
480119100Z0010000	Block C	Single Family	$ 516,910.00	$ 0.0500	$ 0.0075	$ 297.46
480119100Z0020000	Block C	Single Family	$ 553,100.00	$ 0.0500	$ 0.0075	$ 318.28
480119100Z0030000	Block C	Single Family	$ 95,000.00	$ 0.0500	$ 0.0075	$ 54.67
480119100Z0040000	Block C	Single Family	$ 406,160.00	$ 0.0500	$ 0.0075	$ 233.73
480119100ZCA11000	Block C	Non-Benefitted	$ 100.00	$ 0.0500	$ 0.0075	$ 0.06
480119100Z0050000	Block C	Single Family	$ 481,340.00	$ 0.0500	$ 0.0075	$ 276.99
480119100Z0060000	Block C	Single Family	$ 537,420.00	$ 0.0500	$ 0.0075	$ 309.26
480119100Z0070000	Block C	Single Family	$ 540,210.00	$ 0.0500	$ 0.0075	$ 310.86
480119100Z0080000	Block C	Single Family	$ 580,280.00	$ 0.0500	$ 0.0075	$ 333.92
480119100Z0090000	Block C	Single Family	$ 539,680.00	$ 0.0500	$ 0.0075	$ 310.56
480119100Z0100000	Block C	Single Family	$ 553,100.00	$ 0.0500	$ 0.0075	$ 318.28
480119100Z0110000	Block C	Single Family	$ 433,160.00	$ 0.0500	$ 0.0075	$ 249.26
480119100Z0120000	Block C	Single Family	$ 503,970.00	$ 0.0500	$ 0.0075	$ 290.01
480119100Z0130000	Block C	Single Family	$ 580,280.00	$ 0.0500	$ 0.0075	$ 333.92
480119100Y0010000	Block C	Single Family	$ 95,000.00	$ 0.0500	$ 0.0075	$ 54.67
480119100Y0020000	Block C	Single Family	$ 509,590.00	$ 0.0500	$ 0.0075	$ 293.24
480119100Y0030000	Block C	Single Family	$ 545,950.00	$ 0.0500	$ 0.0075	$ 314.17
480119100Y0040000	Block C	Single Family	$ 545,950.00	$ 0.0500	$ 0.0075	$ 314.17
480119100Y0050000	Block C	Single Family	$ 531,200.00	$ 0.0500	$ 0.0075	$ 305.68
480119100Y0060000	Block C	Single Family	$ 541,080.00	$ 0.0500	$ 0.0075	$ 311.37
480119100Y0070000	Block C	Single Family	$ 542,640.00	$ 0.0500	$ 0.0075	$ 312.26
480119100Y0080000	Block C	Single Family	$ 570,780.00	$ 0.0500	$ 0.0075	$ 328.46
480119100Y0090000	Block C	Single Family	$ 538,810.00	$ 0.0500	$ 0.0075	$ 310.06
480119100Y0100000	Block C	Single Family	$ 489,600.00	$ 0.0500	$ 0.0075	$ 281.74
480119100Y0110000	Block C	Single Family	$ 539,510.00	$ 0.0500	$ 0.0075	$ 310.46
480119100Y0120000	Block C	Single Family	$ 585,070.00	$ 0.0500	$ 0.0075	$ 336.68
480119100Y0130000	Block C	Single Family	$ 523,050.00	$ 0.0500	$ 0.0075	$ 300.99
480119100YCA20000	Block C	Non-Benefitted	$ 100.00	$ 0.0500	$ 0.0075	$ 0.06
480119100X0010000	Block C	Single Family	$ 537,940.00	$ 0.0500	$ 0.0075	$ 309.56
480119100X0020000	Block C	Single Family	$ 517,860.00	$ 0.0500	$ 0.0075	$ 298.00
480119100X0030000	Block C	Single Family	$ 553,100.00	$ 0.0500	$ 0.0075	$ 318.28
480119100X0040000	Block C	Single Family	$ 432,260.00	$ 0.0500	$ 0.0075	$ 248.74
480119100X0050000	Block C	Single Family	$ -	$ 0.0500	$ 0.0075	$ -
480119100X0060000	Block C	Single Family	$ 510,770.00	$ 0.0500	$ 0.0075	$ 293.92
480119100X0070000	Block C	Single Family	$ 580,280.00	$ 0.0500	$ 0.0075	$ 333.92
480119100X0080000	Block C	Single Family	$ 549,750.00	$ 0.0500	$ 0.0075	$ 316.35
480119100X0090000	Block C	Single Family	$ 529,500.00	$ 0.0500	$ 0.0075	$ 304.70
480119100X0100000	Block C	Single Family	$ 489,170.00	$ 0.0500	$ 0.0075	$ 281.49
480119100X0110000	Block C	Single Family	$ 544,910.00	$ 0.0500	$ 0.0075	$ 313.57
480119100X0120000	Block C	Single Family	$ 508,990.00	$ 0.0500	$ 0.0075	$ 292.90
480119100XCA30000	Block C	Non-Benefitted	$ 100.00	$ 0.0500	$ 0.0075	$ 0.06
480119100XCA40000	Block C	Non-Benefitted	$ 100.00	$ 0.0500	$ 0.0075	$ 0.06
480119100X0130000	Block C	Single Family	$ 593,650.00	$ 0.0500	$ 0.0075	$ 341.62
480119100X0140000	Block C	Single Family	$ 553,100.00	$ 0.0500	$ 0.0075	$ 318.28
480119100X0150000	Block C	Single Family	$ 538,290.00	$ 0.0500	$ 0.0075	$ 309.76
480119100X0160000	Block C	Single Family	$ -	$ 0.0500	$ 0.0075	$ -
480119100X0170000	Block C	Single Family	$ 573,550.00	$ 0.0500	$ 0.0075	$ 330.05
480119100X0180000	Block C	Single Family	$ 553,100.00	$ 0.0500	$ 0.0075	$ 318.28
480119100X0190000	Block C	Single Family	$ 563,030.00	$ 0.0500	$ 0.0075	$ 324.00
480119100X0200000	Block C	Single Family	$ 553,420.00	$ 0.0500	$ 0.0075	$ 318.47
480119100X0210000	Block C	Single Family	$ 509,970.00	$ 0.0500	$ 0.0075	$ 293.46
480119100X0220000	Block C	Single Family	$ 430,560.00	$ 0.0500	$ 0.0075	$ 247.77
480119100X0230000	Block C	Single Family	$ 583,170.00	$ 0.0500	$ 0.0075	$ 335.59
65022863010020500	Block D1	Multi-Family	$ 80,333,310.00	$ 0.0500	$ 0.0075	$ 46,227.88
65022863010020000	Block D2	Commercial 2	$ 615,220.00	$ 0.0500	$ 0.0075	$ 354.03
65022863010020400	Block E	Commercial 2 & Commercial 3	$ 1,765,950.00	$ 0.0500	$ 0.0075	$ 1,016.22
480118400B0020000	Block F	Multi-Famlily	$ 30,021,620.00	$ 0.0500	$ 0.0075	$ 17,275.97
480118300B01A0000	Block G1	Commercial 2	$ 212,640.00	$ 0.0500	$ 0.0075	$ 122.36
480118300B0040000	Block G2	Commercial 2	$ 254,540.00	$ 0.0500	$ 0.0075	$ 146.48
480118300B0050000	Block G2	Commercial 2	$ 265,300.00	$ 0.0500	$ 0.0075	$ 152.67

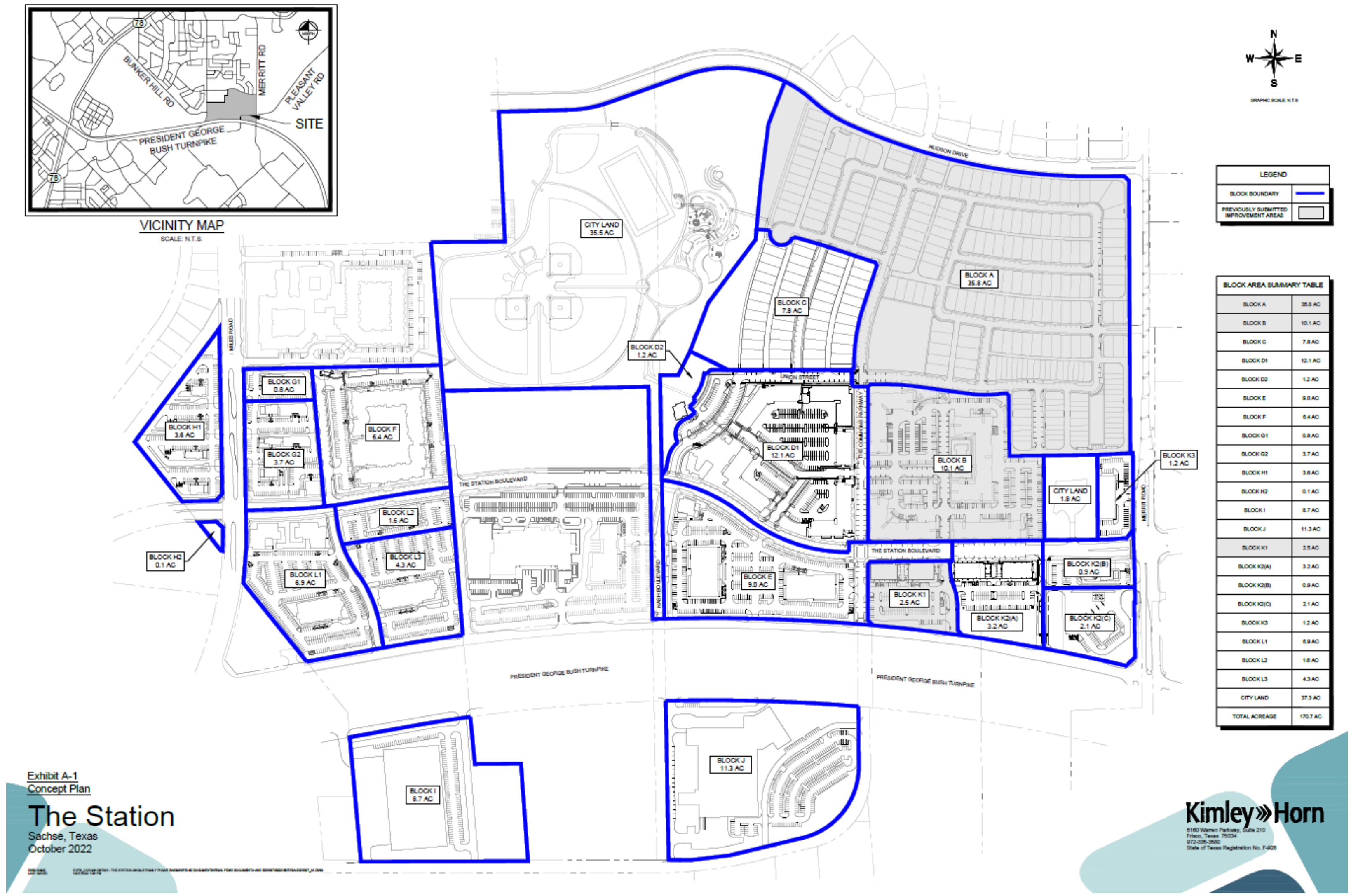
			A	B	C	D = (A ÷ 100) × (B + C)
Property ID	Block	Lot Type	Appraised Taxable Value[a]	O&M Assessment[b]	Annual Collection Costs[b]	Annual Installment Due 1/31/2025
480118300B0060000	Block G2	Commercial 2	$ 382,810.00	$ 0.0500	$ 0.0075	$ 220.29
480041500A0030000	Block H1 (partial)	Commercial 2	$ 265,860.00	$ 0.0500	$ 0.0075	$ 152.99
480041500A0020000	Block H1 (partial)	Commercial 2	$ 303,420.00	$ 0.0500	$ 0.0075	$ 174.60
480041500A0010000	Block H1 (partial)	Commercial 2	$ 692,920.00	$ 0.0500	$ 0.0075	$ 398.74
65092877510020200	Block H2	Non-Benefitted	$ 1,000.00	$ 0.0500	$ 0.0075	$ 0.58
65022863010040200	Block I	Commercial 3	$ 2,476,630.00	$ 0.0500	$ 0.0075	$ 1,425.18
65022863010080000	Block J	Commercial 3	$ 3,189,860.00	$ 0.0500	$ 0.0075	$ 1,835.61
480119800Q0010000	Block K-2(A)	Commercial 2	$ 5,341,030.00	$ 0.0500	$ 0.0075	$ 3,073.50
480119800Q0020000	Block K-2(A)	Commercial 2	$ 286,740.00	$ 0.0500	$ 0.0075	$ 165.00
65100943010030000	Block K-2(B)	Commercial 2	$ 56,650.00	$ 0.0500	$ 0.0075	$ 32.60
65100943010020000	Block K-2(B)	Commercial 2	$ 168,010.00	$ 0.0500	$ 0.0075	$ 96.68
65100943010030400	Block K-2(B)	Commercial 2	$ 299,160.00	$ 0.0500	$ 0.0075	$ 172.15
65100943010020100	Block K-2(B)	Commercial 2	$ 1,000.00	$ 0.0500	$ 0.0075	$ 0.58
65100943010030100	Block K-2(C)	Commercial 2	$ 915,200.00	$ 0.0500	$ 0.0075	$ 526.65
65022863010030000	Block K-3	Commercial 2	$ 542,350.00	$ 0.0500	$ 0.0075	$ 312.10
480118300A0010000	Block L1	Commercial 2	$ 1,559,820.00	$ 0.0500	$ 0.0075	$ 897.60
480118400A0020000	Block L2	Commercial 2	$ 520,430.00	$ 0.0500	$ 0.0075	$ 299.48
480118400A0030000	Block L3	Commercial 2	$ 15,277,480.00	$ 0.0500	$ 0.0075	$ 8,791.44
65022863010100000	City Land	Non-Benefitted	$ 6,760,530.00	$ 0.0500	$ 0.0075	$ 3,890.35
65022863010100500	City Land	Non-Benefitted	$ 13,940.00	$ 0.0500	$ 0.0075	$ 8.02
65100037010050100	City Land	Non-Benefitted	$ 1,155,970.00	$ 0.0500	$ 0.0075	$ 665.20
480119600M11A0000	City Land	Non-Benefitted	$ 584,500.00	$ 0.0500	$ 0.0075	$ 336.35
Total			**$ 178,349,500.00**	**$ 89,174.75**	**$ 13,456.64**	**$ 102,631.39**

Footnotes:

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

[b] The Operations and Maintenance Assessment due 1/31/2025 equals approximately $0.0500 and the Annual Collection Costs due 1/31/2025 equal approximately $0.0075. Both will be adjusted each year based on actual Operations and Maintenance Costs and administrative costs.

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



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

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

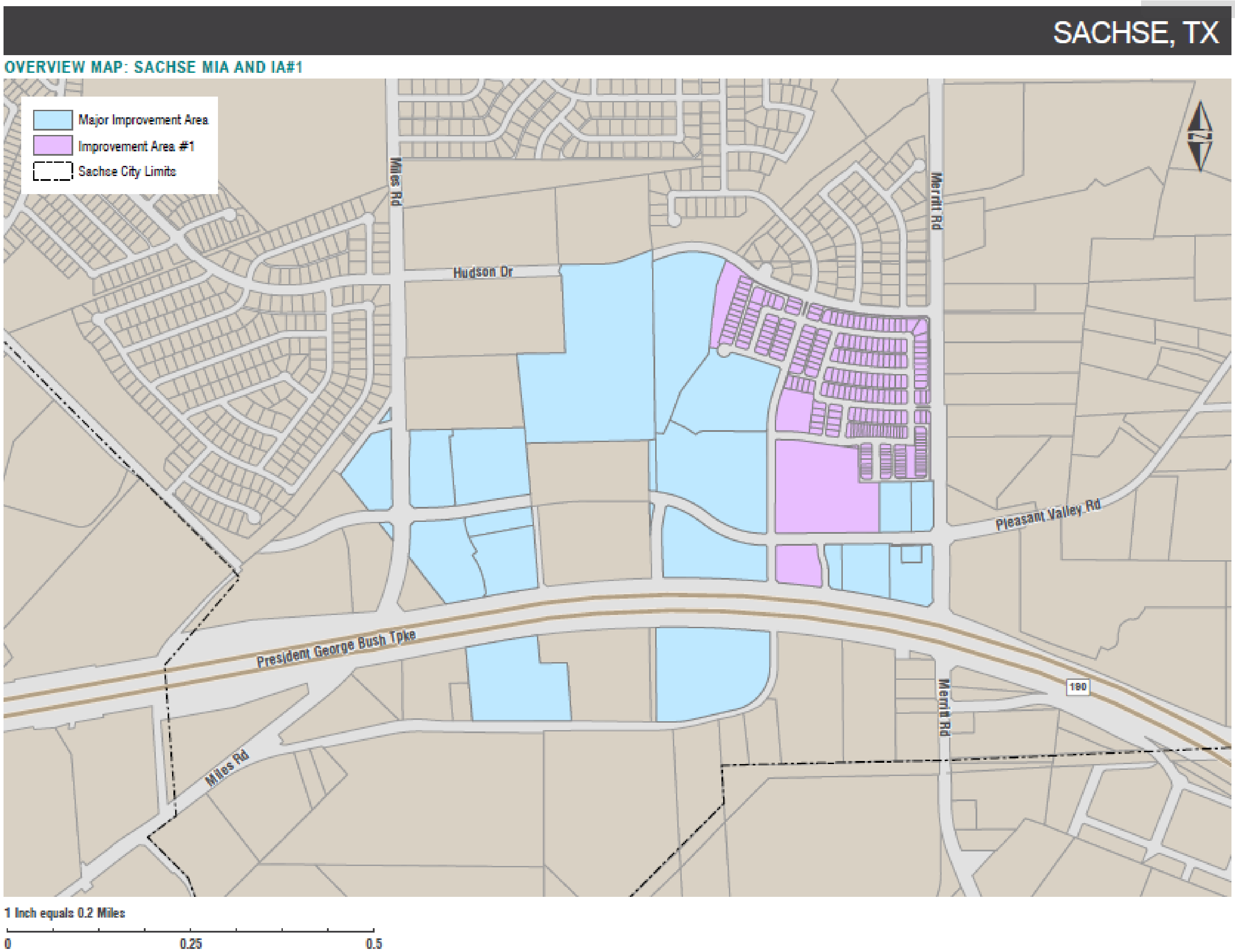


EXHIBIT C – O&M BUDGET

Anticipated Budget at Completion of Heritage Park	
Authorized Improvements[a]	
Utilities, electric and water	$ 68,000
Operation of splash pad for chemical and estimate on electric:	20,000
Mowing and landscape maintenance	150,000
Pond and fountain maintenance	25,000
Playground equipment, irrigation, fountains, pumps repairs	25,000
Street and sign maintenance	3,000
PID Management	22,978
Total	**$ 313,978**

Footnotes:

[a] As projected by the City staff.

[b] Note, Assessments levied may not be sufficient to fund entire budget.

EXHIBIT D – O&M BUYER DISCLOSURE

[Remainder of page left intentionally blank.]

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

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below. This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING[1] RETURN TO:

____

____

____

____

____

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

____

STREET ADDRESS

As the purchaser of the real property described above, you are obligated to pay assessments to the Sachse, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Sachse Public Improvement District No. 1*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

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

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

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

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

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

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

DATE: DATE:

______________________________ ______________________________

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _______ §

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

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

Notary Public, State of Texas][3]

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

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

DATE: DATE:

____________________________ ____________________________
SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF ________ §

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

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

Notary Public, State of Texas][4]

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

E. Action Items

Subject:	**2. Consider receipt of the City Manager's Proposed Budget for programs and services for the 2024-2025 fiscal year.**
Meeting	August 19, 2024 - City Council Meeting
Access	Public
Type	Action, Discussion
Recommended Action	Accept the City Manager's Proposed Budget for programs and services for the 2024-2025 fiscal year. (Record vote required)
Goals	Be a model of financial stewardship through growth management; responsible investment; and financial transparency.

BACKGROUND

City Charter requires that not later than the 15th day of August of each year, the City Manager prepare and submit the proposed budget covering the next fiscal year to the City Council. The 2024-2025 fiscal year proposed budget was submitted to the City Council, made available to the public online, and in the City Secretary's office on August 15, 2024.

The Proposed Budget is the product of previously held budget discussions with the City Council along with a financial update presented to Council on July 29, 2024. The Proposed Budget was submitted to the City Council, posted on the City's website, placed on file with the City Secretary, and placed at the Sachse Public Library for inspection. A public hearing on the budget is scheduled at 6:30 p.m. on September 3, 2024.

This item requires a record vote.

POLICY CONSIDERATIONS

This document sets the financial and operational direction of the City for the next fiscal year.

RECOMMENDATION

Accept the City Manager's Proposed Budget for programs and services for the 2024-2025 fiscal year. (Record vote required)

File Attachments

1. Presentation_2025 Proposed Budget_08.19.24 Agenda Attachment

City of Sachse
2024-2025 Proposed Budget

City Council
August 19, 2024

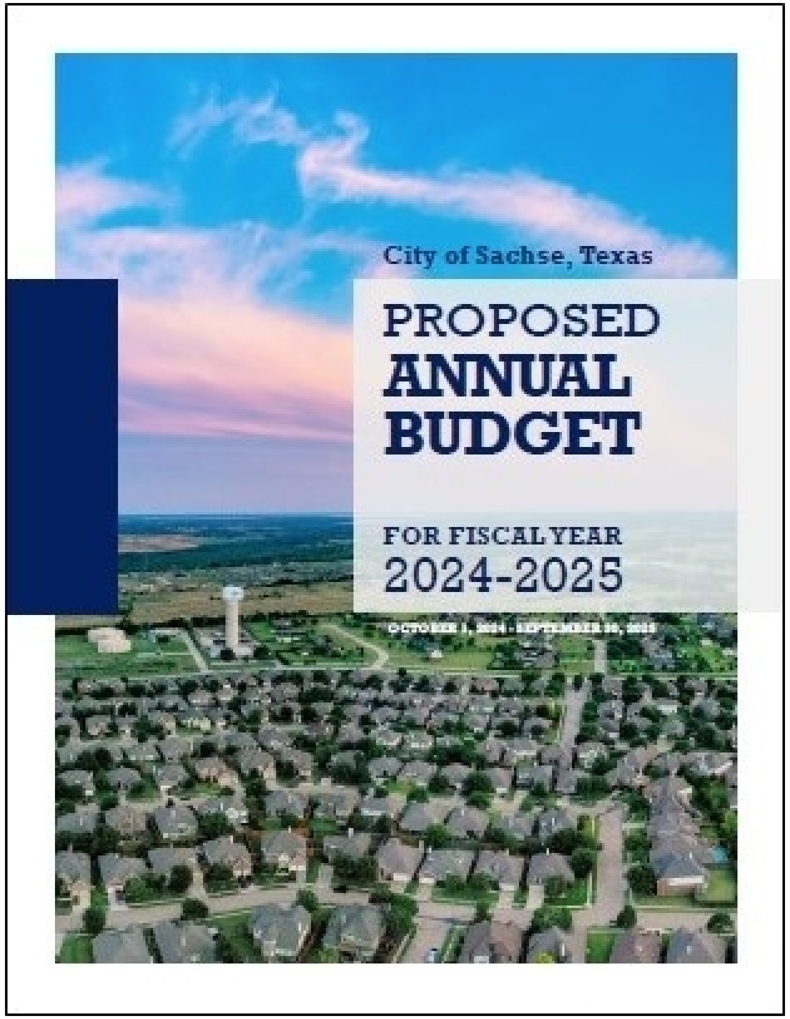
Overview

- Proposed Annual Budget
- General Fund Assumptions
- Property Tax Rates
- General Fund Revenues
- General Fund Balance
- Financial Policy Updates
- Supplementals
- Capital Project Expenditures
- Master Fee Schedule
- Budget Process Next Steps

The City of SACHSE

Proposed Annual Budget

- Delivered August 15
  - Provided to Council
  - Available at www.cityofsachse.com/budget
  - Printed copies with City Secretary and Library



General Fund Assumptions

- Revenues
  - Property Tax
    - Certified value $4.64 billion
    - Tax rate – 0.650416
  - Sales Tax – growing, but budgeted conservatively
  - Franchise Fees – steady
  - Licenses/Permits
    - Anticipating delayed projects due to inflationary capital market

- Expenditures
  - Maintain quality services
  - Manage minimal base budget growth despite inflation

The City of SACHSE

General Fund Assumptions

- Further Assumptions
  - Growth leveling off, but continued infill and future developments at 5th Street, Woodbridge Corners, PGBT anticipated
  - Continued planning and preparing for an exit from the high-growth phase, but also responding to the needs expressed by residents and Council

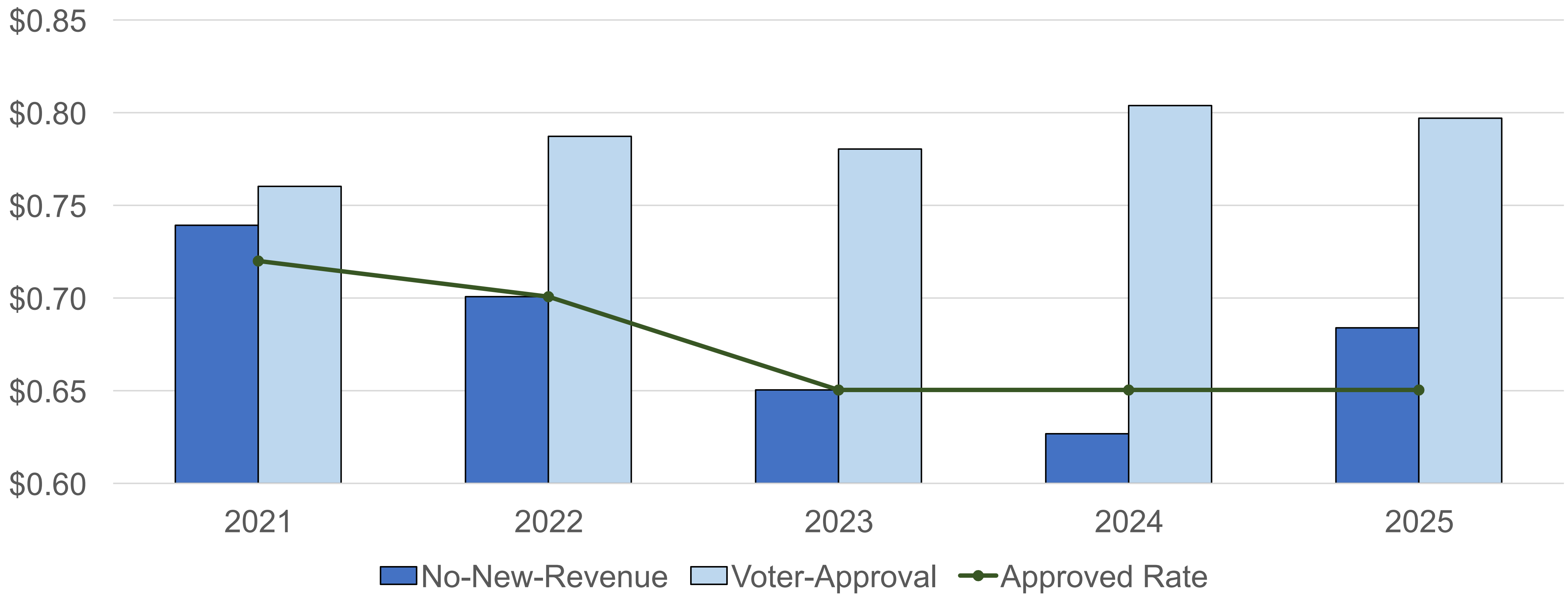
The City of SACHSE

Property Tax Rates

- **No-New-Revenue Rate**
  - Hypothetical tax rate that would raise the same amount of revenue in the upcoming year from property taxes as last year (taking into account changes in taxable values). New property added to the tax role is excluded from the calculation
- **Voter-Approval Rate**
  - Highest tax rate that a taxing unit may adopt without holding an election. Split into two separate rates:
    - Maintenance and Operations (M&O) Rate - rate needed to raise the same amount of taxes as levied the prior year (excludes new property) plus with an increase of 3.5%
      - Includes an unused increment adjustment (difference between adopted and voter-approval)
    - Debt Tax Rate - set to pay the taxing units debt payments in the coming year

The City of SACHSE

Property Tax Rate



2025 'Approved Rate' reflects FY24-25 Proposed Budget Total Rate

Property Tax Rate

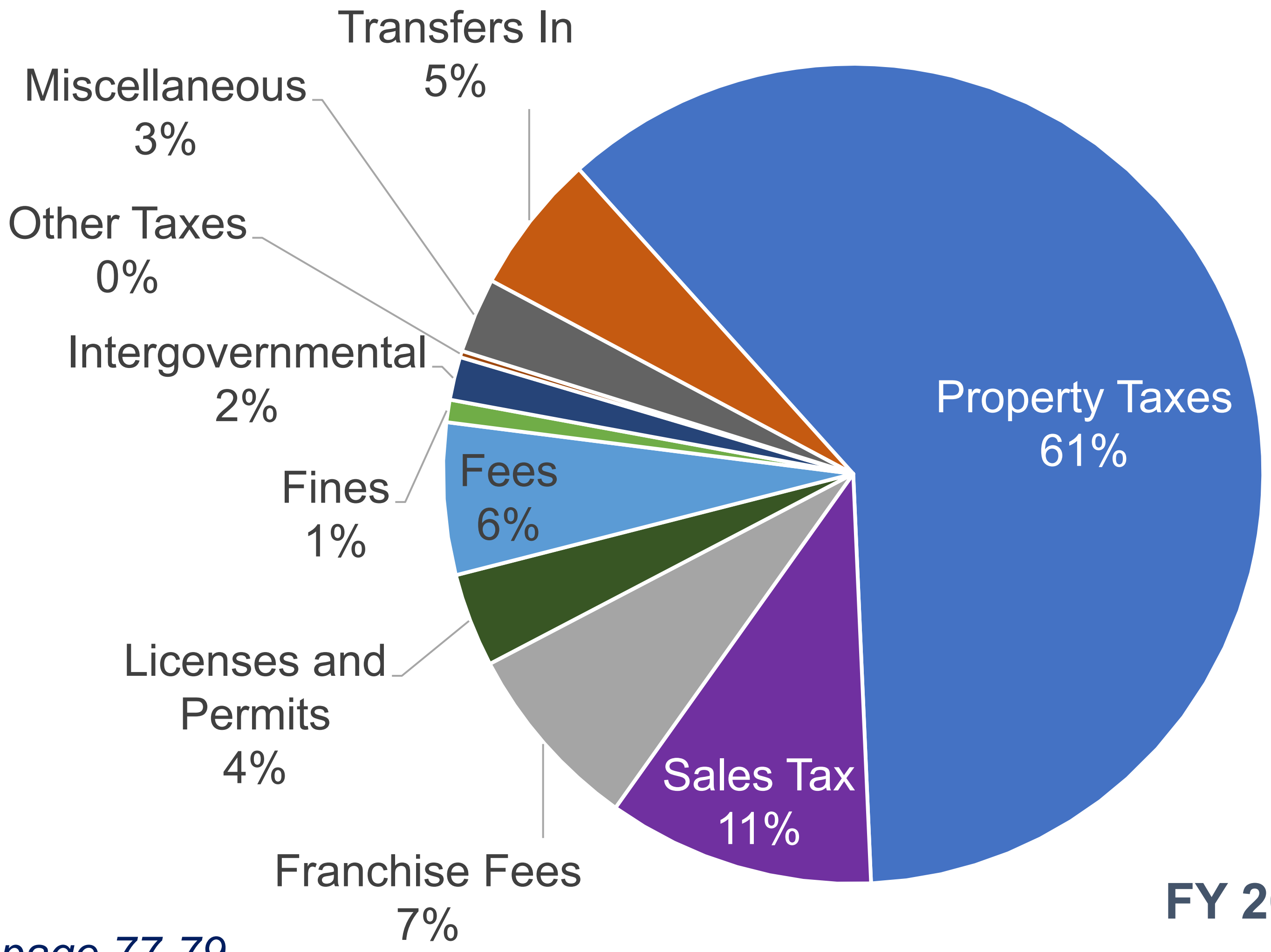
TAX RATE	2023-2024	2024-2025	CHANGE	% CHANGE
No-New-Revenue	$0.626779	$0.683919	$0.05714	9.1%
Voter-Approval	$0.803834	$0.797018	$0.006816	(0.8%)

Proposed Tax Rate	**$0.650416**	**$0.650416**	**$0.000000**	**0.0%**

Proposed Budget pages 28, 29

The City of SACHSE

General Fund Revenues



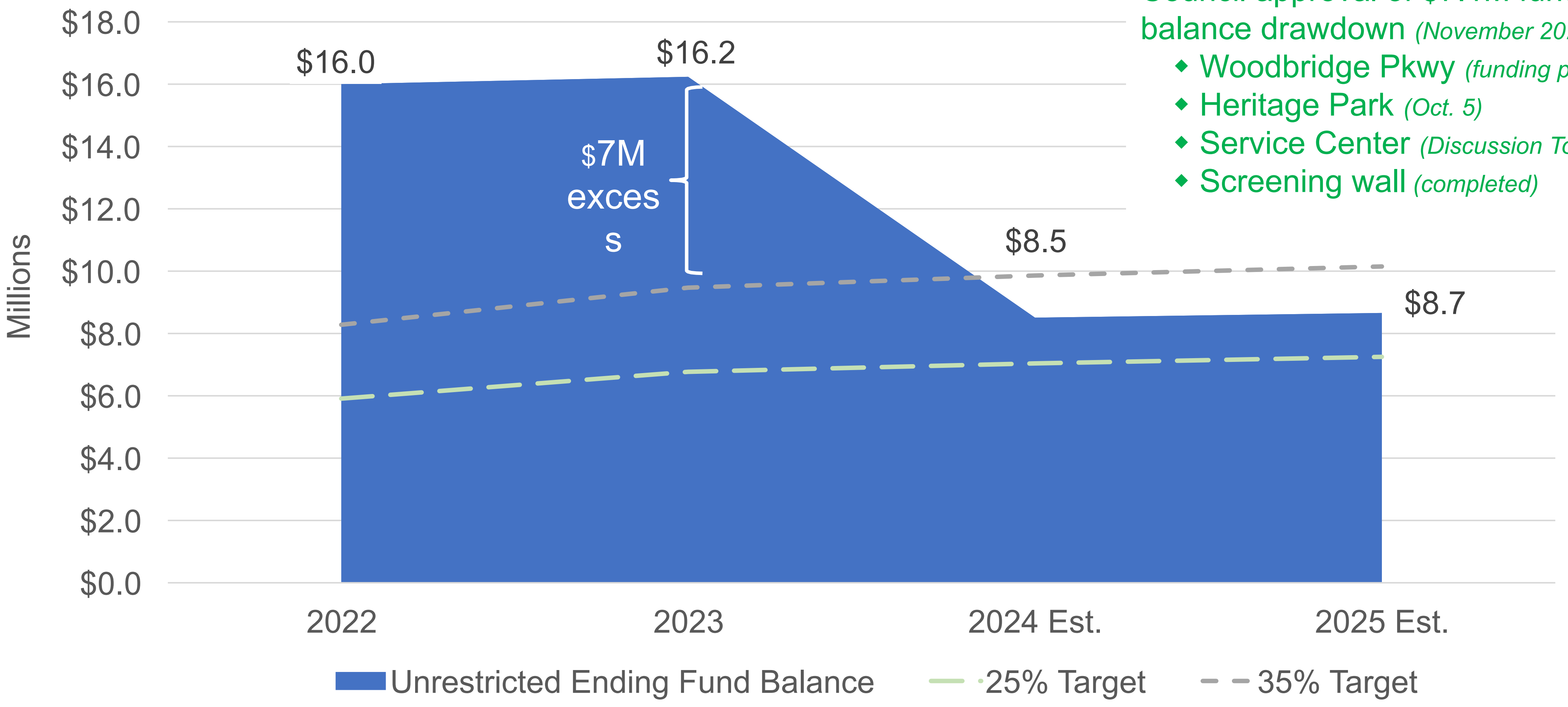
Taxes

Property	(61%)
Sales	(11%)
Franchise	(7%)
TOTAL	(79%)

FY 2025 Budget - $29.8M

Proposed Budget page 77-79

General Fund Balance



Council approval of $7.1M fund balance drawdown *(November 2022)*

- Woodbridge Pkwy *(funding project)*
- Heritage Park *(Oct. 5)*
- Service Center *(Discussion Tonight)*
- Screening wall *(completed)*

Policy – Targeted level of General Fund unassigned reserves should be between 25% and 35%

The City of SACHSE

Financial Policy Updates

- Expenditure Management Adjustments for brevity and clarity
  - Removed unnecessary tables and text
- Disbursement approval level updates:
  - Department Head Designee from $499.99 to $999.99
    - *Not changed since created in FY 2016-2017*
  - Manager/Assistant Department Head from $2,499.99 to $2,999.99
    - *Not changed since created in FY 2021-2022*
- Facilitate purchasing while maintaining legal requirements

Proposed Budget pages 58

The City of SACHSE

General Fund Supplementals

DEPT.	DESCRIPTION	REQUESTED	RECOMMENDED GF FUNDING	RECOMMENDED DEBT FUNDING
Combined	Compensation	$730,150	$730,150	
	Administrative Vehicle (split with EDC)	23,233	23,233	
CMO / IT	Virtual Server Replacement	227,000	227,000	
	Replacement Phone System	91,198	91,198	
City Secretary	Laserfiche Expansion	8,034	8,034	
Fire-Rescue	Self-Contained Breathing Apparatus	106,164	106,164	
	ePoc Reader and NXS Hosts	16,956	16,956	
	Station 1 Kitchen Cabinets/Counters	40,000		
Human Resources	Compensation and Classification Study	66,955	66,955	

Proposed Budget page 84

The City of SACHSE

General Fund Supplementals

Proposed Budget page 84

DEPT.	DESCRIPTION	REQUESTED	RECOMMENDED GF FUNDING	RECOMMENDED DEBT FUNDING
LS / Facilities Maintenance	Generator Repair – Fire Station 1	$15,500	$15,500	
	Generator Replacement – Police	777,781		777,781
	Generator Replacement – Fire	193,121		193,121
LS / Parks	F350 Crew Cab/Toro Zmaster 4000/16' Landscape Trailer	80,570	80,570	
LS / Recreation	Outdoor Christmas Tree	24,101		
	Campus Holiday Decorations	64,911	0*	
Police	Police Officer – Certified (1.0)	134,589		
PW / Streets	Additional Sidewalk Replacement Funding	50,000	50,000	

*$5,000 added to Recreation base budget for annual holiday decoration replacement

The City of SACHSE

General Fund Supplemental Funding Summary

Proposed Budget page 84

Funded Supplemental Requests

	REQUESTED	REVENUE OFFSET	NET REQUEST	GENERAL FUND FUNDING	DEBT FUND FUNDING
TOTAL (1.0)	$2,673,496	($23,233)	$2,650,263	$1,415,760	$970,902

Unfunded Supplemental Requests

DEPT.	DESCRIPTION	REQUESTED
LS / Recreation	Outdoor Christmas Tree	$24,101
	Campus Holiday Decorations	64,911*
Fire-Rescue	Station 1 Kitchen Cabinets/Counters	40,000
Police	Police Officer – Certified (1.0)	134,589
	Total	$263,601*

*$5,000 added to Recreation base budget for annual holiday decoration replacement

The City of SACHSE

Utility and EDC Fund Supplementals

DEPT.	DESCRIPTION	REQUESTED	RECOMMENDED
Combined	Compensation	$42,411	$42,411
	TOTAL	$42,411	$42,411

Proposed Budget page 166

DEPT.	DESCRIPTION	REQUESTED	RECOMMENDED
Combined	Compensation	$2,284	$2,284
EDC	Administrative Vehicle (split w/ GF)	23,233	23,233
	TOTAL (0.0)	$25,517	$25,517

Proposed Budget page 268

The City of SACHSE

VERF Scheduled Replacements

All Replacements Recommended

General VERF Pg. 249

DEPT	DESCRIPTION	REQUESTED	NET REQUEST
CMO/ IT	Computer Replacement – Cycle 2	$118,800	$118,800
Fire-Rescue	Chevrolet Tahoe	97,828	90,828
LS/ Facility Maintenance	Two HVAC for Public Safety Building and the Library	30,000	30,000
LS/ Parks	Toro Zmaster 4000 Series	11,841	9,841
Police	Chevrolet Tahoe Patrol Vehicle	77,552	72,552
	Chevrolet Tahoe Patrol Vehicle	77,552	72,552
	TOTAL	$413,573	$394,573

Utility VERF Pg. 254

DEPT	DESCRIPTION	REQUESTED	NET REQUEST
PW/ Water	John Deere 324G Skidsteer Loader	$85,068	$75,068
	TOTAL	$85,068	$75,068

The City of SACHSE

Capital Project Expenditures

CATEGORY	Remaining Project Budget (Carry-Forward)*	FY 24-25 New Project Spend	FY 24-25 Budget (Carry-Forward + New)
Roadway	$5,312,654	$1,487,000	$6,799,654
Parks & Trails	2,409,730	856,000	3,262,592
Facilities/Other	6,267,200	-	6,267,200
Neighborhood Services	-	25,000	25,000
Bond Proposition 2021	12,141,778	28,465,000	40,606,778
Water	1,986,789	1,935,000	3,921,789
Sewer	12,135,846	(16,587)	12,119,259
Drainage	644,193	600,000	1,244,193
TOTAL	$40,898,190	$33,351,413	$74,246,465

Proposed Budget pages 196, 203-205

**Through 3Q FY 2023-2024*

Master Fee Schedule

Summary of changes

- Engineering, Health and Sanitation
- Park Facility Rental Fees
- Building Permits and Development Services Fees
- Refuse Service Fees
- Water Rate Schedule
- Water Service Connection Fees
- Wastewater Rate Schedule
- Franchise Fees (new section)

Proposed Budget pages 284+

The City of SACHSE

II. Engineering, Health and Sanitation

- Expanded the Engineering Inspection Fee to include the third party fee and review cost. Eight total lines were added
- Raised Public Swimming Pool Permit fee to $150.00 from $100.00 to match third party inspection costs

The City of SACHSE

VI. Park Facility Rental Fees

- Added fees for the T.R.A.I.N. (Traveling Recreational Activities in Nature) Trailer rentals (put into service during FY 23-24)
- Added fees for Vendors to purchase space to attend City events

The City of SACHSE

IX. Building Permits and Development Services

- Revised commercial construction additional plan review and inspections outside of business hours to adjust for increased costs
- Revised and removed some permit fees to adjust for decreased City costs
- Added clarification and updated costs for miscellaneous permits, including adding a new permit fee for solar panels
- Water system bore charges and water meter charges were raised to match increased costs

The City of SACHSE

XII. Refuse Service Fees

- Rates are set by the Refuse Service vendor the City is currently contracted with, CWD. Rates have been updated to reflect their recently published 2024 Cost Adjustment per the cost adjustment model in the contract
- Included Franchise Fees in Trash, Recycle and Bulk Collection, Additional Solid Waste Polycart, and Additional Recycle Polycart

XIII. Water Rate Schedule

- City policy states that the approved Utility Rate Study of Water and Wastewater rates prepared by a third-party vendor shall serve as the basis for rate change considerations
- Water rates are going up 7% per the 2024 Water Rate Study
- The new residential base rate will be $18.55, and tiered rates will start at $5.51 for 0-10,000 gallons

The City of SACHSE

XIV. Water Service Connection Fees

- Meter-related charges are increased per rising meter costs
- Antenna replacement costs were reduced

XV. Wastewater Rate Schedule

- City policy states that the approved Utility Rate Study of Water and Wastewater rates prepared by a third-party vendor shall serve as the basis for rate change considerations
- Sewer rates are going up 2% per the 2024 Sewer Rate Study
- The new residential base rate will be $14.52, and the volume charge per gallon will be $8.01

XVIII. Franchise Fees

- To ensure transparency, added all Franchise Fees charged by the City

The City of SACHSE

Budget Process Next Steps

- City Council Meeting – September 3
  - Budget Public Hearing
  - Budget Discussion
  - Set Date for Budget Adoption
- City Council Meeting – September 16
  - Master Fee Schedule Ordinance
  - Tax Rate Public Hearing, if necessary
  - Adopt Budget
  - Ratify Tax Rate in the Budget
  - Approve Proposed Tax Rate

E. Action Items

Subject:	**3. Consider placing a proposal to adopt a tax rate of $0.650416 per $100 of assessed property values for the 2024-2025 fiscal year as an action item on the September 16, 2024, City Council meeting agenda.**
Meeting	August 19, 2024 - City Council Meeting
Access	Public
Type	Discussion, Action
Fiscal Impact	None
Recommended Action	Approve placing a proposal to adopt a tax rate of $0.650416 per $100 of assessed property values for the 2024-2025 fiscal year as an action item on the September 16, 2024, City Council meeting agenda. (Record vote required)
Goals	Be a model of financial stewardship through growth management; responsible investment; and financial transparency.

BACKGROUND

The City Council should adopt a tax rate that will, at a minimum, support the operations and cover the debt obligations of the City for the 2024-2025 fiscal year. The proposed rate of $0.650416 per $100 of assessed property value accomplishes this criteria.

State law requires cities publish the maximum tax rate to consider, which allows staff to coordinate any necessary public hearings and notifications. The rate the City finally adopts can be lower than the proposed and published rate but cannot exceed the proposed and published rate without undergoing the required posting requirements and timeframes.

According to Section 26.05(d) of the Property Tax Code, the City is required to hold one public hearing and publish a newspaper ad if proposing to consider a tax rate that exceeds the no-new-revenue or voter-approval rate, whichever is lower. The proposed rate of $0.650416 is below the No-New-Revenue rate of $0.683919 by $0.033503, and therefore, does not require a public hearing or published newspaper ad.

This item requires a record vote.

POLICY CONSIDERATIONS

The City's Comprehensive Financial Policy states that the debt-to-operational component of the tax rate should not exceed 35%. The proposed rate of $0.650416 is comprised of a Maintenance and Operations (M&O) rate of $0.456209, which is 70.14% of the total rate, and an Interest and Sinking (I&S) rate of $0.194207, which is 29.86%. Therefore, the proposed tax rate meets the requirement.

RECOMMENDATION

Approve placing a proposal to adopt a tax rate of $0.650416 per $100 of assessed property values for the 2024-2025 fiscal year as an action item on the September 16, 2024, City Council meeting agenda. (Record vote required)

File Attachments
None

E. Action Items

Subject:	**4. Consider scheduling a public hearing on the FY 2024-2025 proposed tax rate at the September 16, 2024, Council meeting.**
Meeting	August 19, 2024 - City Council Meeting
Access	Public
Type	Action, Discussion
Fiscal Impact	None
Recommended Action	Approve scheduling a public hearing on the FY 2024-2025 proposed tax rate for September 16, 2024, at 6:30 p.m. with the meeting taking place in the Council Chambers of Sachse City Hall, located at 3815-B Sachse Road, Sachse, Texas 75048.
Goals	

BACKGROUND

COUNCIL AGENDA ACTION ITEM TO F3 (PLACE PROPOSED TAX RATE ON 9/16/2024 AGENDA). ASSUMES A TAX RATE OF $0.650416 PER $100 OF ASSESSED PROPERTY VALUES FOR THE 2024-2025 FISCAL YEAR. THIS AGENDA ITEM IS ONLY NECESSARY IF COUNCIL SELECTS A TAX RATE GREATER THAN THE NO-NEW-REVENUE RATE OF $0.683919 IN COUNCIL AGENDA ACTION ITEM F.3.

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

According to Section 26.05(d) of the Property Tax Code, the City is required to hold one public hearing and publish a newspaper ad if proposing to consider a tax rate that exceeds the lower of the voter-approval rate ($0.797018) or the no-new-revenue rate ($0.683919).

Section 26.05(e) of the Texas Property Tax Code states that a meeting to vote on the tax increase may not be held later than the seventh day after the date of the public hearing. Due to this limitation, staff requests holding the public hearing and voting on the tax rate at the September 16 City Council regular meeting. A hearing on this date would satisfy tax code requirements.

POLICY CONSIDERATIONS

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

RECOMMENDATION

Approve scheduling a public hearing on the FY 2024-2025 proposed tax rate for September 16, 2024, at 6:30 p.m. with the meeting taking place in the Council Chambers of Sachse City Hall, located at 3815-B Sachse Road, Sachse, Texas 75048.

File Attachments
1. Notice of Public Hearing_Tax Rate_2024

NOTICE OF MEETING TO VOTE ON TAX RATE

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

PROPOSED TAX RATE	$0.650416 per $100
NO-NEW-REVENUE TAX RATE	$0.683919 per $100
VOTER-APPROVAL TAX RATE	$0.797018 per $100

The no-new-revenue tax rate is the tax rate for the 2024 tax year that will raise the same amount of property tax revenue for City of Sachse from the same properties in both the 2023 tax year and the 2024 tax year.

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

The proposed tax rate is greater than the no-new-revenue tax rate. This means that City of Sachse is not proposing to increase property taxes for the 2024 tax year.

A PUBLIC HEARING ON THE PROPOSED TAX RATE WILL BE HELD ON September 16, 2024, AT 06:30 PM AT 3815-B Sachse Road, Sachse, TX 75048.

The proposed tax rate is also not greater than the voter-approval tax rate. As a result, City of Sachse is not required to hold an election to seek voter approval of the tax rate. However, you may express your support for or opposition to the proposed tax rate by contacting the members of the Sachse City Council of City of Sachse, emails found at www.cityofsachse.com/City-Council, or by attending the public hearing mentioned above.

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

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

FOR the proposal:

AGAINST the proposal:

PRESENT and not voting:

ABSENT:

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

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

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

	2023	2024	Change

Total tax rate (per $100 of value)	$0.650416	$0.650416	increase of $0.000000, or 0%
Average homestead taxable value	$383,350	$420,885	increase of $37,535, or 9.79%
Tax on average homestead	$2,493.37	$2,737.50	increase of $244.13, or 9.79%
Total tax levy on all properties	$25,892,534	$28,881,572	increase of $2,989,038, or 11.54%

For assistance with tax calculations, please contact the tax assessor for City of Sachse at 972.495.1212 or visit www.cityofsachse.com for more information.

F. Discussion Items

Subject:	**1. Discuss and provide feedback on 2024-2025 Capital Improvement Plan.**
Meeting	August 19, 2024 - City Council Meeting
Access	Public
Type	Discussion
Fiscal Impact	None
Recommended Action	Discuss and provide feedback on future projects and move forward into planning and budgeting options to fund key projects.
Goals	Strategically invest in the City's existing and future infrastructure.

BACKGROUND

The City of Sachse's Capital Improvement Plan (CIP) is a road map by which the City plans and completes key short-term and long-term infrastructure and facility projects. The CIP includes maintenance and expansion projects throughout the city, including streets, public utilities, drainage, parks, facilities, and special projects.

The purpose of this item is to update the Council on current projects and discuss primary capital infrastructure expansion that needs to be identified in the CIP. Staff has prepared a presentation identifying key projects and potential funding options to discuss. Staff will utilize the feedback from the City Council to further develop a long-range plan for the funding and execution of the projects identified as most important.

POLICY CONSIDERATIONS

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

RECOMMENDATION

Discuss and provide feedback on future projects and move forward into planning and budgeting options to fund key projects.

File Attachments

1. Presentation_2024-2025 CIP Update_FINAL2

2024-2025
Capital Improvement Plan Update

City Council Meeting

August 19, 2024

The City of SACHSE

Overview

- Projects Under Construction
- Projects in Design
- Project Recommendations
- Staff Recommendations

The City of SACHSE

Projects Under Construction - Utility

Public Works Pump Station Emergency Generator

- Under construction
- Delays associated with electrical and generator components
- Completion fall 2024

Maxwell Creek Pump Station

- New pumps are operational
- Demolition of old pump house underway
- Completion fall 2024

Third Garland Sewer Connection Stabilization Project

- Completed summer 2024

Sachse South Pipe Bursting Project

- Project is under construction
- Completion fall 2024

The City of SACHSE

Projects Under Construction - Roadway

Neighborhood Package (Bond)

- Tina Street, Angie Place, Leasa Court, and Kellie Street
- Completed summer 2024

2024 Asphalt Overlays

- Eastview Drive, Sachse Street, Dewitt Street, Hilltop Trail, Meadow Lane, and McDearmon Street
- Completed summer 2024

Opticom Traffic Signal Upgrades

- To be competed August 2024

5th Street District Improvements

- Completed spring 2024

Highridge and Southridge Alleys

- Completed summer 2024

6th Street Alley Project

- Completed summer 2024

Hudson Crossing Screening Wall

- Competed summer 2024

The City of SACHSE

Projects Under Construction - Roadway

Bailey-Hooper Road

- Bid awarded August 2024
- Construction to begin fall 2024
- Estimated completion fall 2025

Projects In Design - Utility

Muddy Creek Sewer

- Design is underway
- Field survey is completed
- 90% plans completed

Public Works Pump Station Improvements

- Project is under design
- Construction planned spring 2025

Impact Fee Study

- Public hearing and notifications underway
- Planned completion fall 2024

Utility Master Plan Update

- Design and evaluation to begin fall 2024
- Estimated completion summer 2025

The City of SACHSE

Projects In Design - Roadway

Merritt Road

- ROW acquisition in progress
- Franchise coordination underway
- USDA/Floodplain comments being addressed
- Ready to submit 90% plans to TXDOT
- Staff and Halff Associates will provide an update this fall

Sachse Road Phase 2

- Design underway
- Bid and advertise summer 2025
- Construction to begin fall 2025

Future Bond Projects

- West Creek Lane – 2025
- Williford Road – 2026/2028
- Sachse Road Phase 3 – 2028

Project Recommendations – FY 24-25

Roadway

- Staff recommends continuing annual concrete contract (RFP) to secure set pricing from contractors
- Woodbridge Parkway evaluation/reconstruction - $2,600,000
  - Prepare contract documents and bid
  - Award construction spring 2025
- Asphalt overlays
  - Sachse Road - $200,000

Project Recommendations – FY 24-25

Roadway

- Neighborhood Package – Streets and Alleys ($4M)
    - 7th Street (Jewel east to Salmon)
    - 7th Street (Lillie to Bryan)
    - Alberta Circle / Cedar Creek / Cedar Brook Alleys
    - Industrial Drive / Park Lane
    - Jewel Alley
    - Ridgeview Drive (Southridge to Highridge)
    - Rustic Ridge Court
    - Rustic Ridge Court Alley
    - Brookview Drive

Project Recommendations – FY 24-25

Utilities

- Public Works Pump Station (pump installation and upgrades) - $800,000
- Third Street CIP Project - $630,000
- Maxwell Creek Ground Storage Tank painting - $1.3M
- Ponderosa/Bonanza sewer main replacement - $450,000

Drainage

- Sachse Road parking lot and detention
- Cornwall Street drainage improvements
- Various detention pond and drainage easement maintenance

Project Recommendations – FY 24-25

Facilities/Parks

- Heritage Park Expansion Project - $1,700,000
- Begin design/build for new Public Work/Parks Service Center - TBD

Project Recommendations – FY 2024-2030

Roadway

- Old Ben Davis Road - $1,000,000
- Cartwright Drive and Big Valley Lane - $510,000
- Potential residential projects include:
  - Ashwood Lane (3314-3400)
  - Blossom Drive
  - Brookhollow Drive
  - Brookview Drive Alley
  - Country Club Road at SH 78 Signal Improvements
  - Country Club Road Extension (Public Works Facility)
  - Creek Hollow Drive (3120-3132)
  - Falcon Crest Lane
  - Granite Alley
  - Herring Circle
  - Jewel Street (Salmon east to 7th)
  - Jewel Street (7th east to Salmon)
  - Pintail Drive (Sachse to Mallard)
  - Rebecca Drive Alley
  - Ridgeview Alley
  - Salmon Street (78 to Jewel)
  - Sandi Lane
  - Scott / Creekside Alley
  - Scott / Lance / Todd Alleys
  - Southridge Drive (Ben Davis to Highridge)
  - Timber Creek Circle / Meadow Creek Lane Reconstruction
  - Widgeon Court
  - William Street

The City of SACHSE

Project Recommendations – FY 2024-2030

Utilities

- 5th Street Water Tank painting - $1.2M
- Master Plan updates - $250,000
- Water Tank maintenance and cleaning - $205,000
- 5th Street Water Tower painting - $1.2M
- Elevated Water Tower (new) - $3M

Facilities/Parks

- Neighborhood Partnership Program - $25,000/year
- Public Work/Parks Service Center - TBD
- J.K. Sachse Park construction (future phases) - $1.27M
- Murphy, Sachse, Wylie Regional Trail - $3M (unfunded)

The City of SACHSE

Staff Recommendations

- Staff's recommended projects are shown based on the current Capital Improvement Plan list presented in the FY 2024-2025 Budget
- Other funding for projects may be done in combination with Bond 2021, Street Maintenance Tax, Fund Balance, Project Savings, and Impact Fees as appropriate

The City of SACHSE

F. Discussion Items

Subject:	**2. Receive a presentation on the results of the 2024 Water and Sewer Rate Study findings.**
Meeting	August 19, 2024 - City Council Meeting
Access	Public
Type	Discussion, Information
Fiscal Impact	The rate study reflects planned water and sewer utility rate adjustments for fiscal years 2024-2025 through 2028-2029.
Recommended Action	Discuss and provide input on the 2024 Water and Sewer Utility Rate study.
Goals	Be a model of financial stewardship through growth management; responsible investment; and financial transparency. Provide excellent government services to Sachse citizens.

BACKGROUND

The City Council adopted a five-year plan for water and sewer rates in 2019 and the City is in the final year of that rate plan. The City has contracted with NewGen Strategies & Solutions to prepare an update to the 2019 plan for the next five years of service. Rebecca Schafer with NewGen will provide an overview of the update to City Council, reflecting planned water and sewer rate adjustments for fiscal years (FY) 2024-2025 through 2028-2029.

The FY 2024-2025 rates presented by NewGen Strategies & Solutions were included in the FY 2024-2025 preliminary budget presented to Council on July 29. The same rates are included in the City Manager's FY 2024-2025 Proposed Budget provided to Council on August 15.

Presenter: Rebecca Schafer, NewGen Strategies & Solutions

POLICY CONSIDERATIONS

This is an update to the 2019 Water and Sewer Utility Rate Study. This presentation reflects planned water and sewer rate adjustments for fiscal years 2024-2025 through 2028-2029.

RECOMMENDATION

Discuss and provide input on the 2024 Water and Sewer Utility Rate study.

File Attachments

1. Presentation_Sachse 2024 Water Sewer Rate Study

August 2024| City of Sachse, TX

WATER AND SEWER RATE STUDY FINDINGS AND RECOMMENDATIONS

NewGen Strategies & Solutions

PRESENTATION AGENDA

- Introduction and Overview
- Development of a Five-Year Forecast
- Current Water and Sewer Rates
- Rate Comparisons and Proposed Plan
- Questions and Next Steps

RATE STUDY PROCESS AND OBJECTIVES

ENTERPRISE FUND COST RECOVERY

- Assess historical and projected account growth, consumption and rate plan performance
- Update 5-year financial plan; Operating and Maintenance, Capital, Debt Service, Transfers
- Develop scenarios and rate plans that will:
  - Adequately meet revenue requirements for the self-supporting Enterprise Fund
  - Enable Utility to provide reliable, quality service
  - Meet key performance metrics, including reserve requirements, debt coverage
  - Avoid rate shock with multi-year forecast

HOW WE DEVELOP A FIVE-YEAR FORECAST

INVALUABLE INPUT PROVIDED BY CITY STAFF

- Account growth with input from Economic Development
- Forecast Consumption based on Utility Billing data
- Operating and Maintenance, and Capital Expense forecasts developed with Finance and Public Works
- Improved development of long-term capital needs;
  - Utility Vehicle Equipment Replacement Fund (VERF) - recommended last year will be established in FY 2025; based on vehicle replacement model developed by City staff
  - New annual P & I of $825,000 for Water and Sewer Funding 2/3 of new Facility
  - More strategic inclusion of consistent annual transfers from Utility Fund to Utility Capital Projects
  - Water & Sewer annual average capital funding of $3.25 Million

FY 2025 THROUGH FY 2029 FIVE-YEAR WATER AND SEWER COST OF SERVICE FORECAST SUMMARY

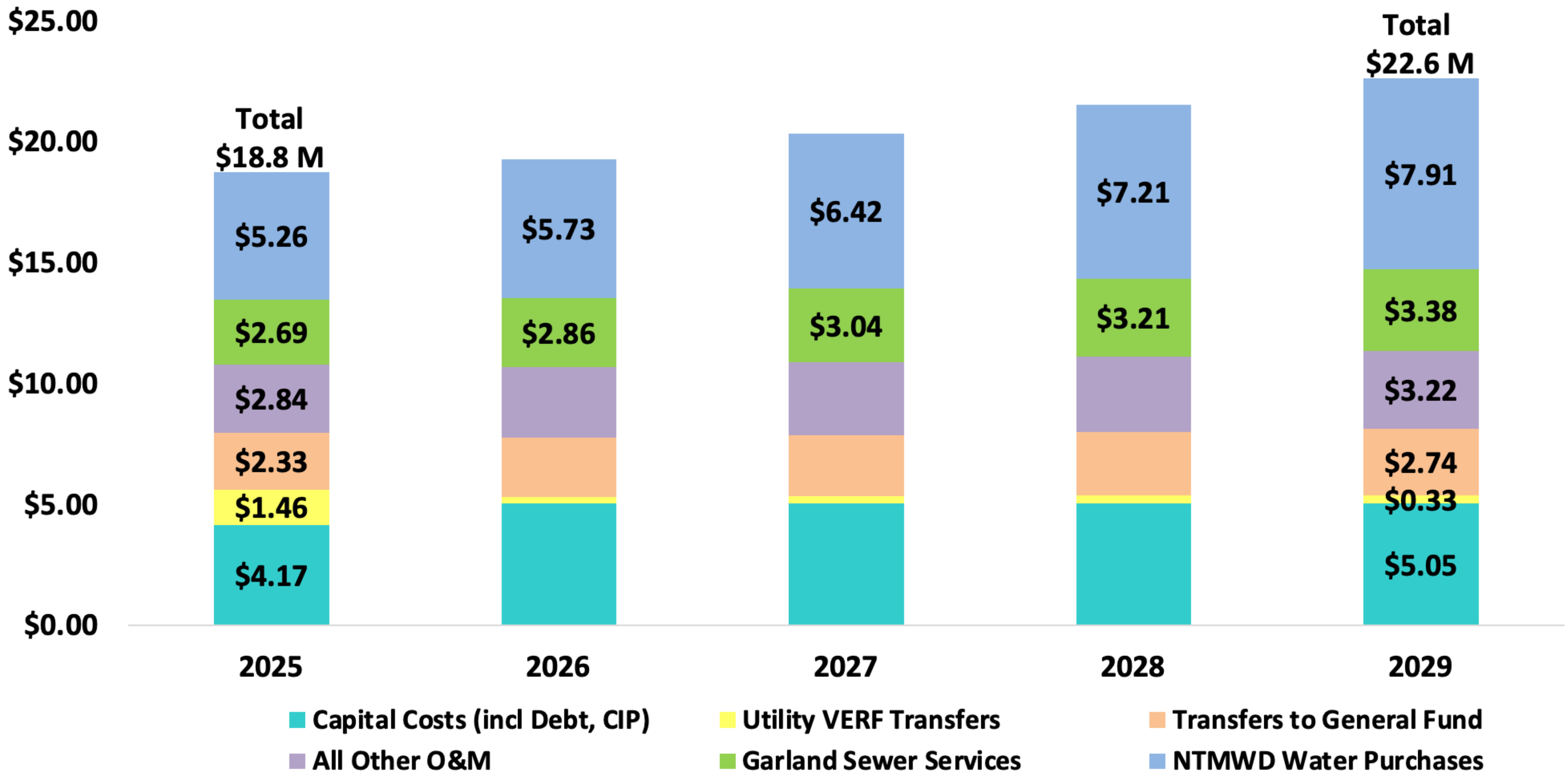
From FY 2025 to FY 2029:

NTMWD Water Charges increase by average of 9.7% annually

Garland Sewer Charges increase by average of 6.0% annually (growth and rate adj)

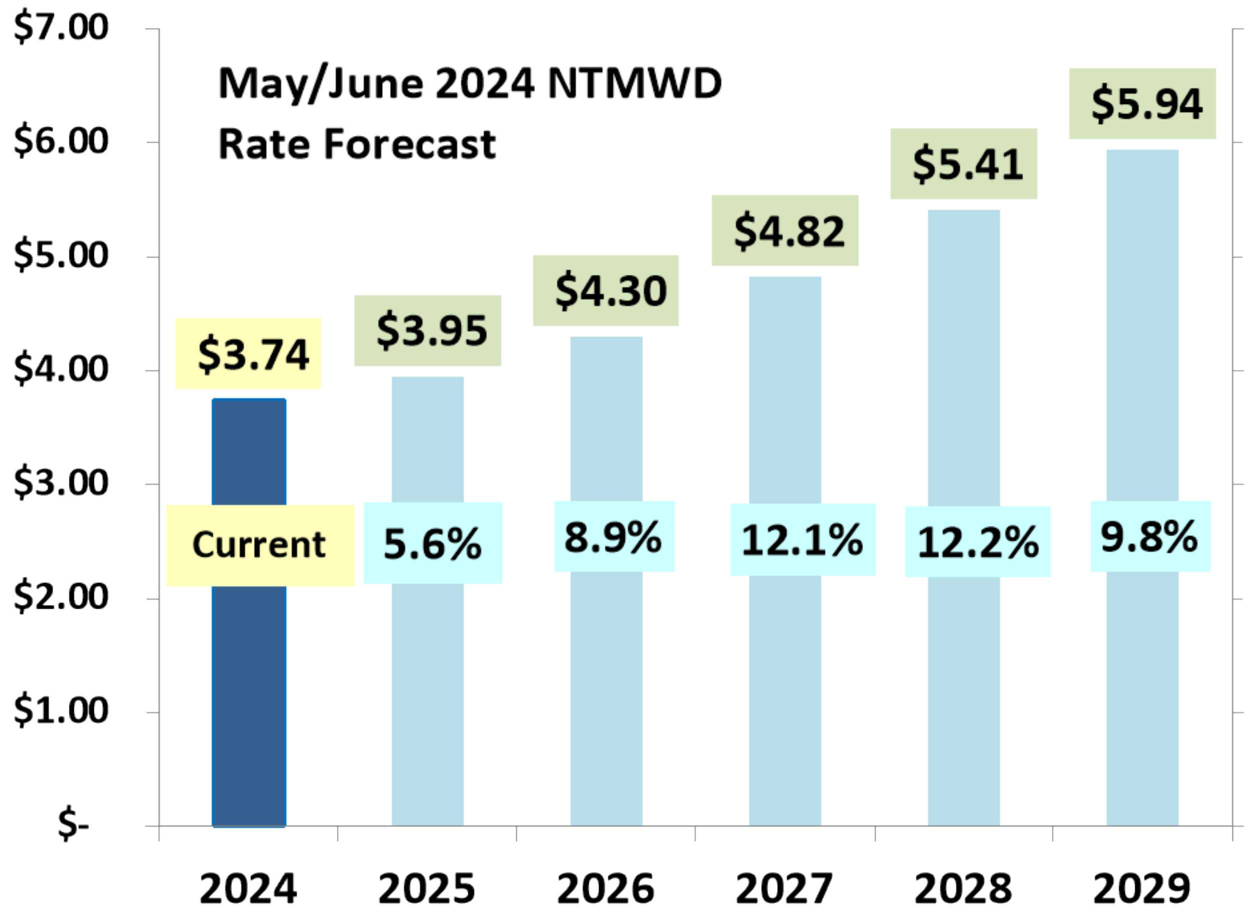
All Other O&M costs increase by 3.0% annually

(Some values intentionally not shown to reduce "clutter"!)



NTMWD MAY/JUNE 2024 FORECAST WATER RATE PER THOUSAND GALLONS

Garland Sewer Treatment Service charges are expected to rise by 6% annually but still comprise nearly half of the Sewer COS



	2024	2025	2026	2027	2028	2029
NTMWD Payments % of Water COS	52%	47%	52%	50%	53%	54%

	2024	2025	2026	2027	2028	2029
Garland Payments % of Sewer COS	30%	37%	39%	40%	41%	42%

CURRENT RATES AND RECOMMENDED RATE PLAN

FY 2024 – FY 2029

CITY OF SACHSE

CURRENT WATER & SEWER RATES

FY 2024

CURRENT WATER AND SEWER RATES

Residential Water Base Rate		
Base Charge		
All Residential Accounts	$	17.34

Residential Sewer Base Rate		
Base Charge		
All Residential Accounts	$	14.24

Water Volume Rates (Residential & Commercial		
Volume Rate (per 1,000 Gallons)		
0 to -10,000	$	5.15
10,001 to 20,000		6.88
20,001 to 30,000		8.93
Over 30,000		10.51

Residential Sewer Volume Rates		
Volume Rate (per 1,000 Gallons)	$	7.85

Residential volume charges based on average of monthly water usage during November through March with exception of highest month and lowest month.

Non-Residential Water Base Rates		
Minimum Charge		
5/8"	$	17.34
1"		27.42
1 1/2"		44.29
2"		64.50
3"		89.93
4"		119.87
6"		299.74

Non-Residential Sewer Base Rates		
Minimum Charge		
5/8"	$	25.49
1"		40.55
1 1/2"		57.93
2"		77.62
4"		81.10

Non-Residential Sewer Volume Rates		
(assessed to volumes equal to all water consumption)		
Volume Rate (per 1,000 Gallons)	$	8.31

RECOMMENDED RATE PLAN; ANNUAL UNIFORM RATE ADJUSTMENTS FY 2025-2029

- Uniform even rate adjustments recommended to ensure revenue recovery of Operating and Capital costs while
  - ➢ Funding forecasted operating and capital needs, including VERF, new annual debt service payments of $825,000, and annual Capital funding transfers of $1,250,000 to $2,250,000 for Water projects and $1,000,000 for Sewer projects,
  - ➢ While meeting requirements for debt service coverage and minimum 90 days of operating

- Recommended Rate Adjustments:
  - ➢ Uniform 7.0% Annual Water Adjustments
  - ➢ Uniform 2.0% Annual Sewer Adjustments
  - ➢ Results annually in approximately 5.0% combined impact on Average Monthly Bills;
  - ➢ FY 2025 = $5.88 monthly increase for 10,000 Gallons Water & 5,000 Gallons Sewer

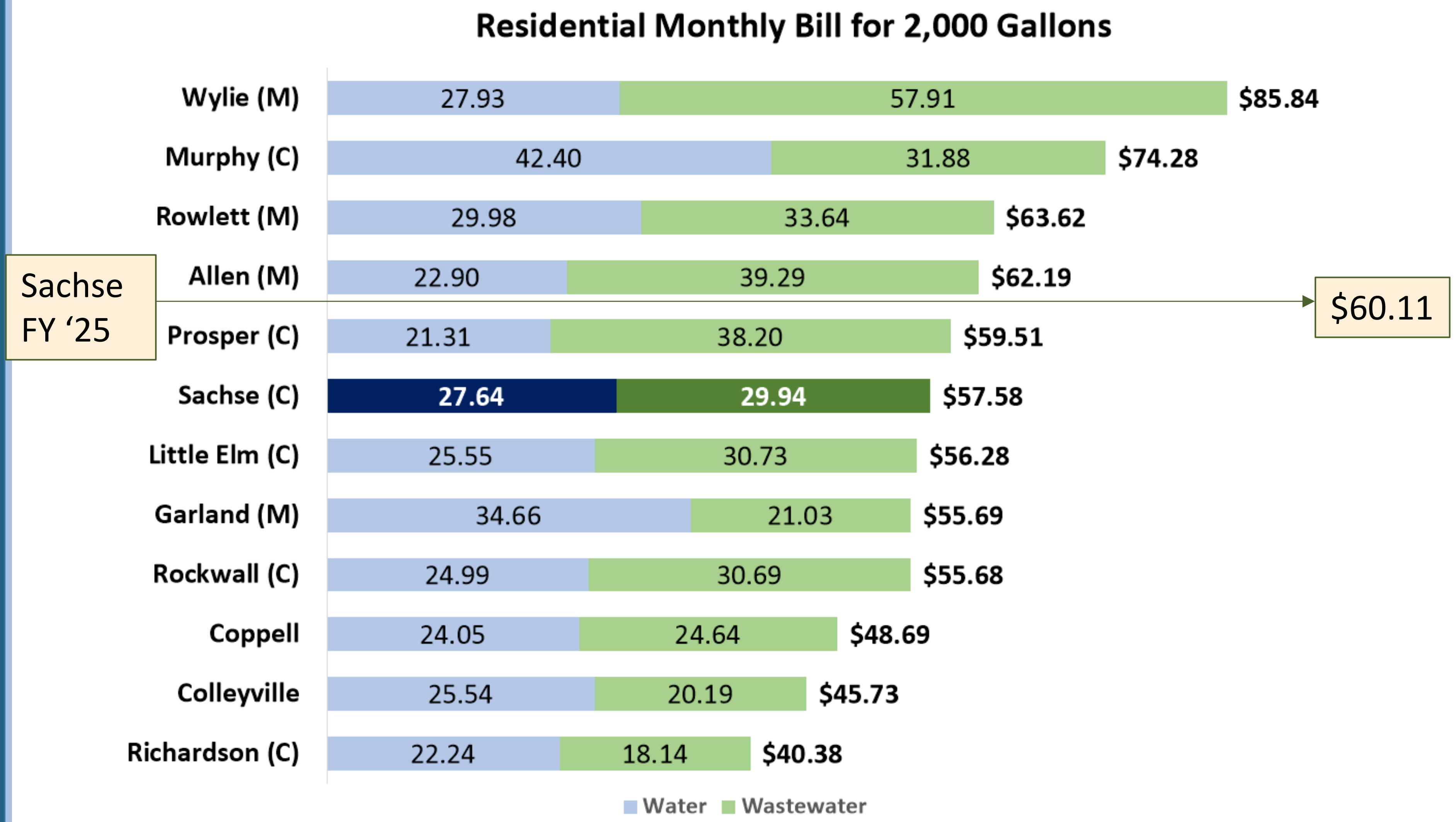
ANNUAL MONTHLY IMPACT ON RESIDENTIAL BILLS; UNIFORM ADJUSTMENTS RECOMMENDED ALTERNATIVE 1

Base Scenario 07 18 24

	Current	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
Average Bill						
10,000 Gallons Water	$68.84	$73.65	$78.85	$84.34	$90.23	$96.52
5,000 Gallons Sewer	53.49	54.56	55.65	56.76	57.90	59.06
Total Bill	$122.33	$128.21	$134.50	$141.10	$148.13	$155.58
Monthly Increase $		**$5.88**	**$6.29**	**$6.60**	**$7.03**	**$7.45**
		-				
Rate Adjustments; Annual % Increase						
Water		7.0%	7.1%	7.0%	7.0%	7.0%
Sewer		2.0%	2.0%	2.0%	2.0%	2.0%
Total Bill % Increase		**4.8%**	**4.9%**	**4.9%**	**5.0%**	**5.0%**

FY 2024 CURRENT RATES AND MONTHLY CHARGES

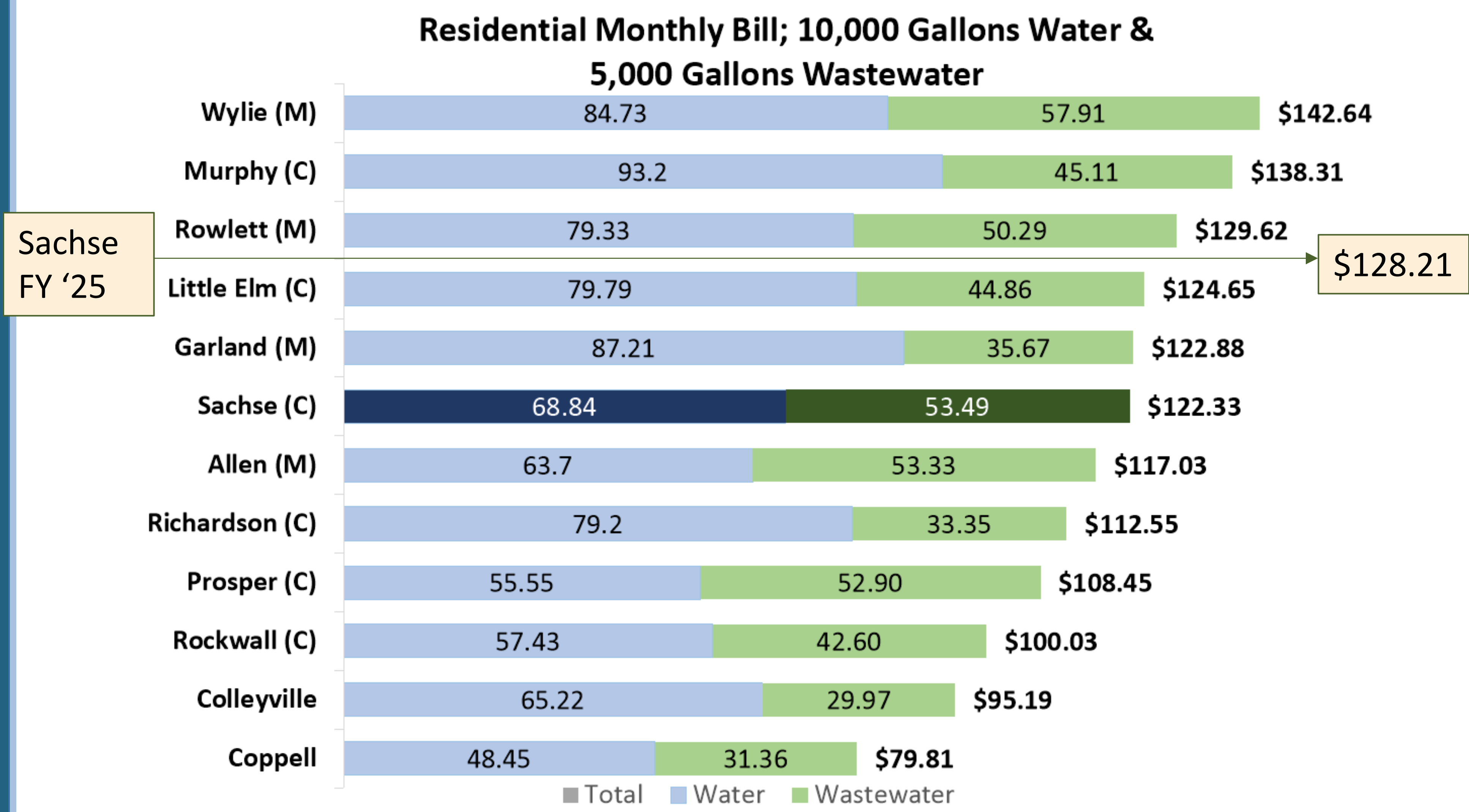
- 2,000 Gallons Water
- 2,000 Gallons Sewer



NOTE: "C" indicates a Customer City receiving Water and/or Sewer services with NTMWD; "M" indicates a Member City. No initial indicates City doesn't receive NTMWD services

FY 2024 CURRENT RATES AND MONTHLY CHARGES

- 10,000 Gallons Water
- 5,000 Gallons Sewer



NOTE: "C" indicates a Customer City receiving Water and/or Sewer services with NTMWD; "M" indicates a Member City. No initial indicates City doesn't receive NTMWD services

NEXT STEPS AND OPTIONS

- Present 5-year ordinance to Council for adoption September 16th with FY 2025 budget
- Review annually to verify/update projections, assumptions, & confirm/adjust rate plan if needed

NewGen Strategies & Solutions

NewGen Strategies and Solutions

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THANK YOU FOR YOUR TIME

F. Discussion Items

Subject:	**3. Discuss the proposed design and construction of the Service Center.**
Meeting	August 19, 2024 - City Council Meeting
Access	Public
Type	Discussion
Fiscal Impact	None
Recommended Action	Discuss the proposed design and construction of the Service Center.
Goals	Provide excellent government services to Sachse citizens. Strategically invest in the City's existing and future infrastructure.

BACKGROUND

This discussion item is to provide the City Council with an overview of the proposed project, outline the process, procurement options, and discuss programming costs.

POLICY CONSIDERATIONS

There are no policy considerations regarding this item.

RECOMMENDATION

Discuss the proposed design and construction of the Service Center.

File Attachments

1. Presentation_Service Center_FINAL

Service Center Overview

City Council

August 19, 2024

The City of SACHSE

Overview

- Constructing Municipal Buildings in Texas
  - Design Options
  - Procurement Options
  - Funding Options
- Existing Conditions
- Service Center Features
- Proposed Project
- Staff Recommendation
- Next Steps

Constructing Municipal Buildings in Texas

- Texas municipalities must adhere to the following:
  - Building designs and specifications must meet state and local ordinance requirements
  - Projects must meet competitive public bidding requirements
  - Projects can be funded by debt or on a pay-as-you-go basis
- Staff will provide an overview of these requirements on the following slides

Design → Procurement → Funding

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Constructing Municipal Buildings in Texas – Design

- Building designs and specifications must meet state and local ordinance requirements – cities cannot build buildings that do not meet the minimum requirements of local codes or meet minimum building standards
- Building designs use a price per square foot methodology to calculate costs
  - Basic municipal buildings: $200 - $300 per square foot and specialized facilities (e.g., Public Works): $300 - $500 per square foot
  - Factors affecting costs include inflation, material costs, and labor availability
- Projects can follow a traditional architectural design process or can following a “design-build” process that places general contractor as main contact for design and construction

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Constructing Municipal Buildings in Texas – Design

- Design: Architect, Engineer, etc.
  - Bid and advertise for construction services
  - Option for Construction Manager At Risk (CMAR)
- Design-Build: General Contractor
  - Contractor selects architects, engineers and subcontractors, and material suppliers/vendors
  - All negotiations and project details are coordinated through contractor

Design
- Meet minimum standards
- Architect or design-build

→ **Procurement** → **Funding**

Constructing Municipal Buildings in Texas – Procurement

- Municipalities can choose between
  - Professional Services Agreements (PSAs) - (Design only)
  - Competitive bidding through Requests for Proposals (RFPs) and Requests for Qualifications (RFQs)

Design
- Meet minimum standards
- Architect or design-build

Procurement
- Professional Services Agreement
- Requests for Proposals
- Requests for Qualifications

Funding

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Professional Services Agreements (PSA)

- **Specialized Services:** A PSA is often used for design services, feasibility studies, and other professional services that require a high level of expertise
- **Scope of Work:** The PSA must clearly define the scope of work, outlining the specific services the professional will provide
- **Qualifications and Experience:** The selection of a professional under a PSA is still based on qualifications and experience
- **Negotiation of Terms:** The PSA requires negotiation of terms, including fees, project scope, deadlines, and any contingencies. Bidding of professional services is not allowed

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Professional Services Agreements (PSA)

- **Selection of Professional:** The City may select a professional based on previous work with the City, recommendations, or through a less formal selection process compared to an RFQ or RFP. (Qualification based)
- **Negotiation of PSA:** The City and the selected professional negotiate the PSA, which includes the scope of work, fee structure, timelines, and any other relevant terms
- **Approval of Agreement:** The finalized PSA is typically reviewed and approved by the City Council or other governing body
- **Execution of Services:** The professional begins work according to the terms outlined in the PSA. This phase includes regular updates to the City, submission of deliverables, and adherence to the agreed-upon schedule
- **Monitoring and Adjustments:** Throughout the project, the City monitors progress to ensure that the professional is meeting the terms of the agreement
- **Completion and Final Review:** City reviews the final deliverables to ensure they meet the agreed-upon standards

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Professional Services Agreements (PSA)

- Limitations
  - **Dependence on Relationship:** The success of a PSA can heavily depend on the relationship between the City and the selected professional. If the relationship is strong and the professional has a deep understanding of the City's needs, the project is likely to succeed. However, if there are communication issues or mismatched expectations, it could lead to delays or additional costs

Request for Proposals (RFP)

- Requirements
  - Detailed Specifications
    - Knowledge of building codes and state law
    - Previous experience with similar facilities
  - Proposal Content
    - Define scope and project details
    - Schedule
    - Deliverables
  - Evaluation Criteria
    - References and demonstrated ability
    - Quality of previous work
    - Cost
    - Schedule and availability of resources

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Request for Proposals (RFP)

- Development of RFP
- Advertisement and distribution
- Pre-proposal meeting
- Submission of proposals
- Evaluation of proposals
- Interviews and clarifications
- Selection and negotiation
- Contract award

Estimated 3-6 months from development to award

Request for Proposals (RFP)

- Limitations
  - **Complexity and Time**: Developing the RFP, evaluating proposals, and negotiating contracts require significant time and resources
  - **Uncertain Cost Savings**: While the RFP process allows for negotiations, it does not guarantee cost savings. Professionals may propose designs that meet the City's needs but are still costly due to market conditions, materials costs, or the complexity of the project
  - **Risk of Inconsistencies**: There is a risk of receiving proposals that vary significantly in scope, design approach, and pricing, making it difficult to compare them effectively

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Requests for Qualifications (RFQ)

- **Focus on Qualifications:** An RFQ is primarily concerned with the qualifications, experience, and expertise of the firms or teams being considered for a project. The emphasis is on selecting the most qualified firm based on their track record and ability to deliver on the project's requirements
- **Submission Content:** Firms responding to an RFQ must provide detailed information about their qualifications, including past projects of similar scope, the experience of key personnel, technical capabilities, and any relevant certifications or licenses
- **Evaluation Criteria:** The City must establish clear evaluation criteria, such as experience with similar projects, the reputation of the firm, the expertise of the project team, and the firm's ability to meet the project's technical requirements

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Request for Qualifications (RFQ)

- **Development of RFQ:** The City prepares the RFQ document, specifying the qualifications and experience required for the project
- **Advertisement and Distribution:** The RFQ is publicly advertised, allowing a wide range of qualified firms to submit their qualifications
- **Submission of Qualifications:** The submissions focus on demonstrating the firm's ability to successfully execute the project, based on past performance and technical capabilities
- **Evaluation of Submissions:** A selection committee reviews the submissions and ranks the firms based on the established criteria
- **Interviews:** During these interviews, the firms can present their approach to the project, discuss past relevant experiences, and answer any questions from the City's selection committee
- **Selection and Negotiation:** The City selects the most qualified firm and enters into negotiations to determine the project scope, timeline, and fees
- **Contract Award:** The selected firm is then tasked with developing detailed plans, specifications and assisting with the project's construction

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Requests for Qualifications (RFQ)

- Limitations
  - **Lack of Initial Cost Proposals:** The focus on qualifications means that the City will not have a clear idea of the project's cost until after the firm is selected and negotiations begin
  - **Time-Intensive Process:** The need to evaluate qualifications, conduct interviews, and negotiate terms can extend the project timeline
  - **Potential for Higher Costs:** The RFQ process does not focus on cost during the selection phase. This could make it difficult to stay within budget, particularly in a market with rising material and labor costs
  - **Favors Established Reputations:** The selection process might favor well-established firms with strong reputations, potentially overlooking smaller firms that may offer better customer service and attention to City needs

Procurement Method Potential Timelines

Procurement Method	Key Milestones	Estimated Time
Professional Services Agreement (PSA)	Selection of architect/consultant	
	Contract negotiation and award	
	Project planning and design	
	Total Timeframe	**1-3 months**
Request for Proposals (RFP)	Preparation of RFP documents	
	Advertisement and bidding period	
	Evaluation and selection	
	Contract negotiation and award	
	Total Timeframe	**6-8 months**
Request for Qualifications (RFQ)	Preparation of RFQ documents	
	Advertisement and submission period	
	Evaluation and shortlisting	
	Interview and selection	
	Contract negotiation and award	
	Total Timeframe	**6-8 months**

Constructing Municipal Buildings in Texas – Funding

- General Obligation Bonds:
  - Voter-approved bonds that fund public infrastructure projects, paid back through property taxes (Bond 2021)
- Certificates of Obligation:
  - Issued by the City without voter approval, paid back through property taxes or other revenue sources. Certificates can be issued for water, sewer, and roadway projects
- Pay-As-You-Go Financing:
  - Utilizing available funds from the municipal budget, which may limit project scope. Requires City to have full amount of project expenses

Design
- Meet minimum standards
- Architect or design-build

Procurement
- Professional Services Agreement
- Requests for Proposals
- Requests for Qualifications

Funding
- General Obligation Bonds
- Certificates of Obligation
- Pay-as-You-Go

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Existing Conditions (Public Works)

- Existing facility has failed plumbing (one bathroom), septic tank blockage and overflow, flooding, cracking of interior and exterior walls, animals burrowing under the building, potential security risk for SCADA and critical infrastructure technology
- Facility has been in use since approximately 1992
- There is limited capacity regarding material and equipment storage. Vehicles and equipment worth several hundred thousand dollars are sitting outside exposed to the elements. Maintenance and repair supplies are also exposed
- Theft and security for materials and equipment have been compromised numerous times by cutting the chain-link fence

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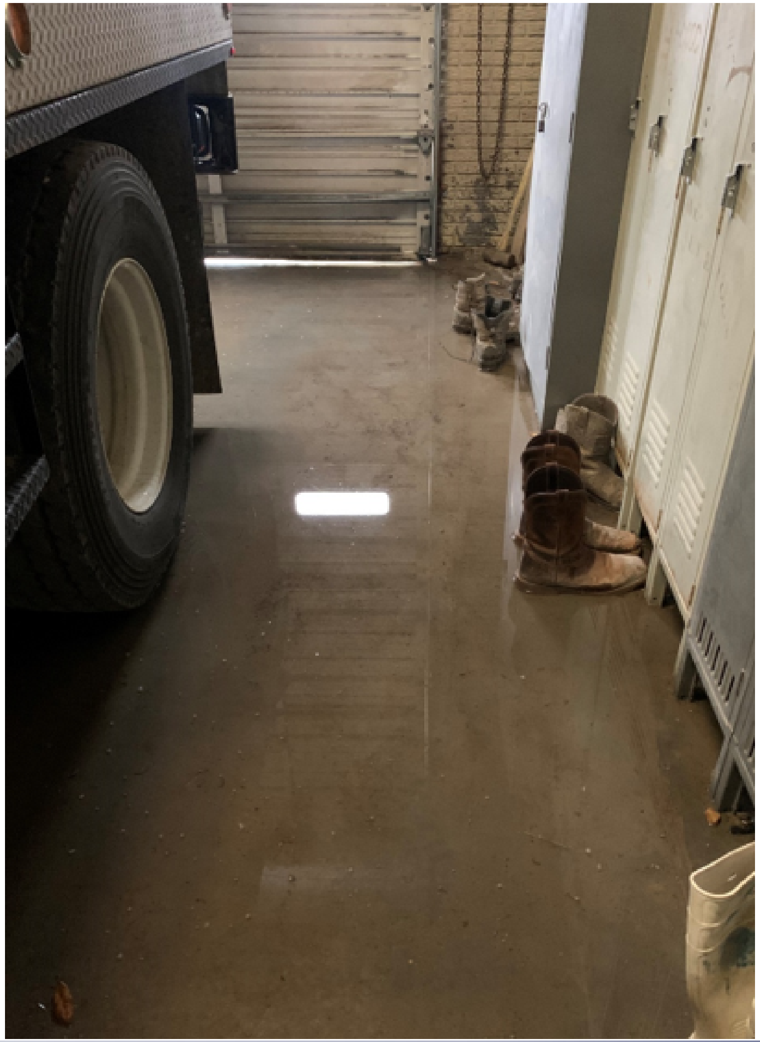
Existing Conditions (Parks)

- Existing facility has one bathroom with regular plumbing issues, cracking of interior and exterior walls, continuous HVAC problems, no separate office or kitchen area, and security risk for all the outdoor storage of equipment
- Facility was purchased by the City in 1996 to use as a fire station, once Fire Station #1 was built in 2009, parks moved into the facility
- There is limited capacity regarding material and equipment storage. Vehicles and equipment worth several hundred thousand dollars are sitting outside exposed to the elements. Maintenance and repair supplies are also exposed
- Theft and security for materials and equipment have been compromised numerous times by not having any security fencing

Existing Conditions – Public Works

Existing Conditions – Public Works



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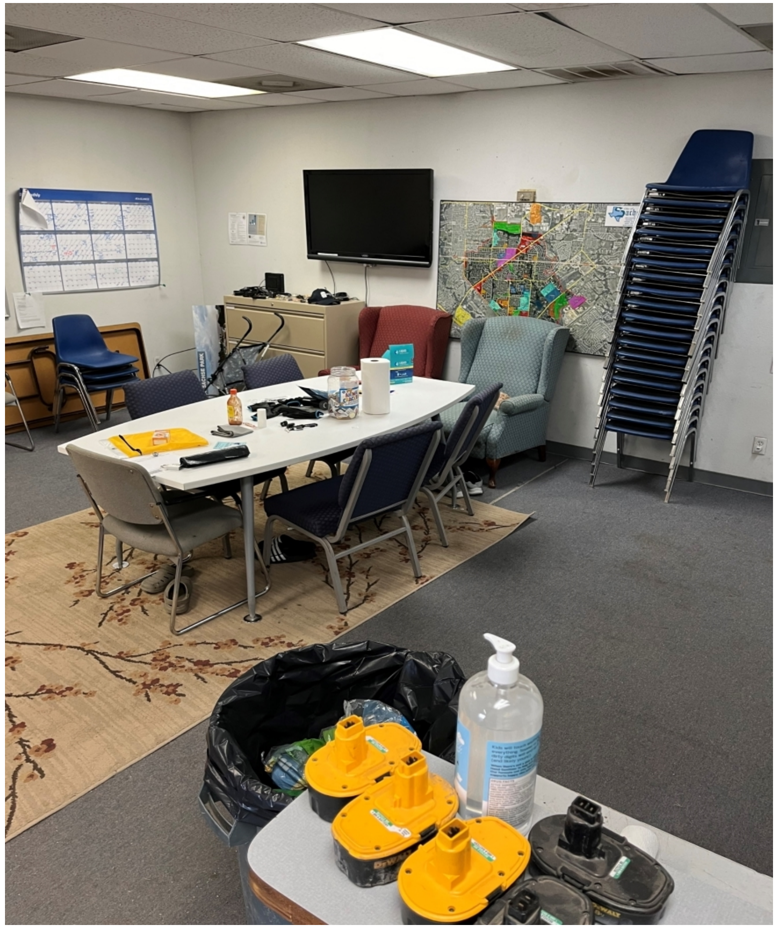
Existing Conditions - Parks

Existing Conditions - Parks



Challenges with Existing Conditions

- Poor Working Conditions
  - Employees have expressed concerns about the substandard and outdated facilities, which make daily operations challenging and these comments consistently came up during the employee Stay Chat conversations
- Lack of Security
  - The outdated facilities do not provide adequate security measures, further contributing to employee dissatisfaction
- Lack of Storage
  - Expensive equipment must be stored outside due to lack of available space

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Service Center Features

- Adequate and safe working conditions for employees
- Protection and storage for equipment and vehicles
- Protection and safe storage of materials (fuel, chemicals, fertilizer)
- Proper security and monitoring
- Workspace, offices, storage, shower and locker room, assembly and training space, and IT equipment
- Facilities maintenance, storage, and personnel relocation from City Hall administrative offices
- Fueling station and emergency generator

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Service Center Features

- Existing needs
  - Breakroom
  - Administrative offices
  - Storage (materials and equipment)
  - Equipment bays and service areas
  - Security
- Expanded needs
  - Additional office and workspace
  - Training room
  - Showers and locker room
  - Kitchen
  - Secured area for IT and SCADA
- Anticipated needs
  - Fueling
  - Generator
  - Covered storage (materials and equipment)

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Design Potential Timeline

- Design (12 months)
  - Staff design consultation meetings with architects
  - Architectural and civil programming (phasing)
  - Develop construction cost estimates
- Development of plans and construction documents (3 months)
  - Phasing and sequences
  - Cost breakdown
- Bidding (3-6 months)
- Construction (12-18 months)

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Staff Recommendation

- Continue with original staff recommendation to engage Ron Hobbs Architects to begin design and project scope (PSA); or
- Upon direction of Council, staff could develop a Request for Qualifications (RFQ) for architectural services pertaining to the design and construction of a new Parks and Public Works Facility
- Proposed RFQ would be completed and reviewed by appropriate staff, City management, and City Attorney
- Based on RFQ evaluations, staff would bring a recommendation for the design contract to an upcoming City Council meeting for review and approval

Next Steps

- Review proposed recommendation
- Evaluate project priorities
- Discuss and deliberate
- Based on Council direction, staff will proceed with desired procurement process

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Questions?

The City of SACHSE