



**Monday, September 15, 2025
City Council Meeting**

**City Council Chambers
3815-B Sachse Road
6:30 PM**

City Council meetings are available live and 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, September 15, 2025, 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 September 2, 2025, meeting minutes.
2. Approve a resolution approving Amendment No. 3 to the Household Hazardous Waste Interlocal Agreement between Dallas County and the City of Sachse, for household hazardous waste disposal services for fiscal year 2025-2026; and providing an effective date.
3. Approve an ordinance accepting and approving the 2025 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.

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. Conduct a public hearing to consider approval of an ordinance granting Special Use Permit No. 25-01 authorizing Lot 2, Block A, Woodbridge Village, an addition to the City of Sachse, Collin County, Texas, presently zoned Planned Development No. 11 with a base zoning of C-1 Neighborhood Shopping District and C-2 General Commercial District, to be used for Child Care Center (Day Care) use, generally located south of State Highway 78 and east of Woodbridge Parkway, within Sachse city limits; approving development regulations; providing a conflicts resolution clause; providing a severability clause; providing a savings clause; providing a penalty of fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and providing for an effective date.
3. Consider an ordinance of the City Council of Sachse, Texas, authorizing certain budget and Capital Improvement Plan amendments pertaining to the Fiscal Year 2024-2025 Budget and Capital Improvement Plan; and providing an effective date.
4. Consider an ordinance of the City of Sachse, Texas, adopting the budget for fiscal year beginning October 1, 2025, and ending September 30, 2026; providing that expenditures for said fiscal year shall be made in accordance with said budget; appropriating and setting aside the necessary funds out of the general and other revenues for said fiscal year for the maintenance and operation of the various departments and for various activities and improvements of the City; providing a repealing clause; providing a severability clause; and providing an effective date.
5. Consider ratifying the property tax increase in the budget for Fiscal Year 2025-2026.
6. Consider an ordinance of the City of Sachse, Texas, levying ad valorem taxes for the year 2025 (Fiscal Year 2025-2026) at a Maintenance and Operations rate of \$0.456209 and a Debt Service rate of \$0.194207 for a total rate of \$0.650416 per One Hundred Dollars (\$100) assessed valuation on all taxable property within the corporate limits of the City of Sachse as of January 1, 2025, to provide revenue for the payment of current expenses; providing for an Interest and Sinking fund for all outstanding debt of the City of Sachse; providing for due and delinquent dates together with penalties and interest; providing a severability clause; providing a repealing clause; and providing an effective date.
7. Consider a resolution of the City Council of the City of Sachse, Texas, calling a portion of the City of Sachse, Texas, General Obligation Refunding Bonds, Series 2015, for redemption prior to maturity; and enacting other provisions relating to the subject.

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. Receive a report on credit card processing fees incurred by the City of Sachse.

G. Executive Session

1. The City Council shall convene into Executive Session pursuant to the Texas Government Code, Section 551.072 Deliberation of Real Property: deliberation regarding the purchase, sale, lease, exchange or value of real property in the northwest part of the city.
2. The City Council will convene into executive session pursuant to Section 551.071(2) of the Texas

Government Code for the purpose of seeking confidential legal advice from the City Attorney regarding the City's obligation under the Texas Public Information Act.

H. Action Resulting from Executive Session

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. Take any action as a result of Executive Session regarding the deliberation of real property.
2. Take any action as a result of Executive Session regarding confidential legal advice from the City Attorney regarding the City's obligation under the Texas Public Information Act.

I. 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, on September 9, 2025, by 5:30 PM.

Leah K Granger, TRMC, City Secretary

Date 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.

D. Consent Agenda

Subject: 1. Approve the September 2, 2025, meeting minutes.

Meeting September 15, 2025 - City Council Meeting

Access Public

Type Action (Consent), Minutes

Fiscal Impact None

Recommended Action Approve the minutes as presented.

Goals

BACKGROUND

Minutes from the September 2, 2025, Council regular meeting.

POLICY CONSIDERATIONS

State law and Sachse's Charter require minutes to be recorded for public meetings.

RECOMMENDATION

Approve the minutes as presented.

File Attachments

1. CityCouncil_Regular_Minutes_09.02.2025-unsigned

CITY COUNCIL OF THE CITY OF SACHSE SEPTEMBER 2, 2025, MEETING MINUTES

The City Council of the City of Sachse held a regular meeting on Tuesday, September 2, 2025, at 6:30 PM at Sachse City Hall, 3815-B Sachse Road. Those present were: Mayor Jeff Bickerstaff, Mayor Pro Tem Brett Franks, Councilmember Michelle Howarth, Councilmember Frank Millsap, Councilmember Chance Lindsey, Councilmember Lindsay Buhler, Councilmember Matt Prestenberg.

A. Meeting Opening

1. Call to Order: The City Council of the City of Sachse will hold a regular meeting on Tuesday, September 2, 2025, at 6:30 PM 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 Buhler led the pledges.

B. Recognition

1. Present a proclamation to the North Texas Food Bank recognizing September as Hunger Action Month and the City's participation in the Peanut Butter Drive.

Mayor Bickerstaff presented a proclamation to Kathryn Cope of the North Texas Food Bank in honor of Hunger Action Month.

C. 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.

Sachse resident, Jayne Reed, addressed Council regarding comments made at a previous meeting

D. Council/Staff Reports and Updates

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

Councilmember Buhler announced that the fall and winter Guide to Fun is available, which highlights classes, programs, activities, and seasonal special events. She noted that the second annual Fall-O-Ween: Drones & Bones event will be October 18 from 4 to 8 PM, featuring a cornhole tournament, live performances, a costume contest, a trick-or-treat market, and more. Councilmember Millsap invited new adults aged 18 to 25 to partake in the book box program at the Sachse Public Library. The fall theme is "Cozy & Comfort." Sign up on the City website while supplies last. The Make & Mingle Fall Craft Night for adults 18 and up will be September 17. They will be making fall signs inspired by Scrabble pieces. Councilmember Prestenberg was excited to announce that Sammy has finally been adopted from the Animal

Shelter after five months of residency. He introduced Rocky and Lucy, who were rescued together after being abandoned. They are in foster care and are both ready for new homes. Please call the Sachse Animal Shelter at 972-675-9662 to schedule an appointment to meet these sweet dogs.

Ms. Nash welcomed Betty Thomas as the newest School Crossing Guard and was happy to report that there are currently no vacancies in the Police Department. She congratulated Alayna Gutierrez for successfully completing her Basic Animal Control Training and passing the state exam to become a certified Animal Control Officer. She also congratulated Michael Hughes for graduating summa cum laude with his associates degree in Fire Science. Ms. Nash also highlighted the core value of innovation, noting that three Sachse team members, Kyle Potraza, Logan Thatcher, and Corey Nesbit, have completed the Lean Six Sigma Green Belt program. This is a nationally recognized method that helps organizations streamline processes, reduce waste, and deliver better results. They joined program members from other cities to apply these principles and identify improvements in City services. This training was offered at no cost by the City of Garland, and the achievement reflects their innovative spirit and dedication to continuous improvement. Their projects will have a positive impact on how we serve our community.

Mayor Bickerstaff commented that progress on the J.K. Sachse Park is coming along and being funded through Municipal Development District sales tax dollars. He thanked the public for their purchases within the city because it directly supports community improvements like this one. He also invited everyone to participate in the North Texas Food Bank's annual Peanut Butter Drive this September to help fight food insecurity in our region. Donation bins will be at City Hall, the Library, the Community Center, and the Senior Center through September 30. He noted that Sachse has a friendly rivalry with the City of Lavon in this challenge, so please donate!

E. 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 August 18, 2025, meeting minutes.
2. Accept the monthly revenue and expenditure report for the period ending July 31, 2025.
3. Accept the quarterly budget and investment reports for the quarter ending June 30, 2025.
4. Approve and adopt a resolution amending the Master Fee Schedule adopted by Resolution R-2024-17 by amending public safety fees, facility room rental deposit/fees, library, Laurie Schwenk Senior Activity Center, Michael J. Felix Community Center, building permits and development services fees, refuse services fees, water rate schedule, water service connection fees, wastewater rate schedule, and municipal drainage utility system fee, and providing an effective date.
5. Approve a resolution approving a negotiated settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division regarding the company's 2025 rate review mechanism filing; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement; finding the rates to be set by the attached settlement tariffs to be just and

reasonable and in the public interest; approving an attachment establishing a benchmark for pensions and retiree medical benefits; requiring the company to reimburse ACSC's reasonable ratemaking expenses; determining that this Resolution was passed in accordance with the requirements of the Texas open meetings act; adopting a savings clause; declaring an effective date; and requiring delivery of this Resolution to the company and the ACSC's legal counsel.

Councilmember Howarth made a motion to approve the consent agenda as presented. Councilmember Buhler seconded the motion, and it carried 7 - 0. None voted against.

F. 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 on the proposed 2025-2026 fiscal year budget and set a date for budget adoption.

Assistant Finance Director Ryan Bredehoeft reviewed the budget process and advised Council to open the public hearing and take action to set a date for the adoption of the budget.

The public hearing opened at 6:58 PM. Sachse resident, Jayne Reed, addressed Council regarding the budget. The public hearing closed at 7:02 PM.

Councilmember Howarth made a motion to set the date for the budget adoption at the September 15 Council meeting. Councilmember Prestenberg seconded the motion, and it carried 7 - 0. None voted against.

G. 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 the fiscal year 2025-2026 Capital Improvement Plan.

Director of Public Works and CIP, Corey Nesbit, provided an overview of the Capital Improvement Plan in the City of Sachse. He noted that generally, projects cannot be completed on a pay-as-you-go basis since it takes a long time to build up the funds. Mr. Nesbit reviewed projects related to the plan. Council provided some feedback. The FY 2025-2026 Capital Improvement Plan will be presented with the budget for approval at the September 15 Council meeting.

H. Adjournment

Mayor Bickerstaff adjourned the meeting at 7:20 PM.

Jeff Bickerstaff, Mayor

ATTEST:

Leah K Granger, TRMC, City Secretary

D. Consent Agenda

Subject: 2. Approve a resolution approving Amendment No. 3 to the Household Hazardous Waste Interlocal Agreement between Dallas County and the City of Sachse, for household hazardous waste disposal services for fiscal year 2025-2026; and providing an effective date.

Meeting September 15, 2025 - City Council Meeting

Access Public

Type Action (Consent)

Fiscal Impact Yes

Dollar Amount \$35,000

Budgeted Yes

Budget Source Neighborhood Services General Operating Fund (01-036-53620)

Recommended Action Approve the resolution approving Amendment No. 3 to the Household Hazardous Waste Interlocal Agreement.

Goals Provide excellent government services to Sachse citizens.
Provide a high quality of life environment for families; individuals; businesses; and other organizations in Sachse.

BACKGROUND

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

The 2022 interlocal agreement permits four additional one-year renewals for a five-year total contract term authorized by Dallas County Court Order 2022-0661. This is the third amendment to the 2022 interlocal agreement and was authorized by Dallas County Court Order 2025-0849.

If approved, this agreement renewal will begin a new term from October 1, 2025, through September 30, 2026, and has no major changes. This service is also offered in addition to the two X-treme Green events provided by Community Waste Disposal (outside this contract), which include household hazardous waste collection, held each year.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Approve the resolution approving Amendment No. 3 to the Household Hazardous Waste Interlocal Agreement.

File Attachments

1. Resolution_Approve Household Hazardous Waste Interlocal Agreement Amendment 3 w Dallas

County_FINAL

2. Exhibit A_Dallas County_Household Hazardous Waste Agreement FY 2025-2026_Amendment 3
3. Court Order 2025-0849

RESOLUTION NO. R-2025-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS, APPROVING AMENDMENT NO. 3 TO THE HOUSEHOLD HAZARDOUS WASTE INTERLOCAL AGREEMENT BETWEEN DALLAS COUNTY AND THE CITY OF SACHSE, FOR HOUSEHOLD HAZARDOUS WASTE DISPOSAL SERVICES FOR FISCAL YEAR 2025-2026; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Amendment No. 3 to the Interlocal Agreement for the Dallas Area Household Hazardous Waste (HHW) Network between Dallas County and the City of Sachse has been presented to the Sachse City Council; and

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

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

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

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

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

SECTION 1. The City Manager is hereby authorized to execute Amendment No. 3, which is attached hereto as Exhibit “A,” on behalf of the City of Sachse.

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

DULY RESOLVED AND ADOPTED by the City Council of the City of Sachse, Texas, this the 15th day of September 2025.

CITY OF SACHSE, TEXAS

Jeff Bickerstaff, Mayor

ATTEST:

Leah K Granger, City Secretary

EXHIBIT “A”
Amendment No. 3 to the
Household Hazardous Waste
Interlocal Agreement

STATE OF TEXAS §
 §
 COUNTY OF DALLAS §

**AMENDMENT NO. 3
 TO THE HOUSEHOLD HAZARDOUS WASTE INTERLOCAL AGREEMENT
 (The "Agreement")
 BETWEEN
 DALLAS COUNTY
 AND
 CITY OF SACHSE
 (The "City")
 A MEMBER CITY OF
 THE DALLAS AREA HOUSEHOLD HAZARDOUS WASTE NETWORK**

WHEREAS, on, August 5, 2025, the Dallas County Commissioners Court was briefed on a request from the cities of the Dallas Area Household Hazardous Waste Network to renew and revise the effective term and specify new fiscal year budgets for the Household Hazardous Waste Program Interlocal Agreement ("Agreement") that permits four additional one-year renewals for a five-year total contract term and was authorized by Court Order 2022-0661; and

WHEREAS, the proposed Amendment No.3, along with the attachment C2026, will serve to continue the Household Hazardous Waste Program through fiscal year 2026, while updating overall program budget amounts and individual city budget limits for the new fiscal year; and

WHEREAS, proposed Amendment No. 3 contains no other changes in the basic terms and conditions of the Agreement and incurs no cost to Dallas County.

NOW THEREFORE, by execution of this Amendment No. 3, the Agreement is amended hereby with respect to the items and features described in the Articles below.

**I.
 PURPOSE**

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

**II.
 AMENDED PROVISIONS**

A. The new term of the Agreement shall be October 1, 2025, through September 30, 2026.

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

1. "A sum not to exceed 35,000 for disposal, setup, operational, capital, and transportation costs for HHW collection for residents of the City during the period from October 1, 2025, through September 30, 2026. This figure is based on the program's annual budget contained in **Exhibit C2026** which is incorporated herein for all purposes.
 - a. Collection, setup, and disposal costs will be paid after-the-fact, based on actual usage by the City at events and at the collection center.
 - b. Operational and capital costs shall be paid quarterly in advance.
 - c. In the event of early withdrawal, the operational and capital costs will not be pro-rated for partial quarter participation but will become immediately due and payable in full."

C. Exhibit C2025 of the Agreement entitled *FY2025 HHW Program Budget Summary* shall be deleted and replaced with the attached Exhibit C2026 entitled *FY2026 HHW Program Budget Summary*.

IN WITNESS WHEREOF, by their signatures below, the duly authorized representatives of Dallas County and City of Sachse, a member city of the Dallas Area Household Hazardous Waste Network, do hereby agree and append this Amendment No. 3 to the Agreement.

EXECUTED THIS _____ day of _____, 2025.

DALLAS COUNTY:

CITY OF SACHSE:

BY: Clay Lewis Jenkins
 County Judge

BY: Gina Nash
 City Manager

APPROVED AS TO FORM:*

John Creuzot
 District Attorney

ATTESTED TO:

BY: Leah K Granger
 City Secretary

APPROVED AS TO FORM:

BY: Stephen Sibley

BY: Joseph J. Gorfida, Jr.
 City Attorney

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

Exhibit C2026

FY2026 HHW PROGRAM BUDGET SUMMARY

This exhibit summarizes the total program funding for FY2026 as approved by the Dallas Area Household Hazardous Waste Network at its regular meeting on May 13, 2025, and replaces the language contained in Exhibit C2025 of the Household Hazardous Waste Program Interlocal Agreement that was authorized by Court Order 2022-0661.

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

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

BUDGET SECTION	CITY FUNDING
FIXED COSTS (OPERATIONAL BUDGET)	
Personnel Costs	\$ 867,437
Operating Costs	\$ 323,275
Capital Expense	\$ 130,000
Sub-Total	\$ 1,320,712
ESTIMATED VARIABLE COSTS (COLLECTION / LABOR / DISPOSAL BUDGET)	\$ 1,548,000
TOTAL PROGRAM BUDGET	\$2,868,712



COURT ORDER 2025-0849

Proposed FY2026 Budget/Continuation of Household Hazardous Waste Program

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

BRIEFING DATE: August 5, 2025
FUNDING SOURCE: NA

Be it resolved and ordered that the Dallas County Commissioners Court does hereby approve the continuation of the Household Hazardous Waste program, its FY2026 interlocal agreement with participating cities, and its proposed FY2026 budget of \$2,868,712

It is further resolved and ordered that the County Judge is authorized to sign the aforementioned FY2026 Interlocal agreement on behalf of the County.

Done in open Court August 5, 2025 by the following vote:

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

Recommended by: Christopher Hooper
Originating Department: Consolidated Services

D. Consent Agenda

Subject:	3. Approve an ordinance accepting and approving the 2025 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	September 15, 2025 - City Council Meeting
Access	Public
Type	Action (Consent)
Fiscal Impact	None
Recommended Action	Approve an ordinance accepting and approving the 2025 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.
Goals	Be a model of financial stewardship through growth management; responsible investment; and financial transparency. Provide excellent government services to Sachse citizens. Strategically invest in the City's existing and future infrastructure.

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 item is separate from the Operations and Maintenance Public Improvement District assessment.

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 accepting and approving the 2025 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.

File Attachments

1. Ordinance_PID No. 1_2025 SAP Update
2. EXHIBIT A_PID No. 1_Service & Assessment Plan Update_v1.3_Final

ORDINANCE NO. O-2025-

AN ORDINANCE OF THE CITY OF SACHSE, TEXAS, APPROVING THE 2025 ANNUAL SERVICE PLAN UPDATE AND 2025 ASSESSMENT ROLLS FOR THE SACHSE PUBLIC IMPROVEMENT DISTRICT NO. 1 IN ACCORDANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; MAKING VARIOUS FINDINGS AND PROVISIONS RELATED TO THE SUBJECT; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, on January 22, 2019, the City Council passed and adopted Resolution No. 3905 which authorized the Sachse Public Improvement District No. 1 (the "District") in accordance with the City Council's findings as to the advisability of the public improvement projects described in the Petition and as to the advisability of creating the District; and

WHEREAS, on October 26, 2020, the City Council approved Ordinance No. 3998, and the Service and Assessment Plan for the District, adopting an Improvement Area #1 Assessment Roll; and

WHEREAS, on November 14, 2022, the City Council approved Ordinance No. 4085, and the Service and Assessment Plan for the District, adopting an Improvement Area #2 Assessment Roll and an Improvement Area #3 Assessment Roll, together with the Improvement Area #1 Assessment Roll, the "Assessment Rolls"; and

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

WHEREAS, the City Council has received the "Sachse Public Improvement District No. 1 2025 Annual Service Plan Update" (the "2025 Annual Service Plan Update") which includes the updated Assessment Rolls, and acts as the Annual Service Plan Update to the Service and Assessment Plan for 2025, and now desires to proceed with the adoption of this Ordinance which approves and adopts the 2025 Annual Service Plan Update and updated Assessment Rolls for the District as required by the Act.

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

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

SECTION 2. Terms not otherwise defined herein are defined in the 2025 Annual Service Plan Update attached hereto as **Exhibit A**.

SECTION 3. The 2025 Annual Service Plan Update is hereby approved and accepted by the City Council.

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

SECTION 5. In accordance with Section 372.013(e) of the PID Act, the City Secretary is directed to cause a copy of this Ordinance, including the Annual Service Plan Update to the Service and Assessment Plan for 2025, to be filed with the County Clerk of Dallas County to be recorded in the real property records of Dallas County, not later than the seventh day after the date the City Council adopts this Ordinance approving the Annual Service Plan Update to the Service and Assessment Plan for 2025.

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

PASSED AND APPROVED by the City Council of the City of Sachse, Texas, the 15th day of September 2025.

APPROVED:

Jeff Bickerstaff, Mayor

ATTEST:

Leah K Granger, City Secretary

APPROVED AS TO FORM:

Joseph J. Gorfida, Jr., City Attorney

Exhibit A

2025 Annual Service Plan Update

[Remainder of page left intentionally blank.]



SACHSE
PUBLIC IMPROVEMENT DISTRICT NO. 1
2025 ANNUAL SERVICE PLAN UPDATE
SEPTEMBER 15, 2025

INTRODUCTION

Capitalized terms used in this 2025 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 Ordinance No. 4114, which updated the Assessment Roll for 2023.

On August 19, 2024, the City Council approved the 2024 Annual Service Plan Update for the District by Ordinance No. O-2024-08, which updated the Assessment Roll for 2024.

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 2025.

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 2025 Annual Service Plan Update also updates the Assessment Rolls for 2025.

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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 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.

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 April 13, 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 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, 2025, all Lots have completed homes, and all Lots have been sold to end-users

Improvement Area #3

Per the Dallas County Appraisal District, the lot ownership composition is provided below:

- Owner Owned:
 - Multi-Family Lot Type: 8.1 Acres
 - Commercial 2 Lot Type: 24.5 Acres
- End-User Owned:
 - Multi-Family Lot Type: 5.8 Acres
 - Commercial 2 Lot Type: 10 Acres

Improvement Area #4

Per the MIA Quarterly Report dated March 31, 2025, 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, 2025, 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 D** 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 have completed construction.

Authorized Improvement Budget						
Authorized Improvements	Original Budget ^[a]	Revised Budget ^[b]	Spent to Date ^[c]	Percent of Budget Spent	Completion Date	
<i>Improvement Area #1 Improvements</i>						
Public Parking and In-Tract						
Improvements/Public Parking Area	\$ 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%		
<i>Major Improvements</i>						
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	1,381,391	100.00%	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 (TBD)	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	198,380	93.37%	N/A	
	\$ 4,672,299	\$ 4,729,704	\$ 4,563,480	96.49%		
Total	\$ 11,116,141	\$ 11,173,546	\$ 10,867,256	97.26%		

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 #30 executed 3/31/2025.

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 have completed construction.

Authorized Improvement Budget						
Authorized Improvements	Original Budget ^[a]	Revised Budget ^[b]	Spent to Date ^[c]	Percent of Budget Spent	Completion Date	
<i>Major Improvements</i>						
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	1,987,855	100.00%	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	\$ 6,595,274	96.90%		

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 3/31/2025.

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 Improvement Budget				
Authorized Improvements	Budget ^[a]	Spent to Date ^[b]	Percent of Budget Spent	Completion Date
<i>Improvement Area #2 Improvements</i>				
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 3/31/2025.

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 December 31, 2025.

Authorized Improvement Budget				
Authorized Improvements	Budget ^[a]	Spent to Date ^[b]	Percent of Budget Spent	Forecast Completion Date
<i>Improvement Area #3 Improvements</i>				
Street	\$ 2,602,845	\$ 1,892,148	72.70%	12/31/2025
Water	442,665	287,988	65.06%	12/31/2025
Sewer	377,907	269,025	71.19%	12/31/2025
Drainage	682,354	637,038	93.36%	12/31/2025
Miscellaneous	1,110,824	523,045	47.09%	12/31/2025
Soft Costs	885,239	618,293	69.84%	12/31/2025
	\$ 6,101,834	\$ 4,227,537	69.28%	

Footnotes:

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

[b] Per the Developer's Quarterly Report dated 3/31/2025.

OUTSTANDING ASSESSMENT

Improvement Area #1

Net of the principal bond payment due September 15, Improvement Area #1 has a total outstanding Assessment of \$10,457,000, of which \$6,125,000.00 is attributable to the Improvement Area #1 Initial Bonds, and \$4,332,000.00 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 \$1,076,000.00 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 \$5,929,000.00 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 \$7,970,000.00 of which \$773,857.33 is allocable to Improvement Area #2, \$5,359,112.26 is allocable to Improvement Area #3, \$590,635.20 is allocable to Improvement Area #4, and \$1,246,395.22 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 shown on **Exhibit A-1** and **Exhibit A-4**.

ANNUAL INSTALLMENT DUE 1/31/2026

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 Initial Bonds is \$383,575.00.
 - **TIRZ Credit** - The total principal and interest credit from the TIRZ No. 2 Fund for the Annual Installment is \$191,583.80.
- **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 \$336,875.00 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 \$30,625.00.
- **Improvement Area #1 Additional Bonds Principal and Interest** - The total principal and interest required for the Annual Installment for the Improvement Area #1 Additional Bonds is \$ \$336,768.76
- **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 \$238,260.00 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 \$21,660.00.
- **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 \$60,805.96.

Improvement Area #1	
Due January 31, 2026	
<i>Improvement Area #1 Initial Bonds</i>	
Principal	\$ 150,000.00
Interest	\$ 233,575.00
Additional Interest	\$ 30,625.00
	<u>\$ 414,200.00</u>
<i>Improvement Area #1 Additional Bonds</i>	
Principal	\$ 87,000.00
Interest	\$ 249,768.76
Additional Interest	\$ 21,660.00
	<u>\$ 358,428.76</u>
TIRZ Credit	\$ (191,583.80)
Annual Collection Costs	\$ 60,805.96
Total Annual Installment	\$ 641,850.92

Improvement Area #2

- **Improvement Area #2-3 Bonds Principal and Interest** - The total principal and interest required for the Annual Installment is \$86,505.00.
- **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 \$385,275.00 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 \$5,380.00.
- **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 \$10,112.15.

Improvement Area #2		
Due January 31, 2026		
<i>Improvement Area #2-3 Bonds</i>		
Principal	\$	12,000.00
Interest	\$	74,505.00
	\$	86,505.00
Additional Interest	\$	5,380.00
Annual Collection Costs	\$	10,112.15
Total Annual Installment	\$	101,997.15

Improvement Area #3

- **Improvement Area #2-3 Bonds Principal and Interest** - The total principal and interest required for the Annual Installment is \$475,690.00.
- **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 \$385,275.00 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 \$29,645.00.
- **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 \$55,714.51.

Improvement Area #3		
Due January 31, 2026		
<i>Improvement Area #2-3 Bonds</i>		
Principal	\$	65,000.00
Interest	\$	410,690.00
	\$	475,690.00
Additional Interest	\$	29,645.00
Annual Collection Costs	\$	55,714.51
Total Annual Installment	\$	561,049.51

Major Improvement Area

- **Major Improvement Area Bonds Principal and Interest** - The total principal and interest required for the Annual Installment is \$599,562.50.
 - **TIRZ Credit** - The total principal and interest credit from the TIRZ No. 2 Fund for the Annual Installment is \$248,157.09.
- **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 \$438,350.00 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 \$39,850.00.
- **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 \$47,583.66.

Major Improvement Area	
Due January 31, 2026	
Principal	\$ 160,000.00
Interest	\$ 439,562.50
	\$ 599,562.50
Additional Interest	\$ 39,850.00
Annual Collection Costs	\$ 47,583.66
TIRZ Credit	\$ (248,157.09)
Total Annual Installment	\$ 686,996.16

See **Exhibit B-1, Exhibit B-2, Exhibit B-3, and Exhibit B-4** for the debt service schedule for Improvement Area #1 Initial 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	\$ 40,082.52	\$ 4,077.27	\$ 22,464.37	\$ 30,476.37
City Auditor	1,031.98	104.98	578.38	784.66
Filing Fees	412.79	41.99	231.35	313.87
ASW Collection Contract	3,962.82	403.10	2,220.98	3,013.10
PID Trustee Fees	3,750.00	691.28	3,808.72	3,750.00
Dissemination Agent	7,000.00	537.66	2,962.34	3,500.00
Draw Request Review	-	583.75	3,216.25	-
P3Works Dev/Issuer CDA Review	2,300.00	537.66	2,962.34	2,300.00
Past Due P3Works, LLC Invoice	-	1,367.85	7,536.39	-
Collection Cost Maintenance Balance	10,000.00	1,536.18	8,463.82	10,000.00
Less CCMB Credit from Prior Years	(9,234.15)	-	-	(8,054.34)
Arbitrage Calculation	1,500.00	230.43	1,269.57	1,500.00
Total	\$ 60,805.96	\$ 10,112.15	\$ 55,714.51	\$ 47,583.66

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		1/31/2026	1/31/2027	1/31/2028	1/31/2029	1/31/2030
Improvement Area #1 Initial Bonds						
Principal		\$ 150,000.00	\$ 155,000.00	\$ 160,000.00	\$ 170,000.00	\$ 175,000.00
Interest		\$ 233,575.00	\$ 228,700.00	\$ 223,662.50	\$ 218,462.50	\$ 212,937.50
Additional Interest		\$ 30,625.00	\$ 29,875.00	\$ 29,100.00	\$ 28,300.00	\$ 27,450.00
	(1)	\$ 414,200.00	\$ 413,575.00	\$ 412,762.50	\$ 416,762.50	\$ 415,387.50
Improvement Area #1 Additional Bonds						
Principal		\$ 87,000.00	\$ 91,000.00	\$ 95,000.00	\$ 95,000.00	\$ 101,000.00
Interest		\$ 249,768.76	\$ 245,418.76	\$ 240,868.76	\$ 236,118.76	\$ 230,775.00
Additional Interest		\$ 21,660.00	\$ 21,225.00	\$ 20,770.00	\$ 20,295.00	\$ 19,820.00
	(2)	\$ 358,428.76	\$ 357,643.76	\$ 356,638.76	\$ 351,413.76	\$ 351,595.00
Annual Collection Costs	(3)	\$ 60,805.96	\$ 62,022.08	\$ 63,262.52	\$ 64,527.77	\$ 65,818.33
TIRZ Credit [a]	(4)	\$ (191,583.80)				
Total Improvement Area #1 Annual Installment	(5) = (1) + (2) + (3) + (4)	\$ 641,850.92	\$ 833,240.84	\$ 832,663.78	\$ 832,704.03	\$ 832,800.83

Improvement Areas #2-3						
Installments Due		1/31/2026	1/31/2027	1/31/2028	1/31/2029	1/31/2030
Improvement Areas #2-3 Bonds						
Improvement Area #2						
Principal		\$ 12,000.00	\$ 13,000.00	\$ 14,000.00	\$ 15,000.00	\$ 16,000.00
Interest		\$ 74,505.00	\$ 73,785.00	\$ 73,005.00	\$ 72,165.00	\$ 71,133.75
	(1)	\$ 86,505.00	\$ 86,785.00	\$ 87,005.00	\$ 87,165.00	\$ 87,133.75
Improvement Area #3						
Principal		\$ 65,000.00	\$ 68,000.00	\$ 75,000.00	\$ 79,000.00	\$ 85,000.00
Interest		\$ 410,690.00	\$ 406,790.00	\$ 402,710.00	\$ 398,210.00	\$ 392,778.75
	(2)	\$ 475,690.00	\$ 474,790.00	\$ 477,710.00	\$ 477,210.00	\$ 477,778.75
Additional Interest	(3)	\$ 35,025.00	\$ 34,640.00	\$ 34,235.00	\$ 33,790.00	\$ 33,320.00
Annual Collection Costs	(4)	\$ 65,826.66	\$ 67,143.19	\$ 68,486.06	\$ 69,855.78	\$ 71,252.89
Total Improvement Area #2-3 Annual Installment	(5) = (1) + (2) + (3) + (4)	\$ 663,046.66	\$ 663,358.19	\$ 667,436.06	\$ 668,020.78	\$ 669,485.39

Major Improvement Area						
Installments Due		1/31/2026	1/31/2027	1/31/2028	1/31/2029	1/31/2030
Major Improvement Area Bonds						
Principal		\$ 160,000.00	\$ 170,000.00	\$ 175,000.00	\$ 185,000.00	\$ 195,000.00
Interest		\$ 439,562.50	\$ 430,962.50	\$ 421,825.00	\$ 412,418.75	\$ 402,475.00
	(1)	\$ 599,562.50	\$ 600,962.50	\$ 596,825.00	\$ 597,418.75	\$ 597,475.00
Additional Interest	(2)	\$ 39,850.00	\$ 39,050.00	\$ 38,200.00	\$ 37,325.00	\$ 36,400.00
Annual Collection Costs	(3)	\$ 47,583.66	\$ 48,535.33	\$ 49,506.04	\$ 50,496.16	\$ 51,506.08
TIRZ Credit [a]	(4)	\$ (248,157.09)				
Total Major Improvement Area Annual Installment	(5) = (1) + (2) + (3) + (4)	\$ 438,839.07	\$ 688,547.83	\$ 684,531.04	\$ 685,239.91	\$ 685,381.08

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 2025 Annual Installments which will be delinquent if not paid by January 31, 2026. 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		Annual Installment Due 1/31/2026 pre TIRZ ^[c]	TIRZ Credit ^[c]	Net Annual Installment Due 1/31/2026
		Improvement Area #1 Initial	Improvement Area #1 Additional			
		Bonds	Bonds			
480119100A0010000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100A0020000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100ACA10000	Non-Benefitted	\$ -	\$ -	\$ -	\$ -	\$ -
480119100A0030000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100A0040000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100A0050000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100A0060000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100A0070000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100A0080000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100A0090000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100A0100000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100A0110000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100A0120000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100A0130000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ -	\$ 2,413.20
480119100A0140000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100B0010000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100B0020000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100B0030000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ -	\$ 2,413.20
480119100BCA20000	Non-Benefitted	\$ -	\$ -	\$ -	\$ -	\$ -
480119100B0040000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100B0050000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100B0060000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100B0070000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100B0080000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100B0090000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100B0100000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100B0110000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100C0010000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100C0020000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100C0030000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100C0040000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100C0050000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100C0060000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100C0070000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100C0080000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100C0090000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100C0100000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100C0110000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100C0120000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ -	\$ 2,413.20
480119100C0130000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100C0140000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100D0010000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100D0020000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100D0030000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100D0040000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100D0050000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100D0060000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100D0070000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100D0080000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100D0090000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71

Property ID ^[a]	Lot Type	Outstanding Assessment		Annual Installment Due 1/31/2026 pre TIRZ ^[c]	TIRZ Credit ^[c]	Net Annual Installment Due 1/31/2026
		Improvement Area #1 Initial Bonds	Improvement Area #1 Additional Bonds			
480119100D0100000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100D0110000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100D0120000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100D0130000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100D0140000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100D0150000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100D0160000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100D0170000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100D0180000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100D0190000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100D0200000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100D0210000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100D0220000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100D0230000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100D0240000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100D0250000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100D0260000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100DCA50000	Non-Benefitted	\$ -	\$ -	\$ -	\$ -	\$ -
480119100E0010000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100E0020000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100ECA30000	Non-Benefitted	\$ -	\$ -	\$ -	\$ -	\$ -
480119100E0030000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100E0040000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100E0050000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100E0060000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100E0070000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100E0080000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100E0090000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100E0100000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100E0110000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100E0120000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100E0130000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100E0140000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100E0150000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ -	\$ 2,413.20
480119100E0160000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100E0170000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100E0180000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100E0190000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100E0200000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100E0210000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100E0220000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100E0230000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100E0240000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100E0250000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100E0260000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100E0270000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ -	\$ 2,413.20
480119100E0280000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100E0290000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100F0010000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100F0020000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71

[illegible]

Property ID ^[a]	Lot Type	Outstanding Assessment		Annual Installment Due 1/31/2026 pre TIRZ ^[c]	TIRZ Credit ^[c]	Net Annual Installment Due 1/31/2026
		Improvement Area #1 Initial Bonds	Improvement Area #1 Additional Bonds			
480119100G0280000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100G0290000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100H0010000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100H0020000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100H0030000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100H0040000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100H0050000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (414.73)	\$ 1,998.47
480119100I0010000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100I0020000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100I0030000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (222.77)	\$ 2,190.43
480119100I0040000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100I0050000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100I0060000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100I0070000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100I0080000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100I0090000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100I0100000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100I0110000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100I0120000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100I0130000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100I0140000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100I0150000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100I0160000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100I0170000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100I0180000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100I0190000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100I0200000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100I0210000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100I0220000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100I0230000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100I0240000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100I0250000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100I0260000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100I0270000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100I0280000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100J0010000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100J0020000	Single Family Lot	\$ 17,734.91	\$ 12,543.28	\$ 2,413.20	\$ (565.49)	\$ 1,847.71
480119100JCA40000	Non-Benefitted	\$ -	\$ -	\$ -	\$ -	\$ -
480119100K0010000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100K0020000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100K0030000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100K0040000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100K0050000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100K0060000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100K0070000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100K0080000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100K0090000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100K0100000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100K0110000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100K0120000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45

Property ID ^[a]	Lot Type	Outstanding Assessment		Annual Installment Due 1/31/2026 pre TIRZ ^[c]	TIRZ Credit ^[c]	Net Annual Installment Due 1/31/2026
		Improvement Area #1 Initial Bonds	Improvement Area #1 Additional Bonds			
480119100K0130000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100K0140000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100KCA70000	Non-Benefitted	\$ -	\$ -	\$ -	\$ -	\$ -
480119100K0150000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100K0160000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100K0170000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100K0180000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100K0190000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100K0200000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100K0210000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100K0220000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100K0230000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100L0010000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100L0020000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100L0030000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100L0040000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100L0050000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100L0060000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100L0070000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100L0080000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100L0090000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100M0010000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100M0020000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100M0030000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100M0040000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100M0050000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100M0060000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100M0070000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100M0080000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100M0090000	Townhome Lot	\$ 11,848.59	\$ 8,380.09	\$ 1,612.25	\$ (377.80)	\$ 1,234.45
480119100MCA60000	Non-Benefitted	\$ -	\$ -	\$ -	\$ -	\$ -
480119100NCA80000	Non-Benefitted	\$ -	\$ -	\$ -	\$ -	\$ -
480119100OCA90000	Non-Benefitted	\$ -	\$ -	\$ -	\$ -	\$ -
480119500A0010000	Multi-Family	\$ 2,360,788.58	\$ 1,669,703.85	\$ 321,234.80	\$ (75,274.80)	\$ 245,960.00
480119700M0010000	Commercial 1	\$ 138,885.19	\$ 98,228.68	\$ 18,898.24	\$ (4,428.42)	\$ 14,469.82
Total^[b]		\$ 6,125,000.73	\$ 4,331,999.04	\$ 833,433.79	\$ (191,583.80)	\$ 641,849.99

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 ^[b]	
Property ID ^[a]	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2026
480119100Z0010000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57
480119100Z0020000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57
480119100Z0030000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57
480119100Z0040000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57
480119100ZCA11000	Non-Benefitted	\$ -	\$ -
480119100Z0050000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57
480119100Z0060000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57
480119100Z0070000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57
480119100Z0080000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57
480119100Z0090000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57
480119100Z0100000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57
480119100Z0110000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57
480119100Z0120000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57
480119100Z0130000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57
480119100Y0010000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57
480119100Y0020000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57
480119100Y0030000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57
480119100Y0040000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57
480119100Y0050000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57
480119100Y0060000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57
480119100Y0070000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57
480119100Y0080000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57
480119100Y0090000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57
480119100Y0100000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57
480119100Y0110000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57
480119100Y0120000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57
480119100Y0130000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57
480119100YCA20000	Non-Benefitted	\$ -	\$ -
480119100X0010000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57
480119100X0020000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57
480119100X0030000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57
480119100X0040000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57
480119100X0050000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57
480119100X0060000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57
480119100X0070000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57

		Improvement Areas #2-3 Bonds ^[b]	
Property ID ^[a]	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2026
480119100X0080000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57
480119100X0090000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57
480119100X0100000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57
480119100X0110000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57
480119100X0120000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57
480119100XCA30000	Non-Benefitted	\$ -	\$ -
480119100XCA40000	Non-Benefitted	\$ -	\$ -
480119100X0130000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57
480119100X0140000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57
480119100X0150000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57
480119100X0160000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57
480119100X0170000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57
480119100X0180000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57
480119100X0190000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57
480119100X0200000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57
480119100X0210000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57
480119100X0220000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57
480119100X0230000	IA#2 Single Family	\$ 21,959.18	\$ 2,081.57
Total^[c]		\$ 1,075,999.82	\$ 101,996.93

Footnotes:

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

[b] 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.

[c] 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	Annual Installment due 1/31/2026
480129900T0020000	Block K-2(C)	Commercial 2	\$ 70,451.82	\$ 6,666.72
480119800Q0010000	Block K-2(A)	Commercial 2	\$ 133,202.83	\$ 12,604.72
480119800Q0020000	Block K-2(A)	Commercial 2	\$ 78,408.81	\$ 7,419.67
489071500S0010000	Block D1	Multi-Family	\$ 1,520,162.09	\$ 143,849.92
480118400B0020000	Block F	Multi-Family	\$ 1,819,134.96	\$ 172,141.13
480118300B01A0000	Block G1	Commercial 2	\$ 38,684.45	\$ 3,660.63
480041500A0030000	Block H1 (partial)	Commercial 2	\$ 27,074.46	\$ 2,562.00
480041500A0020000	Block H1 (partial)	Commercial 2	\$ 25,909.97	\$ 2,451.81
480118400A0030000	Block L3	Commercial 2	\$ 775,552.24	\$ 73,388.97
480118400A0020000	Block L2	Commercial 2	\$ 232,898.57	\$ 22,038.73
65022863010030000	Block K-3	Commercial 2	\$ 69,222.26	\$ 6,550.37
65100943010030000	Block K-2(B)	Commercial 2	\$ 11,125.60	\$ 1,052.79
65100943010020000	Block K-2(B)	Commercial 2	\$ 22,573.69	\$ 2,136.10
65100943010030400	Block K-2(B)	Commercial 2	\$ 40,193.39	\$ 3,803.42
65100943010020100	Block K-2(B)	Commercial 2	\$ 2,891.21	\$ 273.59
65022863010020000	Block D2	Commercial 2	\$ 120,624.66	\$ 11,414.47
480041500A0010000	Block H1 (partial)	Commercial 2	\$ 110,555.46	\$ 10,461.64
65092877510020200	Block H2	Non-Benefitted	\$ -	\$ -
480118300A0010000	Block L1	Commercial 2	\$ 306,301.56	\$ 28,984.71
65022863010020400	Block E	Commercial 2 & Commercial 3	\$ 346,778.51	\$ 32,814.96
480118300B0040000	Block G2	Commercial 2	\$ 49,984.59	\$ 4,729.94
480118300B0050000	Block G2	Commercial 2	\$ 52,097.40	\$ 4,929.87
480118300B0060000	Block G2	Commercial 2	\$ 75,171.48	\$ 7,113.33
Total^[b]			\$ 5,929,000.01	\$ 561,049.50

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

Property ID ^[a]	Block	Lot Type	Major Improvement Area Bonds			
			Outstanding Assessment	Annual Installment Due 1/31/2026 before TIRZ ^[c]		Annual Installment Due 1/31/2026 net of TIRZ Credit
					TIRZ Credit ^[c]	
480119100Z0010000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32	\$ (158.47)	\$ 1,202.85
480119100Z0020000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32	\$ (158.47)	\$ 1,202.85
480119100Z0030000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32	\$ (158.47)	\$ 1,202.85
480119100Z0040000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32	\$ (158.47)	\$ 1,202.85
480119100ZCA11000	Block C	Non-Benefitted	\$ -	\$ -	\$ -	\$ -
480119100Z0050000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32	\$ (158.47)	\$ 1,202.85
480119100Z0060000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32	\$ (158.47)	\$ 1,202.85
480119100Z0070000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32	\$ (158.47)	\$ 1,202.85
480119100Z0080000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32	\$ (158.47)	\$ 1,202.85
480119100Z0090000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32	\$ (158.47)	\$ 1,202.85
480119100Z0100000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32	\$ (158.47)	\$ 1,202.85
480119100Z0110000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32	\$ (158.47)	\$ 1,202.85
480119100Z0120000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32	\$ (158.47)	\$ 1,202.85
480119100Z0130000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32	\$ (158.47)	\$ 1,202.85
480119100Y0010000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32	\$ (158.47)	\$ 1,202.85
480119100Y0020000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32	\$ (158.47)	\$ 1,202.85
480119100Y0030000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32	\$ (158.47)	\$ 1,202.85
480119100Y0040000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32	\$ (158.47)	\$ 1,202.85
480119100Y0050000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32	\$ (158.47)	\$ 1,202.85
480119100Y0060000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32	\$ (158.47)	\$ 1,202.85
480119100Y0070000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32	\$ (158.47)	\$ 1,202.85
480119100Y0080000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32	\$ (158.47)	\$ 1,202.85
480119100Y0090000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32	\$ (158.47)	\$ 1,202.85
480119100Y0100000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32	\$ (158.47)	\$ 1,202.85
480119100Y0110000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32	\$ (158.47)	\$ 1,202.85
480119100Y0120000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32	\$ (158.47)	\$ 1,202.85
480119100Y0130000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32	\$ (158.47)	\$ 1,202.85
480119100YCA20000	Block C	Non-Benefitted	\$ -	\$ -	\$ -	\$ -
480119100X0010000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32	\$ (158.47)	\$ 1,202.85
480119100X0020000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32	\$ (158.47)	\$ 1,202.85
480119100X0030000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32	\$ (158.47)	\$ 1,202.85
480119100X0040000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32	\$ (158.47)	\$ 1,202.85
480119100X0050000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32	\$ (158.47)	\$ 1,202.85
480119100X0060000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32	\$ (158.47)	\$ 1,202.85
480119100X0070000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32	\$ (158.47)	\$ 1,202.85
480119100X0080000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32	\$ (158.47)	\$ 1,202.85
480119100X0090000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32	\$ (158.47)	\$ 1,202.85
480119100X0100000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32	\$ (158.47)	\$ 1,202.85
480119100X0110000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32	\$ (158.47)	\$ 1,202.85
480119100X0120000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32	\$ (158.47)	\$ 1,202.85
480119100XCA30000	Block C	Non-Benefitted	\$ -	\$ -	\$ -	\$ -
480119100XCA40000	Block C	Non-Benefitted	\$ -	\$ -	\$ -	\$ -
480119100X0130000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32	\$ (158.47)	\$ 1,202.85
480119100X0140000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32	\$ (158.47)	\$ 1,202.85
480119100X0150000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32	\$ (158.47)	\$ 1,202.85
480119100X0160000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32	\$ (158.47)	\$ 1,202.85
480119100X0170000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32	\$ (158.47)	\$ 1,202.85
480119100X0180000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32	\$ (158.47)	\$ 1,202.85
480119100X0190000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32	\$ (158.47)	\$ 1,202.85
480119100X0200000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32	\$ (158.47)	\$ 1,202.85

Property ID ^[a]	Block	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2026 before TIRZ ^[c]	TIRZ Credit ^[c]	Annual Installment Due 1/31/2026 net of TIRZ Credit
480119100X0210000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32	\$ (158.47)	\$ 1,202.85
480119100X0220000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32	\$ (158.47)	\$ 1,202.85
480119100X0230000	Block C	Single Family	\$ 15,793.01	\$ 1,361.32	\$ (158.47)	\$ 1,202.85
480129900T0020000	Block K-2(C)	Commercial 2	\$ 52,378.89	\$ 4,514.94	\$ (1,592.65)	\$ 2,922.29
480119800Q0010000	Block K-2(A)	Commercial 2	\$ 99,032.46	\$ 8,536.38	\$ (686.20)	\$ 7,850.17
480119800Q0020000	Block K-2(A)	Commercial 2	\$ 58,294.68	\$ 5,024.87	\$ (403.93)	\$ 4,620.94
489071500S0010000	Block D1	Multi-Family	\$ 2,081,268.69	\$ 179,400.70	\$ (59,333.03)	\$ 120,067.68
480118400B0020000	Block F	Multi-Family	\$ 1,352,474.27	\$ 116,580.25	\$ (106,478.17)	\$ 10,102.08
480118300B01A0000	Block G1	Commercial 2	\$ 28,760.77	\$ 2,479.11	\$ -	\$ 2,479.11
480041500A0030000	Block H1 (partial)	Commercial 2	\$ 20,129.08	\$ 1,735.08	\$ (546.54)	\$ 1,188.54
480041500A0020000	Block H1 (partial)	Commercial 2	\$ 19,263.31	\$ 1,660.45	\$ (523.03)	\$ 1,137.42
480118400A0030000	Block L3	Commercial 2	\$ 576,600.67	\$ 49,701.69	\$ (48,419.91)	\$ 1,281.77
480118400A0020000	Block L2	Commercial 2	\$ 173,153.36	\$ 14,925.43	\$ (1,844.15)	\$ 13,081.28
65022863010040200	Block I	Commercial 3	\$ 590,635.20	\$ 50,911.43	\$ -	\$ 50,911.43
65022863010080000	Block J	Commercial 3	\$ 1,246,395.22	\$ 107,436.48	\$ -	\$ 107,436.48
65022863010100000	City Land	Non-Benefitted	\$ -	\$ -	\$ -	\$ -
65100037010050100	City Land	Non-Benefitted	\$ -	\$ -	\$ -	\$ -
480119600M11A0000	City Land	Non-Benefitted	\$ -	\$ -	\$ -	\$ -
65022863010030000	Block K-3	Commercial 2	\$ 51,464.75	\$ 4,436.15	\$ (1,817.56)	\$ 2,618.59
65100943010030000	Block K-2(B)	Commercial 2	\$ 8,271.56	\$ 712.99	\$ (346.27)	\$ 366.72
65100943010020000	Block K-2(B)	Commercial 2	\$ 16,782.88	\$ 1,446.65	\$ (702.59)	\$ 744.06
65100943010030400	Block K-2(B)	Commercial 2	\$ 29,882.63	\$ 2,575.82	\$ (1,250.98)	\$ 1,324.84
65100943010020100	Block K-2(B)	Commercial 2	\$ 2,149.53	\$ 185.28	\$ (89.99)	\$ 95.29
65022863010020000	Block D2	Commercial 2	\$ 89,680.95	\$ 7,730.30	\$ (2,399.18)	\$ 5,331.12
480041500A0010000	Block H1 (partial)	Commercial 2	\$ 82,194.79	\$ 7,085.01	\$ (2,231.74)	\$ 4,853.27
65092877510020200	Block H2	Non-Benefitted	\$ -	\$ -	\$ -	\$ -
480118300A0010000	Block L1	Commercial 2	\$ 227,726.36	\$ 19,629.50	\$ (5,499.56)	\$ 14,129.94
65022863010020400	Block E	Commercial 2 & Commercial 3	\$ 257,819.80	\$ 22,223.49	\$ (6,226.33)	\$ 15,997.16
480118300B0040000	Block G2	Commercial 2	\$ 37,162.10	\$ 3,203.29	\$ -	\$ 3,203.29
480118300B0050000	Block G2	Commercial 2	\$ 38,732.91	\$ 3,338.69	\$ -	\$ 3,338.69
480118300B0060000	Block G2	Commercial 2	\$ 55,887.83	\$ 4,817.41	\$ -	\$ 4,817.41
Total^[b]			\$ 7,970,000.00	\$ 686,996.16	\$ (248,157.09)	\$ 438,839.08

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. TIRZ Credit is allocated based on outstanding Major Improvement Area Assessment.

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

DEBT SERVICE REQUIREMENTS

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

<u>Year Ending (September 30)</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
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⁾	<u>\$6,875,000</u>	<u>\$4,779,900</u>	<u>\$11,654,900</u>

⁽¹⁾ Totals may not add due to rounding.

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

DEBT SERVICE REQUIREMENTS

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

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

⁽¹⁾ Totals may not add due to rounding.

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

DEBT SERVICE REQUIREMENTS

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

<u>Year Ending</u> <u>(September 30)</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
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	<u>1,036,000</u>	<u>72,520</u>	<u>1,108,520</u>
Total⁽¹⁾	\$7,306,000	\$10,825,954	\$18,131,954

⁽¹⁾ Totals may not add due to rounding.

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

DEBT SERVICE REQUIREMENTS

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

<u>Year Ending (September 30)</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
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⁾	<u>\$8,540,000</u>	<u>\$9,185,264</u>	<u>\$17,725,264</u>

⁽¹⁾ Totals may not add due to rounding.

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EXHIBIT C – LOT TYPE CLASSIFICATION MAP

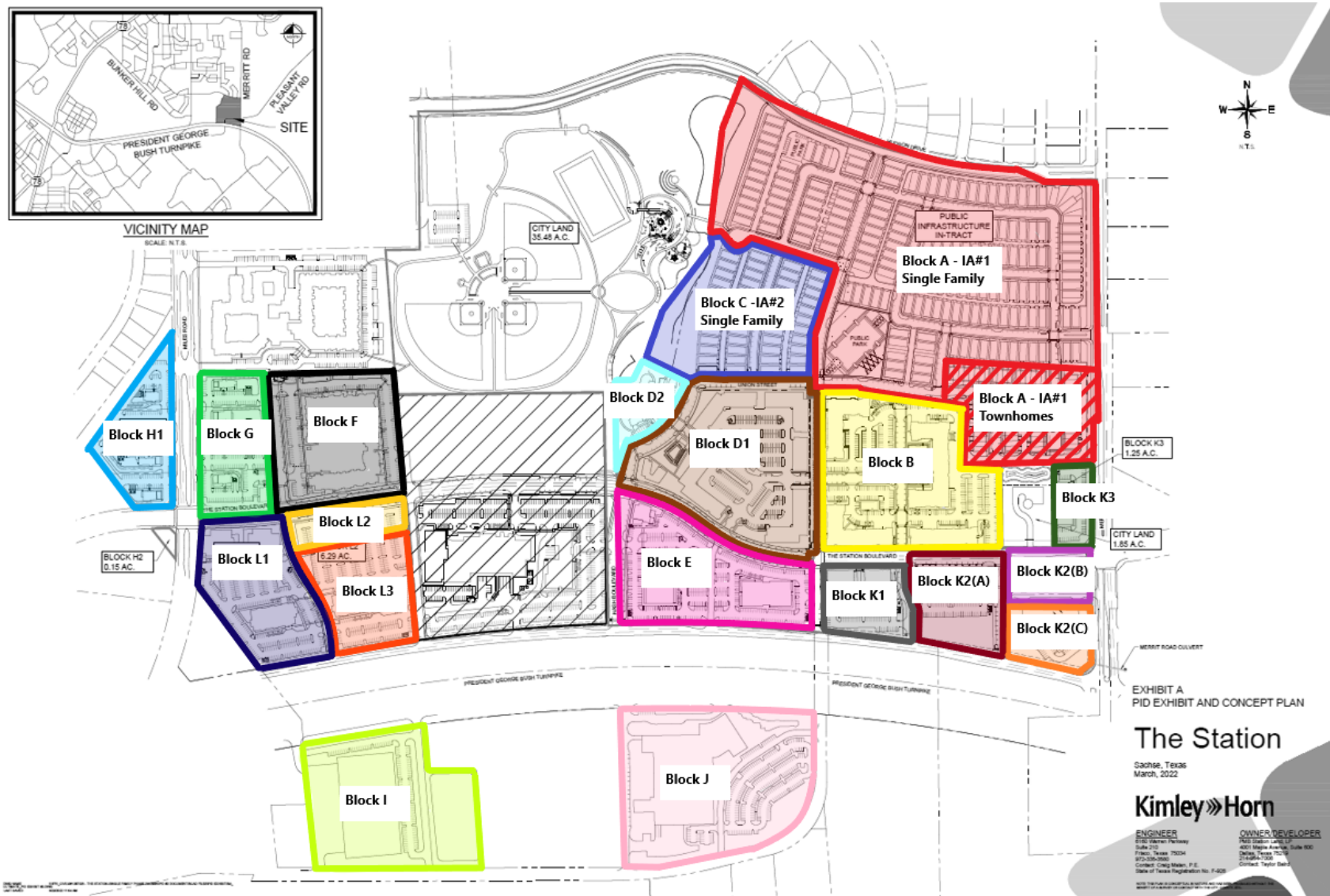


EXHIBIT D – BUYER DISCLOSURES

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

- Improvement Area #1
 - Block A Lot Type Single Family
 - Block A Lot Type Townhome
 - Block B Lot Type Multi-Family
 - Block K1 Lot Type Commercial 1
- Improvement Area #2
 - Block C Lot Type Single Family
- Improvement Area #3
 - Block K2(A) Lot Type Commercial 2
 - Block K2(C) Lot Type Commercial 2
 - Block D1 Lot Type Multi-Family
 - Block F Lot Type Multi-Family
 - Block G1 Lot Type Commercial 2
 - Block L2 Lot Type Commercial 2
 - Block L3 Lot Type Commercial 2
 - 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 RECORDING¹ 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: \$30,278.19**

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

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

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§
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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

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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

Installments Due January	Improvement Area #1 Initial Bonds			Improvement Area #1 Additional Bonds			Annual Collection	Total Installment ^[c]
	Principal	Interest ^[a]	Additional Interest	Principal	Interest ^[b]	Additional Interest		
2026	\$ 434.32	\$ 676.32	\$ 88.67	\$ 251.91	\$ 723.20	\$ 62.72	\$ 176.06	\$ 2,413.21
2027	\$ 448.80	\$ 662.20	\$ 86.50	\$ 263.49	\$ 710.61	\$ 61.46	\$ 179.58	\$ 2,412.64
2028	\$ 463.28	\$ 647.61	\$ 84.26	\$ 275.07	\$ 697.43	\$ 60.14	\$ 183.18	\$ 2,410.97
2029	\$ 492.23	\$ 632.56	\$ 81.94	\$ 275.07	\$ 683.68	\$ 58.76	\$ 186.84	\$ 2,411.09
2030	\$ 506.71	\$ 616.56	\$ 79.48	\$ 292.44	\$ 668.21	\$ 57.39	\$ 190.58	\$ 2,411.37
2031	\$ 521.19	\$ 600.09	\$ 76.95	\$ 312.71	\$ 651.76	\$ 55.93	\$ 194.39	\$ 2,413.01
2032	\$ 535.67	\$ 580.55	\$ 74.34	\$ 332.98	\$ 634.17	\$ 54.36	\$ 198.28	\$ 2,410.34
2033	\$ 564.62	\$ 560.46	\$ 71.66	\$ 344.56	\$ 615.44	\$ 52.70	\$ 202.24	\$ 2,411.69
2034	\$ 579.10	\$ 539.29	\$ 68.84	\$ 370.62	\$ 596.06	\$ 50.98	\$ 206.29	\$ 2,411.17
2035	\$ 608.05	\$ 517.57	\$ 65.94	\$ 385.10	\$ 575.21	\$ 49.12	\$ 210.41	\$ 2,411.41
2036	\$ 622.53	\$ 494.77	\$ 62.90	\$ 416.95	\$ 553.55	\$ 47.20	\$ 214.62	\$ 2,412.52
2037	\$ 651.49	\$ 471.42	\$ 59.79	\$ 434.32	\$ 530.09	\$ 45.11	\$ 218.91	\$ 2,411.14
2038	\$ 680.44	\$ 446.99	\$ 56.53	\$ 454.59	\$ 505.66	\$ 42.94	\$ 223.29	\$ 2,410.45
2039	\$ 709.40	\$ 421.48	\$ 53.13	\$ 477.76	\$ 480.09	\$ 40.67	\$ 227.76	\$ 2,410.28
2040	\$ 723.87	\$ 394.87	\$ 49.59	\$ 518.29	\$ 453.22	\$ 38.28	\$ 232.31	\$ 2,410.43
2041	\$ 752.83	\$ 367.73	\$ 45.97	\$ 547.25	\$ 424.06	\$ 35.69	\$ 236.96	\$ 2,410.48
2042	\$ 796.26	\$ 337.61	\$ 42.20	\$ 567.52	\$ 393.28	\$ 32.95	\$ 241.70	\$ 2,411.52
2043	\$ 825.22	\$ 305.76	\$ 38.22	\$ 605.16	\$ 361.36	\$ 30.11	\$ 246.53	\$ 2,412.36
2044	\$ 854.17	\$ 272.76	\$ 34.09	\$ 645.70	\$ 325.05	\$ 27.09	\$ 251.46	\$ 2,410.31
2045	\$ 897.60	\$ 238.59	\$ 29.82	\$ 677.55	\$ 286.31	\$ 23.86	\$ 256.49	\$ 2,410.22
2046	\$ 926.56	\$ 202.68	\$ 25.34	\$ 729.66	\$ 245.65	\$ 20.47	\$ 261.62	\$ 2,411.99
2047	\$ 969.99	\$ 165.62	\$ 20.70	\$ 770.20	\$ 201.87	\$ 16.82	\$ 266.85	\$ 2,412.07
2048	\$ 1,013.42	\$ 126.82	\$ 15.85	\$ 813.63	\$ 155.66	\$ 12.97	\$ 272.19	\$ 2,410.56
2049	\$ 1,056.86	\$ 86.29	\$ 10.79	\$ 862.86	\$ 106.84	\$ 8.90	\$ 277.63	\$ 2,410.17
2050	\$ 1,100.29	\$ 44.01	\$ 5.50	\$ 917.87	\$ 55.07	\$ 4.59	\$ 283.19	\$ 2,410.52
Total	\$ 17,734.91	\$ 10,410.61	\$ 1,329.03	\$ 12,543.28	\$ 11,633.53	\$ 991.20	\$ 5,639.36	\$ 60,281.93

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 RECORDING¹ 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 TOWNHOME PRINCIPAL
ASSESSMENT: \$20,228.68**

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

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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

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§
§

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

Installments Due January	Improvement Area #1 Initial Bonds			Improvement Area #1 Additional Bonds			Annual Collection	Total Installment ^[c]
	Principal	Interest ^[a]	Additional Interest	Principal	Interest ^[b]	Additional Interest		
2026	\$ 290.17	\$ 451.84	\$ 59.24	\$ 168.30	\$ 483.17	\$ 41.90	\$ 117.63	\$ 1,612.25
2027	\$ 299.84	\$ 442.41	\$ 57.79	\$ 176.04	\$ 474.75	\$ 41.06	\$ 119.98	\$ 1,611.87
2028	\$ 309.51	\$ 432.67	\$ 56.29	\$ 183.77	\$ 465.95	\$ 40.18	\$ 122.38	\$ 1,610.76
2029	\$ 328.86	\$ 422.61	\$ 54.75	\$ 183.77	\$ 456.76	\$ 39.26	\$ 124.83	\$ 1,610.84
2030	\$ 338.53	\$ 411.92	\$ 53.10	\$ 195.38	\$ 446.43	\$ 38.34	\$ 127.32	\$ 1,611.02
2031	\$ 348.20	\$ 400.92	\$ 51.41	\$ 208.92	\$ 435.44	\$ 37.36	\$ 129.87	\$ 1,612.12
2032	\$ 357.88	\$ 387.86	\$ 49.67	\$ 222.46	\$ 423.68	\$ 36.32	\$ 132.47	\$ 1,610.34
2033	\$ 377.22	\$ 374.44	\$ 47.88	\$ 230.20	\$ 411.17	\$ 35.21	\$ 135.12	\$ 1,611.23
2034	\$ 386.89	\$ 360.29	\$ 45.99	\$ 247.61	\$ 398.22	\$ 34.06	\$ 137.82	\$ 1,610.89
2035	\$ 406.24	\$ 345.79	\$ 44.06	\$ 257.28	\$ 384.29	\$ 32.82	\$ 140.58	\$ 1,611.05
2036	\$ 415.91	\$ 330.55	\$ 42.03	\$ 278.56	\$ 369.82	\$ 31.53	\$ 143.39	\$ 1,611.79
2037	\$ 435.25	\$ 314.95	\$ 39.95	\$ 290.17	\$ 354.15	\$ 30.14	\$ 146.25	\$ 1,610.87
2038	\$ 454.60	\$ 298.63	\$ 37.77	\$ 303.71	\$ 337.83	\$ 28.69	\$ 149.18	\$ 1,610.41
2039	\$ 473.94	\$ 281.59	\$ 35.50	\$ 319.19	\$ 320.75	\$ 27.17	\$ 152.16	\$ 1,610.29
2040	\$ 483.62	\$ 263.81	\$ 33.13	\$ 346.27	\$ 302.79	\$ 25.57	\$ 155.21	\$ 1,610.40
2041	\$ 502.96	\$ 245.68	\$ 30.71	\$ 365.61	\$ 283.31	\$ 23.84	\$ 158.31	\$ 1,610.43
2042	\$ 531.98	\$ 225.56	\$ 28.19	\$ 379.15	\$ 262.75	\$ 22.01	\$ 161.48	\$ 1,611.12
2043	\$ 551.32	\$ 204.28	\$ 25.53	\$ 404.30	\$ 241.42	\$ 20.12	\$ 164.71	\$ 1,611.68
2044	\$ 570.67	\$ 182.23	\$ 22.78	\$ 431.39	\$ 217.16	\$ 18.10	\$ 168.00	\$ 1,610.32
2045	\$ 599.68	\$ 159.40	\$ 19.92	\$ 452.66	\$ 191.28	\$ 15.94	\$ 171.36	\$ 1,610.25
2046	\$ 619.03	\$ 135.41	\$ 16.93	\$ 487.48	\$ 164.12	\$ 13.68	\$ 174.79	\$ 1,611.44
2047	\$ 648.05	\$ 110.65	\$ 13.83	\$ 514.57	\$ 134.87	\$ 11.24	\$ 178.28	\$ 1,611.49
2048	\$ 677.06	\$ 84.73	\$ 10.59	\$ 543.58	\$ 104.00	\$ 8.67	\$ 181.85	\$ 1,610.48
2049	\$ 706.08	\$ 57.65	\$ 7.21	\$ 576.47	\$ 71.38	\$ 5.95	\$ 185.49	\$ 1,610.22
2050	\$ 735.10	\$ 29.40	\$ 3.68	\$ 613.22	\$ 36.79	\$ 3.07	\$ 189.20	\$ 1,610.46
Total	\$ 11,848.59	\$ 6,955.27	\$ 887.92	\$ 8,380.09	\$ 7,772.30	\$ 662.22	\$ 3,767.62	\$ 40,274.00

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 RECORDING¹ 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 B - LOT TYPE MULTI-FAMILY PRINCIPAL
ASSESSMENT: \$4,030,492.43**

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

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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

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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

Installments Due January 31,	Improvement Area #1 Initial Bonds			Improvement Area #1 Additional Bonds			Annual Collection Costs	Total Installment ^[c]
	Principal	Interest ^[a]	Additional Interest	Principal	Interest ^[b]	Additional Interest		
2026	\$ 57,815.23	\$ 90,027.95	\$ 11,803.94	\$ 33,532.83	\$ 96,269.59	\$ 8,348.52	\$ 23,436.74	\$ 321,234.80
2027	\$ 59,742.40	\$ 88,148.95	\$ 11,514.87	\$ 35,074.57	\$ 94,592.95	\$ 8,180.86	\$ 23,905.47	\$ 321,160.07
2028	\$ 61,669.58	\$ 86,207.33	\$ 11,216.15	\$ 36,616.31	\$ 92,839.22	\$ 8,005.48	\$ 24,383.58	\$ 320,937.66
2029	\$ 65,523.93	\$ 84,203.07	\$ 10,907.81	\$ 36,616.31	\$ 91,008.40	\$ 7,822.40	\$ 24,871.25	\$ 320,953.17
2030	\$ 67,451.10	\$ 82,073.54	\$ 10,580.19	\$ 38,928.92	\$ 88,948.73	\$ 7,639.32	\$ 25,368.68	\$ 320,990.48
2031	\$ 69,378.28	\$ 79,881.38	\$ 10,242.93	\$ 41,626.97	\$ 86,758.98	\$ 7,444.67	\$ 25,876.05	\$ 321,209.26
2032	\$ 71,305.45	\$ 77,279.69	\$ 9,896.04	\$ 44,325.01	\$ 84,417.47	\$ 7,236.54	\$ 26,393.57	\$ 320,853.77
2033	\$ 75,159.80	\$ 74,605.74	\$ 9,539.51	\$ 45,866.75	\$ 81,924.18	\$ 7,014.91	\$ 26,921.44	\$ 321,032.34
2034	\$ 77,086.97	\$ 71,787.24	\$ 9,163.71	\$ 49,335.66	\$ 79,344.18	\$ 6,785.58	\$ 27,459.87	\$ 320,963.23
2035	\$ 80,941.32	\$ 68,896.48	\$ 8,778.28	\$ 51,262.84	\$ 76,569.05	\$ 6,538.90	\$ 28,009.07	\$ 320,995.95
2036	\$ 82,868.50	\$ 65,861.18	\$ 8,373.57	\$ 55,502.62	\$ 73,685.51	\$ 6,282.59	\$ 28,569.25	\$ 321,143.23
2037	\$ 86,722.85	\$ 62,753.61	\$ 7,959.23	\$ 57,815.23	\$ 70,563.49	\$ 6,005.08	\$ 29,140.64	\$ 320,960.12
2038	\$ 90,577.19	\$ 59,501.51	\$ 7,525.62	\$ 60,513.27	\$ 67,311.38	\$ 5,716.00	\$ 29,723.45	\$ 320,868.42
2039	\$ 94,431.54	\$ 56,104.86	\$ 7,072.73	\$ 63,596.75	\$ 63,907.51	\$ 5,413.43	\$ 30,317.92	\$ 320,844.76
2040	\$ 96,358.72	\$ 52,563.68	\$ 6,600.57	\$ 68,992.84	\$ 60,330.19	\$ 5,095.45	\$ 30,924.28	\$ 320,865.73
2041	\$ 100,213.07	\$ 48,950.23	\$ 6,118.78	\$ 72,847.19	\$ 56,449.35	\$ 4,750.48	\$ 31,542.76	\$ 320,871.86
2042	\$ 105,994.59	\$ 44,941.71	\$ 5,617.71	\$ 75,545.23	\$ 52,351.69	\$ 4,386.25	\$ 32,173.62	\$ 321,010.80
2043	\$ 109,848.94	\$ 40,701.92	\$ 5,087.74	\$ 80,555.89	\$ 48,102.27	\$ 4,008.52	\$ 32,817.09	\$ 321,122.37
2044	\$ 113,703.29	\$ 36,307.96	\$ 4,538.50	\$ 85,951.98	\$ 43,268.92	\$ 3,605.74	\$ 33,473.43	\$ 320,849.82
2045	\$ 119,484.81	\$ 31,759.83	\$ 3,969.98	\$ 90,191.76	\$ 38,111.80	\$ 3,175.98	\$ 34,142.90	\$ 320,837.07
2046	\$ 123,339.16	\$ 26,980.44	\$ 3,372.56	\$ 97,129.59	\$ 32,700.29	\$ 2,725.02	\$ 34,825.76	\$ 321,072.82
2047	\$ 129,120.68	\$ 22,046.87	\$ 2,755.86	\$ 102,525.68	\$ 26,872.52	\$ 2,239.38	\$ 35,522.27	\$ 321,083.26
2048	\$ 134,902.20	\$ 16,882.05	\$ 2,110.26	\$ 108,307.20	\$ 20,720.98	\$ 1,726.75	\$ 36,232.72	\$ 320,882.15
2049	\$ 140,683.73	\$ 11,485.96	\$ 1,435.74	\$ 114,859.59	\$ 14,222.55	\$ 1,185.21	\$ 36,957.37	\$ 320,830.16
2050	\$ 146,465.25	\$ 5,858.61	\$ 732.33	\$ 122,182.85	\$ 7,330.97	\$ 610.91	\$ 37,696.52	\$ 320,877.45
Total	\$ 2,360,788.58	\$ 1,385,811.80	\$ 176,914.61	\$ 1,669,703.85	\$ 1,548,602.18	\$ 131,943.99	\$ 750,685.72	\$ 8,024,450.73

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 RECORDING¹ 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 K1 - LOT TYPE COMMERCIAL 1 PRINCIPAL
ASSESSMENT: \$237,113.87**

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

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§
§

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

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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

Installments Due January 31,	Improvement Area #1 Initial Bonds			Improvement Area #1 Additional Bonds			Annual Collection Costs	Total Installment ^[c]
	Principal	Interest ^[a]	Additional Interest	Principal	Interest ^[b]	Additional Interest		
2026	\$ 3,401.27	\$ 5,296.34	\$ 694.43	\$ 1,972.74	\$ 5,663.54	\$ 491.14	\$ 1,378.78	\$ 18,898.24
2027	\$ 3,514.65	\$ 5,185.80	\$ 677.42	\$ 2,063.44	\$ 5,564.90	\$ 481.28	\$ 1,406.36	\$ 18,893.85
2028	\$ 3,628.02	\$ 5,071.58	\$ 659.85	\$ 2,154.14	\$ 5,461.73	\$ 470.96	\$ 1,434.49	\$ 18,880.76
2029	\$ 3,854.77	\$ 4,953.67	\$ 641.71	\$ 2,154.14	\$ 5,354.02	\$ 460.19	\$ 1,463.18	\$ 18,881.67
2030	\$ 3,968.15	\$ 4,828.39	\$ 622.43	\$ 2,290.19	\$ 5,232.85	\$ 449.42	\$ 1,492.44	\$ 18,883.87
2031	\$ 4,081.52	\$ 4,699.42	\$ 602.59	\$ 2,448.91	\$ 5,104.03	\$ 437.97	\$ 1,522.29	\$ 18,896.74
2032	\$ 4,194.90	\$ 4,546.36	\$ 582.18	\$ 2,607.64	\$ 4,966.28	\$ 425.73	\$ 1,552.73	\$ 18,875.83
2033	\$ 4,421.65	\$ 4,389.06	\$ 561.21	\$ 2,698.34	\$ 4,819.60	\$ 412.69	\$ 1,583.79	\$ 18,886.33
2034	\$ 4,535.03	\$ 4,223.24	\$ 539.10	\$ 2,902.42	\$ 4,667.82	\$ 399.20	\$ 1,615.46	\$ 18,882.27
2035	\$ 4,761.78	\$ 4,053.18	\$ 516.43	\$ 3,015.79	\$ 4,504.56	\$ 384.68	\$ 1,647.77	\$ 18,884.19
2036	\$ 4,875.15	\$ 3,874.61	\$ 492.62	\$ 3,265.22	\$ 4,334.92	\$ 369.60	\$ 1,680.73	\$ 18,892.86
2037	\$ 5,101.90	\$ 3,691.80	\$ 468.24	\$ 3,401.27	\$ 4,151.25	\$ 353.28	\$ 1,714.34	\$ 18,882.08
2038	\$ 5,328.66	\$ 3,500.47	\$ 442.73	\$ 3,560.00	\$ 3,959.93	\$ 336.27	\$ 1,748.63	\$ 18,876.69
2039	\$ 5,555.41	\$ 3,300.65	\$ 416.09	\$ 3,741.40	\$ 3,759.68	\$ 318.47	\$ 1,783.60	\$ 18,875.30
2040	\$ 5,668.78	\$ 3,092.32	\$ 388.31	\$ 4,058.85	\$ 3,549.23	\$ 299.77	\$ 1,819.28	\$ 18,876.53
2041	\$ 5,895.53	\$ 2,879.74	\$ 359.97	\$ 4,285.60	\$ 3,320.92	\$ 279.47	\$ 1,855.66	\$ 18,876.89
2042	\$ 6,235.66	\$ 2,643.92	\$ 330.49	\$ 4,444.33	\$ 3,079.85	\$ 258.04	\$ 1,892.77	\$ 18,885.07
2043	\$ 6,462.41	\$ 2,394.49	\$ 299.31	\$ 4,739.10	\$ 2,829.86	\$ 235.82	\$ 1,930.63	\$ 18,891.63
2044	\$ 6,689.16	\$ 2,136.00	\$ 267.00	\$ 5,056.55	\$ 2,545.51	\$ 212.13	\$ 1,969.24	\$ 18,875.59
2045	\$ 7,029.29	\$ 1,868.43	\$ 233.55	\$ 5,305.98	\$ 2,242.12	\$ 186.84	\$ 2,008.63	\$ 18,874.84
2046	\$ 7,256.04	\$ 1,587.26	\$ 198.41	\$ 5,714.13	\$ 1,923.76	\$ 160.31	\$ 2,048.80	\$ 18,888.71
2047	\$ 7,596.17	\$ 1,297.02	\$ 162.13	\$ 6,031.59	\$ 1,580.91	\$ 131.74	\$ 2,089.78	\$ 18,889.33
2048	\$ 7,936.30	\$ 993.17	\$ 124.15	\$ 6,371.71	\$ 1,219.02	\$ 101.58	\$ 2,131.57	\$ 18,877.50
2049	\$ 8,276.42	\$ 675.72	\$ 84.46	\$ 6,757.19	\$ 836.71	\$ 69.73	\$ 2,174.20	\$ 18,874.44
2050	\$ 8,616.55	\$ 344.66	\$ 43.08	\$ 7,188.02	\$ 431.28	\$ 35.94	\$ 2,217.69	\$ 18,877.22
Total	\$ 138,885.19	\$ 81,527.31	\$ 10,407.89	\$ 98,228.68	\$ 91,104.27	\$ 7,762.27	\$ 44,162.84	\$ 472,078.43

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 RECORDING¹ RETURN TO:

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: \$37,752.19**

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

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

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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

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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

Installments Due January 31,	Improvement Areas #2-3 Bonds ^[a]		Major Improvement Area Bonds ^[c]		Total		
	Principal	Interest ^[b]	Principal	Interest ^[d]	Additional Interest	Annual Collection Costs	Total Installment ^[e]
2026	\$ 244.90	\$ 1,520.51	\$ 317.05	\$ 871.02	\$ 188.76	\$ 300.66	\$ 3,442.90
2027	\$ 265.31	\$ 1,505.82	\$ 336.86	\$ 853.98	\$ 185.95	\$ 306.67	\$ 3,454.59
2028	\$ 285.71	\$ 1,489.90	\$ 346.77	\$ 835.87	\$ 182.94	\$ 312.81	\$ 3,454.00
2029	\$ 306.12	\$ 1,472.76	\$ 366.59	\$ 817.23	\$ 179.78	\$ 319.06	\$ 3,461.54
2030	\$ 326.53	\$ 1,451.71	\$ 386.40	\$ 797.53	\$ 176.41	\$ 325.44	\$ 3,464.03
2031	\$ 346.94	\$ 1,429.26	\$ 406.22	\$ 776.76	\$ 172.85	\$ 331.95	\$ 3,463.98
2032	\$ 367.35	\$ 1,405.41	\$ 426.03	\$ 754.92	\$ 169.08	\$ 338.59	\$ 3,461.39
2033	\$ 387.76	\$ 1,380.15	\$ 455.76	\$ 732.02	\$ 165.12	\$ 345.36	\$ 3,466.17
2034	\$ 428.57	\$ 1,353.49	\$ 475.57	\$ 707.53	\$ 160.90	\$ 352.27	\$ 3,478.34
2035	\$ 469.39	\$ 1,324.03	\$ 495.39	\$ 681.97	\$ 156.38	\$ 359.32	\$ 3,486.47
2036	\$ 489.80	\$ 1,291.76	\$ 525.11	\$ 655.34	\$ 151.55	\$ 366.50	\$ 3,480.06
2037	\$ 530.61	\$ 1,258.09	\$ 554.84	\$ 627.11	\$ 146.48	\$ 373.83	\$ 3,490.96
2038	\$ 571.43	\$ 1,221.61	\$ 584.56	\$ 597.29	\$ 141.05	\$ 381.31	\$ 3,497.25
2039	\$ 612.24	\$ 1,182.32	\$ 614.28	\$ 565.87	\$ 135.27	\$ 388.94	\$ 3,498.93
2040	\$ 653.06	\$ 1,140.23	\$ 644.01	\$ 532.85	\$ 129.14	\$ 396.71	\$ 3,496.00
2041	\$ 693.88	\$ 1,095.33	\$ 683.64	\$ 498.24	\$ 122.66	\$ 404.65	\$ 3,498.39
2042	\$ 755.10	\$ 1,047.63	\$ 723.27	\$ 459.78	\$ 115.77	\$ 412.74	\$ 3,514.29
2043	\$ 816.33	\$ 995.71	\$ 762.90	\$ 419.10	\$ 108.38	\$ 421.00	\$ 3,523.41
2044	\$ 877.55	\$ 938.57	\$ 802.53	\$ 376.19	\$ 100.48	\$ 429.42	\$ 3,524.74
2045	\$ 938.78	\$ 877.14	\$ 852.07	\$ 331.04	\$ 92.08	\$ 438.01	\$ 3,529.12
2046	\$ 1,000.00	\$ 811.43	\$ 901.61	\$ 283.11	\$ 83.12	\$ 446.77	\$ 3,526.04
2047	\$ 1,081.63	\$ 741.43	\$ 951.15	\$ 232.40	\$ 73.62	\$ 455.70	\$ 3,535.93
2048	\$ 1,163.27	\$ 665.71	\$ 1,000.69	\$ 178.90	\$ 63.45	\$ 464.81	\$ 3,536.83
2049	\$ 1,244.90	\$ 584.29	\$ 1,060.13	\$ 122.61	\$ 52.63	\$ 474.11	\$ 3,538.67
2050	\$ 1,346.94	\$ 497.14	\$ 1,119.58	\$ 62.98	\$ 41.11	\$ 483.59	\$ 3,551.34
2051	\$ 2,775.51	\$ 402.86	\$ -	\$ -	\$ 28.78	\$ 338.57	\$ 3,545.72
2052	\$ 2,979.59	\$ 208.57	\$ -	\$ -	\$ 14.90	\$ 345.34	\$ 3,548.41
Total	\$ 21,959.18	\$ 29,292.86	\$ 15,793.01	\$ 13,771.63	\$ 3,338.64	\$ 10,314.15	\$ 94,469.47

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

[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

[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 RECORDING¹ RETURN TO:

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: \$368,938.78

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

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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

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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

Installments Due January 31,	Improvement Areas #2-3 Bonds ^[a]		Major Improvement Area Bonds ^[c]		Total		
	Principal	Interest ^[b]	Principal	Interest ^[d]	Additional Interest	Annual Collection Costs	Total Installment ^[e]
2026	\$ 2,319.91	\$ 14,657.92	\$ 3,158.39	\$ 8,676.93	\$ 1,844.69	\$ 2,927.80	\$ 33,585.64
2027	\$ 2,426.98	\$ 14,518.72	\$ 3,355.79	\$ 8,507.16	\$ 1,817.30	\$ 2,986.36	\$ 33,612.32
2028	\$ 2,676.82	\$ 14,373.10	\$ 3,454.49	\$ 8,326.79	\$ 1,788.39	\$ 3,046.08	\$ 33,665.67
2029	\$ 2,819.59	\$ 14,212.49	\$ 3,651.88	\$ 8,141.11	\$ 1,757.73	\$ 3,107.01	\$ 33,689.81
2030	\$ 3,033.73	\$ 14,018.65	\$ 3,849.28	\$ 7,944.82	\$ 1,725.37	\$ 3,169.15	\$ 33,741.01
2031	\$ 3,247.88	\$ 13,810.08	\$ 4,046.68	\$ 7,737.92	\$ 1,690.96	\$ 3,232.53	\$ 33,766.05
2032	\$ 3,497.71	\$ 13,586.79	\$ 4,244.08	\$ 7,520.41	\$ 1,654.49	\$ 3,297.18	\$ 33,800.66
2033	\$ 3,640.48	\$ 13,346.32	\$ 4,540.18	\$ 7,292.30	\$ 1,615.78	\$ 3,363.12	\$ 33,798.17
2034	\$ 3,961.70	\$ 13,096.04	\$ 4,737.58	\$ 7,048.26	\$ 1,574.87	\$ 3,430.39	\$ 33,848.83
2035	\$ 4,318.60	\$ 12,823.67	\$ 4,934.98	\$ 6,793.62	\$ 1,531.38	\$ 3,498.99	\$ 33,901.24
2036	\$ 4,604.13	\$ 12,526.76	\$ 5,231.08	\$ 6,528.36	\$ 1,485.11	\$ 3,568.97	\$ 33,944.42
2037	\$ 4,925.35	\$ 12,210.23	\$ 5,527.18	\$ 6,247.19	\$ 1,435.93	\$ 3,640.35	\$ 33,986.24
2038	\$ 5,246.57	\$ 11,871.61	\$ 5,823.28	\$ 5,950.10	\$ 1,383.67	\$ 3,713.16	\$ 33,988.39
2039	\$ 5,674.86	\$ 11,510.91	\$ 6,119.37	\$ 5,637.10	\$ 1,328.32	\$ 3,787.42	\$ 34,058.00
2040	\$ 6,103.15	\$ 11,120.76	\$ 6,415.47	\$ 5,308.19	\$ 1,269.35	\$ 3,863.17	\$ 34,080.10
2041	\$ 6,495.75	\$ 10,701.17	\$ 6,810.27	\$ 4,963.36	\$ 1,206.76	\$ 3,940.44	\$ 34,117.75
2042	\$ 6,959.74	\$ 10,254.59	\$ 7,205.07	\$ 4,580.28	\$ 1,140.23	\$ 4,019.24	\$ 34,159.14
2043	\$ 7,495.10	\$ 9,776.11	\$ 7,599.87	\$ 4,174.99	\$ 1,069.40	\$ 4,099.63	\$ 34,215.10
2044	\$ 8,101.85	\$ 9,251.45	\$ 7,994.67	\$ 3,747.50	\$ 993.93	\$ 4,181.62	\$ 34,271.01
2045	\$ 8,637.21	\$ 8,684.32	\$ 8,488.16	\$ 3,297.80	\$ 913.45	\$ 4,265.25	\$ 34,286.20
2046	\$ 9,279.65	\$ 8,079.72	\$ 8,981.66	\$ 2,820.34	\$ 827.82	\$ 4,350.56	\$ 34,339.75
2047	\$ 9,993.47	\$ 7,430.14	\$ 9,475.16	\$ 2,315.12	\$ 736.51	\$ 4,437.57	\$ 34,387.97
2048	\$ 10,778.67	\$ 6,730.60	\$ 9,968.66	\$ 1,782.14	\$ 639.17	\$ 4,526.32	\$ 34,425.56
2049	\$ 11,563.87	\$ 5,976.09	\$ 10,560.86	\$ 1,221.41	\$ 535.43	\$ 4,616.85	\$ 34,474.50
2050	\$ 12,456.14	\$ 5,166.62	\$ 11,153.05	\$ 627.36	\$ 424.81	\$ 4,709.18	\$ 34,537.17
2051	\$ 29,587.80	\$ 4,294.69	\$ -	\$ -	\$ 306.76	\$ 3,262.35	\$ 37,451.60
2052	\$ 31,764.95	\$ 2,223.55	\$ -	\$ -	\$ 158.82	\$ 3,327.60	\$ 37,474.91
Total	\$ 211,611.64	\$ 286,253.10	\$ 157,327.14	\$ 137,190.57	\$ 32,856.46	\$ 100,368.30	\$ 925,607.21

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 RECORDING¹ RETURN TO:

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: \$122,830.71

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

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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

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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

Installments Due January 31,	Improvement Areas #2-3 Bonds ^[a]		Major Improvement Area Bonds ^[c]		Total		
	Principal	Interest ^[b]	Principal	Interest ^[d]	Additional Interest	Annual Collection Costs	Total Installment ^[e]
2026	\$ 772.37	\$ 4,880.06	\$ 1,051.52	\$ 2,888.81	\$ 614.15	\$ 974.75	\$ 11,181.66
2027	\$ 808.02	\$ 4,833.71	\$ 1,117.24	\$ 2,832.29	\$ 605.03	\$ 994.25	\$ 11,190.54
2028	\$ 891.19	\$ 4,785.23	\$ 1,150.10	\$ 2,772.24	\$ 595.41	\$ 1,014.13	\$ 11,208.30
2029	\$ 938.72	\$ 4,731.76	\$ 1,215.82	\$ 2,710.42	\$ 585.20	\$ 1,034.41	\$ 11,216.34
2030	\$ 1,010.02	\$ 4,667.22	\$ 1,281.54	\$ 2,645.07	\$ 574.43	\$ 1,055.10	\$ 11,233.39
2031	\$ 1,081.31	\$ 4,597.79	\$ 1,347.26	\$ 2,576.19	\$ 562.97	\$ 1,076.21	\$ 11,241.72
2032	\$ 1,164.49	\$ 4,523.45	\$ 1,412.98	\$ 2,503.77	\$ 550.83	\$ 1,097.73	\$ 11,253.25
2033	\$ 1,212.02	\$ 4,443.39	\$ 1,511.56	\$ 2,427.82	\$ 537.94	\$ 1,119.68	\$ 11,252.42
2034	\$ 1,318.97	\$ 4,360.06	\$ 1,577.28	\$ 2,346.58	\$ 524.32	\$ 1,142.08	\$ 11,269.28
2035	\$ 1,437.79	\$ 4,269.38	\$ 1,643.00	\$ 2,261.80	\$ 509.84	\$ 1,164.92	\$ 11,286.73
2036	\$ 1,532.85	\$ 4,170.53	\$ 1,741.58	\$ 2,173.49	\$ 494.44	\$ 1,188.22	\$ 11,301.11
2037	\$ 1,639.80	\$ 4,065.15	\$ 1,840.16	\$ 2,079.88	\$ 478.07	\$ 1,211.98	\$ 11,315.03
2038	\$ 1,746.74	\$ 3,952.41	\$ 1,938.74	\$ 1,980.97	\$ 460.67	\$ 1,236.22	\$ 11,315.75
2039	\$ 1,889.33	\$ 3,832.33	\$ 2,037.32	\$ 1,876.76	\$ 442.24	\$ 1,260.95	\$ 11,338.92
2040	\$ 2,031.92	\$ 3,702.43	\$ 2,135.90	\$ 1,767.25	\$ 422.60	\$ 1,286.16	\$ 11,346.28
2041	\$ 2,162.63	\$ 3,562.74	\$ 2,267.34	\$ 1,652.45	\$ 401.77	\$ 1,311.89	\$ 11,358.81
2042	\$ 2,317.10	\$ 3,414.06	\$ 2,398.78	\$ 1,524.91	\$ 379.62	\$ 1,338.13	\$ 11,372.60
2043	\$ 2,495.34	\$ 3,254.76	\$ 2,530.22	\$ 1,389.98	\$ 356.04	\$ 1,364.89	\$ 11,391.23
2044	\$ 2,697.35	\$ 3,080.08	\$ 2,661.66	\$ 1,247.65	\$ 330.91	\$ 1,392.19	\$ 11,409.84
2045	\$ 2,875.58	\$ 2,891.27	\$ 2,825.96	\$ 1,097.94	\$ 304.11	\$ 1,420.03	\$ 11,414.90
2046	\$ 3,089.47	\$ 2,689.98	\$ 2,990.26	\$ 938.98	\$ 275.61	\$ 1,448.43	\$ 11,432.72
2047	\$ 3,327.12	\$ 2,473.72	\$ 3,154.56	\$ 770.77	\$ 245.21	\$ 1,477.40	\$ 11,448.78
2048	\$ 3,588.54	\$ 2,240.82	\$ 3,318.86	\$ 593.33	\$ 212.80	\$ 1,506.95	\$ 11,461.29
2049	\$ 3,849.96	\$ 1,989.62	\$ 3,516.02	\$ 406.64	\$ 178.26	\$ 1,537.09	\$ 11,477.59
2050	\$ 4,147.02	\$ 1,720.12	\$ 3,713.18	\$ 208.87	\$ 141.43	\$ 1,567.83	\$ 11,498.45
2051	\$ 9,850.66	\$ 1,429.83	\$ -	\$ -	\$ 102.13	\$ 1,086.13	\$ 12,468.75
2052	\$ 10,575.50	\$ 740.28	\$ -	\$ -	\$ 52.88	\$ 1,107.86	\$ 12,476.52
Total	\$ 70,451.82	\$ 95,302.18	\$ 52,378.89	\$ 45,674.83	\$ 10,938.89	\$ 33,415.60	\$ 308,162.21

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 RECORDING¹ RETURN TO:

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: \$3,601,430.78**

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

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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

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COUNTY OF _____

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

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

Notary Public, State of Texas]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

Installments Due January 31,	Improvement Areas #2-3 Bonds ^[a]		Major Improvement Area Bonds ^[c]		Total		
	Principal	Interest ^[b]	Principal	Interest ^[d]	Additional Interest	Annual Collection Costs	Total Installment ^[e]
2026	\$ 16,665.63	\$ 105,298.59	\$ 41,782.06	\$ 114,786.41	\$ 18,007.15	\$ 26,710.78	\$ 323,250.63
2027	\$ 17,434.82	\$ 104,298.66	\$ 44,393.44	\$ 112,540.62	\$ 17,714.92	\$ 27,245.00	\$ 323,627.44
2028	\$ 19,229.58	\$ 103,252.57	\$ 45,699.12	\$ 110,154.48	\$ 17,405.77	\$ 27,789.90	\$ 323,531.41
2029	\$ 20,255.15	\$ 102,098.79	\$ 48,310.50	\$ 107,698.15	\$ 17,081.13	\$ 28,345.69	\$ 323,789.42
2030	\$ 21,793.52	\$ 100,706.25	\$ 50,921.88	\$ 105,101.46	\$ 16,738.30	\$ 28,912.61	\$ 324,174.02
2031	\$ 23,331.89	\$ 99,207.95	\$ 53,533.26	\$ 102,364.41	\$ 16,374.73	\$ 29,490.86	\$ 324,303.08
2032	\$ 25,126.65	\$ 97,603.88	\$ 56,144.64	\$ 99,486.99	\$ 15,990.40	\$ 30,080.68	\$ 324,433.23
2033	\$ 26,152.22	\$ 95,876.42	\$ 60,061.71	\$ 96,469.22	\$ 15,584.04	\$ 30,682.29	\$ 324,825.91
2034	\$ 28,459.77	\$ 94,078.46	\$ 62,673.08	\$ 93,240.90	\$ 15,152.97	\$ 31,295.94	\$ 324,901.13
2035	\$ 31,023.72	\$ 92,121.85	\$ 65,284.46	\$ 89,872.22	\$ 14,697.31	\$ 31,921.86	\$ 324,921.42
2036	\$ 33,074.87	\$ 89,988.97	\$ 69,201.53	\$ 86,363.18	\$ 14,215.77	\$ 32,560.29	\$ 325,404.61
2037	\$ 35,382.42	\$ 87,715.07	\$ 73,118.60	\$ 82,643.60	\$ 13,704.39	\$ 33,211.50	\$ 325,775.58
2038	\$ 37,689.97	\$ 85,282.53	\$ 77,035.67	\$ 78,713.48	\$ 13,161.88	\$ 33,875.73	\$ 325,759.25
2039	\$ 40,766.70	\$ 82,691.34	\$ 80,952.73	\$ 74,572.81	\$ 12,588.25	\$ 34,553.24	\$ 326,125.09
2040	\$ 43,843.43	\$ 79,888.63	\$ 84,869.80	\$ 70,221.60	\$ 11,979.66	\$ 35,244.31	\$ 326,047.43
2041	\$ 46,663.77	\$ 76,874.40	\$ 90,092.56	\$ 65,659.85	\$ 11,336.09	\$ 35,949.19	\$ 326,575.86
2042	\$ 49,996.90	\$ 73,666.26	\$ 95,315.32	\$ 60,592.14	\$ 10,652.31	\$ 36,668.18	\$ 326,891.10
2043	\$ 53,842.81	\$ 70,228.98	\$ 100,538.07	\$ 55,230.66	\$ 9,925.75	\$ 37,401.54	\$ 327,167.81
2044	\$ 58,201.52	\$ 66,459.98	\$ 105,760.83	\$ 49,575.39	\$ 9,153.84	\$ 38,149.57	\$ 327,301.13
2045	\$ 62,047.43	\$ 62,385.87	\$ 112,289.28	\$ 43,626.34	\$ 8,334.03	\$ 38,912.56	\$ 327,595.52
2046	\$ 66,662.53	\$ 58,042.55	\$ 118,817.72	\$ 37,310.07	\$ 7,462.35	\$ 39,690.81	\$ 327,986.04
2047	\$ 71,790.42	\$ 53,376.18	\$ 125,346.17	\$ 30,626.57	\$ 6,534.95	\$ 40,484.63	\$ 328,158.91
2048	\$ 77,431.09	\$ 48,350.85	\$ 131,874.62	\$ 23,575.85	\$ 5,549.26	\$ 41,294.32	\$ 328,075.99
2049	\$ 83,071.77	\$ 42,930.67	\$ 139,708.75	\$ 16,157.90	\$ 4,502.73	\$ 42,120.21	\$ 328,492.04
2050	\$ 89,481.63	\$ 37,115.65	\$ 147,542.89	\$ 8,299.29	\$ 3,388.83	\$ 42,962.61	\$ 328,790.89
2051	\$ 212,550.91	\$ 30,851.93	\$ -	\$ -	\$ 2,203.71	\$ 23,435.87	\$ 269,042.42
2052	\$ 228,190.97	\$ 15,973.37	\$ -	\$ -	\$ 1,140.95	\$ 23,904.59	\$ 269,209.88
Total	\$ 1,520,162.09	\$ 2,056,366.64	\$ 2,081,268.69	\$ 1,814,883.60	\$ 310,581.48	\$ 902,894.75	\$ 8,686,157.25

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 RECORDING¹ RETURN TO:

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: \$3,171,609.23**

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

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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

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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

Installments Due January 31,	Improvement Areas #2-3 Bonds ^[a]		Major Improvement Area Bonds ^[c]		Total		
	Principal	Interest ^[b]	Principal	Interest ^[d]	Additional Interest	Annual Collection Costs	Total Installment ^[e]
2026	\$ 19,943.29	\$ 126,007.85	\$ 27,151.30	\$ 74,591.84	\$ 15,858.05	\$ 25,169.06	\$ 288,721.39
2027	\$ 20,863.75	\$ 124,811.25	\$ 28,848.26	\$ 73,132.46	\$ 15,622.57	\$ 25,672.44	\$ 288,950.73
2028	\$ 23,011.49	\$ 123,559.43	\$ 29,696.74	\$ 71,581.86	\$ 15,374.01	\$ 26,185.89	\$ 289,409.42
2029	\$ 24,238.77	\$ 122,178.74	\$ 31,393.69	\$ 69,985.66	\$ 15,110.47	\$ 26,709.61	\$ 289,616.94
2030	\$ 26,079.69	\$ 120,512.32	\$ 33,090.65	\$ 68,298.25	\$ 14,832.31	\$ 27,243.80	\$ 290,057.02
2031	\$ 27,920.61	\$ 118,719.34	\$ 34,787.61	\$ 66,519.63	\$ 14,536.46	\$ 27,788.67	\$ 290,272.32
2032	\$ 30,068.35	\$ 116,799.80	\$ 36,484.56	\$ 64,649.80	\$ 14,222.92	\$ 28,344.45	\$ 290,569.87
2033	\$ 31,295.63	\$ 114,732.60	\$ 39,030.00	\$ 62,688.75	\$ 13,890.15	\$ 28,911.34	\$ 290,548.47
2034	\$ 34,057.00	\$ 112,581.03	\$ 40,726.95	\$ 60,590.89	\$ 13,538.52	\$ 29,489.56	\$ 290,983.96
2035	\$ 37,125.20	\$ 110,239.61	\$ 42,423.91	\$ 58,401.82	\$ 13,164.60	\$ 30,079.35	\$ 291,434.50
2036	\$ 39,579.76	\$ 107,687.25	\$ 44,969.35	\$ 56,121.53	\$ 12,766.86	\$ 30,680.94	\$ 291,805.69
2037	\$ 42,341.14	\$ 104,966.14	\$ 47,514.78	\$ 53,704.43	\$ 12,344.11	\$ 31,294.56	\$ 292,165.17
2038	\$ 45,102.52	\$ 102,055.19	\$ 50,060.21	\$ 51,150.51	\$ 11,894.83	\$ 31,920.45	\$ 292,183.72
2039	\$ 48,784.36	\$ 98,954.39	\$ 52,605.65	\$ 48,459.77	\$ 11,419.02	\$ 32,558.86	\$ 292,782.05
2040	\$ 52,466.20	\$ 95,600.47	\$ 55,151.08	\$ 45,632.22	\$ 10,912.07	\$ 33,210.04	\$ 292,972.07
2041	\$ 55,841.21	\$ 91,993.42	\$ 58,545.00	\$ 42,667.85	\$ 10,373.98	\$ 33,874.24	\$ 293,295.70
2042	\$ 59,829.87	\$ 88,154.33	\$ 61,938.91	\$ 39,374.69	\$ 9,802.05	\$ 34,551.72	\$ 293,651.58
2043	\$ 64,432.17	\$ 84,041.03	\$ 65,332.82	\$ 35,890.63	\$ 9,193.21	\$ 35,242.76	\$ 294,132.62
2044	\$ 69,648.11	\$ 79,530.78	\$ 68,726.74	\$ 32,215.66	\$ 8,544.38	\$ 35,947.61	\$ 294,613.27
2045	\$ 74,250.41	\$ 74,655.41	\$ 72,969.13	\$ 28,349.78	\$ 7,852.51	\$ 36,666.56	\$ 294,743.79
2046	\$ 79,773.16	\$ 69,457.88	\$ 77,211.52	\$ 24,245.26	\$ 7,116.41	\$ 37,399.90	\$ 295,204.13
2047	\$ 85,909.56	\$ 63,873.76	\$ 81,453.91	\$ 19,902.12	\$ 6,331.49	\$ 38,147.89	\$ 295,618.73
2048	\$ 92,659.60	\$ 57,860.09	\$ 85,696.30	\$ 15,320.33	\$ 5,494.67	\$ 38,910.85	\$ 295,941.85
2049	\$ 99,409.64	\$ 51,373.92	\$ 90,787.17	\$ 10,499.92	\$ 4,602.89	\$ 39,689.07	\$ 296,362.60
2050	\$ 107,080.13	\$ 44,415.24	\$ 95,878.04	\$ 5,393.14	\$ 3,651.91	\$ 40,482.85	\$ 296,901.31
2051	\$ 254,353.67	\$ 36,919.63	\$ -	\$ -	\$ 2,637.12	\$ 28,045.04	\$ 321,955.46
2052	\$ 273,069.68	\$ 19,114.88	\$ -	\$ -	\$ 1,365.35	\$ 28,605.94	\$ 322,155.85
Total	\$ 1,819,134.96	\$ 2,460,795.78	\$ 1,352,474.27	\$ 1,179,368.81	\$ 282,452.94	\$ 862,823.46	\$ 7,957,050.21

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 RECORDING¹ RETURN TO:

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: \$67,445.22**

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

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§
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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

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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

Installments Due January 31,	Improvement Areas #2-3 Bonds ^[a]		Major Improvement Area Bonds ^[c]		Total		
	Principal	Interest ^[b]	Principal	Interest ^[d]	Additional Interest	Annual Collection Costs	Total Installment ^[e]
2026	\$ 424.10	\$ 2,679.59	\$ 577.38	\$ 1,586.22	\$ 337.23	\$ 535.23	\$ 6,139.75
2027	\$ 443.67	\$ 2,654.15	\$ 613.47	\$ 1,555.18	\$ 332.22	\$ 545.93	\$ 6,144.62
2028	\$ 489.35	\$ 2,627.53	\$ 631.51	\$ 1,522.21	\$ 326.93	\$ 556.85	\$ 6,154.38
2029	\$ 515.44	\$ 2,598.17	\$ 667.60	\$ 1,488.27	\$ 321.33	\$ 567.99	\$ 6,158.79
2030	\$ 554.59	\$ 2,562.73	\$ 703.68	\$ 1,452.38	\$ 315.41	\$ 579.35	\$ 6,168.15
2031	\$ 593.74	\$ 2,524.60	\$ 739.77	\$ 1,414.56	\$ 309.12	\$ 590.93	\$ 6,172.73
2032	\$ 639.41	\$ 2,483.78	\$ 775.86	\$ 1,374.80	\$ 302.45	\$ 602.75	\$ 6,179.06
2033	\$ 665.51	\$ 2,439.82	\$ 829.98	\$ 1,333.10	\$ 295.38	\$ 614.81	\$ 6,178.60
2034	\$ 724.23	\$ 2,394.07	\$ 866.07	\$ 1,288.48	\$ 287.90	\$ 627.10	\$ 6,187.86
2035	\$ 789.48	\$ 2,344.28	\$ 902.16	\$ 1,241.93	\$ 279.95	\$ 639.65	\$ 6,197.44
2036	\$ 841.68	\$ 2,290.00	\$ 956.29	\$ 1,193.44	\$ 271.49	\$ 652.44	\$ 6,205.34
2037	\$ 900.40	\$ 2,232.14	\$ 1,010.42	\$ 1,142.04	\$ 262.50	\$ 665.49	\$ 6,212.98
2038	\$ 959.12	\$ 2,170.23	\$ 1,064.55	\$ 1,087.73	\$ 252.95	\$ 678.80	\$ 6,213.37
2039	\$ 1,037.41	\$ 2,104.29	\$ 1,118.67	\$ 1,030.51	\$ 242.83	\$ 692.37	\$ 6,226.10
2040	\$ 1,115.71	\$ 2,032.97	\$ 1,172.80	\$ 970.38	\$ 232.05	\$ 706.22	\$ 6,230.14
2041	\$ 1,187.48	\$ 1,956.27	\$ 1,244.98	\$ 907.34	\$ 220.61	\$ 720.35	\$ 6,237.02
2042	\$ 1,272.30	\$ 1,874.63	\$ 1,317.15	\$ 837.31	\$ 208.44	\$ 734.75	\$ 6,244.59
2043	\$ 1,370.17	\$ 1,787.16	\$ 1,389.32	\$ 763.23	\$ 195.50	\$ 749.45	\$ 6,254.82
2044	\$ 1,481.09	\$ 1,691.25	\$ 1,461.49	\$ 685.08	\$ 181.70	\$ 764.44	\$ 6,265.04
2045	\$ 1,578.96	\$ 1,587.57	\$ 1,551.71	\$ 602.87	\$ 166.99	\$ 779.73	\$ 6,267.82
2046	\$ 1,696.40	\$ 1,477.04	\$ 1,641.93	\$ 515.58	\$ 151.33	\$ 795.32	\$ 6,277.60
2047	\$ 1,826.89	\$ 1,358.29	\$ 1,732.14	\$ 423.22	\$ 134.64	\$ 811.23	\$ 6,286.42
2048	\$ 1,970.43	\$ 1,230.41	\$ 1,822.36	\$ 325.79	\$ 116.85	\$ 827.45	\$ 6,293.29
2049	\$ 2,113.98	\$ 1,092.48	\$ 1,930.62	\$ 223.28	\$ 97.88	\$ 844.00	\$ 6,302.24
2050	\$ 2,277.09	\$ 944.50	\$ 2,038.88	\$ 114.69	\$ 77.66	\$ 860.88	\$ 6,313.70
2051	\$ 5,408.91	\$ 785.11	\$ -	\$ -	\$ 56.08	\$ 596.39	\$ 6,846.48
2052	\$ 5,806.91	\$ 406.48	\$ -	\$ -	\$ 29.03	\$ 608.31	\$ 6,850.74
Total	\$ 38,684.45	\$ 52,329.56	\$ 28,760.77	\$ 25,079.63	\$ 6,006.45	\$ 18,348.20	\$ 169,209.07

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 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 RECORDING¹ RETURN TO:

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: \$406,051.92**

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

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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

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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

Installments Due January 31,	Improvement Areas #2-3 Bonds ^[a]		Major Improvement Area Bonds ^[c]		Total		
	Principal	Interest ^[b]	Principal	Interest ^[d]	Additional Interest	Annual Collection Costs	Total Installment ^[e]
2026	\$ 2,553.28	\$ 16,132.42	\$ 3,476.10	\$ 9,549.78	\$ 2,030.26	\$ 3,222.32	\$ 36,964.16
2027	\$ 2,671.13	\$ 15,979.22	\$ 3,693.36	\$ 9,362.94	\$ 2,000.11	\$ 3,286.77	\$ 36,993.52
2028	\$ 2,946.09	\$ 15,818.95	\$ 3,801.99	\$ 9,164.42	\$ 1,968.29	\$ 3,352.50	\$ 37,052.25
2029	\$ 3,103.22	\$ 15,642.19	\$ 4,019.24	\$ 8,960.06	\$ 1,934.55	\$ 3,419.55	\$ 37,078.82
2030	\$ 3,338.91	\$ 15,428.84	\$ 4,236.50	\$ 8,744.03	\$ 1,898.94	\$ 3,487.94	\$ 37,135.16
2031	\$ 3,574.59	\$ 15,199.29	\$ 4,453.76	\$ 8,516.32	\$ 1,861.06	\$ 3,557.70	\$ 37,162.72
2032	\$ 3,849.56	\$ 14,953.54	\$ 4,671.01	\$ 8,276.93	\$ 1,820.92	\$ 3,628.86	\$ 37,200.82
2033	\$ 4,006.69	\$ 14,688.88	\$ 4,996.90	\$ 8,025.86	\$ 1,778.32	\$ 3,701.43	\$ 37,198.08
2034	\$ 4,360.22	\$ 14,413.42	\$ 5,214.15	\$ 7,757.28	\$ 1,733.30	\$ 3,775.46	\$ 37,253.83
2035	\$ 4,753.03	\$ 14,113.66	\$ 5,431.41	\$ 7,477.01	\$ 1,685.43	\$ 3,850.97	\$ 37,311.51
2036	\$ 5,067.28	\$ 13,786.89	\$ 5,757.29	\$ 7,185.08	\$ 1,634.50	\$ 3,927.99	\$ 37,359.04
2037	\$ 5,420.81	\$ 13,438.51	\$ 6,083.18	\$ 6,875.62	\$ 1,580.38	\$ 4,006.55	\$ 37,405.06
2038	\$ 5,774.34	\$ 13,065.83	\$ 6,409.06	\$ 6,548.65	\$ 1,522.86	\$ 4,086.68	\$ 37,407.43
2039	\$ 6,245.72	\$ 12,668.84	\$ 6,734.95	\$ 6,204.16	\$ 1,461.94	\$ 4,168.42	\$ 37,484.04
2040	\$ 6,717.09	\$ 12,239.45	\$ 7,060.83	\$ 5,842.16	\$ 1,397.04	\$ 4,251.78	\$ 37,508.36
2041	\$ 7,149.19	\$ 11,777.65	\$ 7,495.35	\$ 5,462.64	\$ 1,328.15	\$ 4,336.82	\$ 37,549.80
2042	\$ 7,659.85	\$ 11,286.14	\$ 7,929.86	\$ 5,041.03	\$ 1,254.93	\$ 4,423.56	\$ 37,595.36
2043	\$ 8,249.06	\$ 10,759.53	\$ 8,364.37	\$ 4,594.97	\$ 1,176.98	\$ 4,512.03	\$ 37,656.95
2044	\$ 8,916.85	\$ 10,182.09	\$ 8,798.88	\$ 4,124.48	\$ 1,093.91	\$ 4,602.27	\$ 37,718.48
2045	\$ 9,506.06	\$ 9,557.92	\$ 9,342.03	\$ 3,629.54	\$ 1,005.33	\$ 4,694.31	\$ 37,735.19
2046	\$ 10,213.13	\$ 8,892.49	\$ 9,885.17	\$ 3,104.05	\$ 911.09	\$ 4,788.20	\$ 37,794.13
2047	\$ 10,998.75	\$ 8,177.57	\$ 10,428.31	\$ 2,548.01	\$ 810.60	\$ 4,883.96	\$ 37,847.21
2048	\$ 11,862.94	\$ 7,407.66	\$ 10,971.45	\$ 1,961.42	\$ 703.47	\$ 4,981.64	\$ 37,888.58
2049	\$ 12,727.13	\$ 6,577.25	\$ 11,623.22	\$ 1,344.27	\$ 589.29	\$ 5,081.28	\$ 37,942.44
2050	\$ 13,709.16	\$ 5,686.35	\$ 12,274.99	\$ 690.47	\$ 467.54	\$ 5,182.90	\$ 38,011.41
2051	\$ 32,564.16	\$ 4,726.71	\$ -	\$ -	\$ 337.62	\$ 3,590.53	\$ 41,219.02
2052	\$ 34,960.32	\$ 2,447.22	\$ -	\$ -	\$ 174.80	\$ 3,662.34	\$ 41,244.68
Total	\$ 232,898.57	\$ 315,048.54	\$ 173,153.36	\$ 150,991.16	\$ 36,161.63	\$ 110,464.78	\$ 1,018,718.04

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 RECORDING¹ RETURN TO:

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: \$1,352,152.91**

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

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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

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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

Installments Due January 31,	Improvement Areas #2-3 Bonds ^[a]		Major Improvement Area Bonds ^[c]		Total		
	Principal	Interest ^[b]	Principal	Interest ^[d]	Additional Interest	Annual Collection Costs	Total Installment ^[e]
2026	\$ 8,502.43	\$ 53,720.96	\$ 11,575.42	\$ 31,800.76	\$ 6,760.76	\$ 10,730.33	\$ 123,090.66
2027	\$ 8,894.85	\$ 53,210.81	\$ 12,298.89	\$ 31,178.58	\$ 6,660.38	\$ 10,944.94	\$ 123,188.43
2028	\$ 9,810.49	\$ 52,677.12	\$ 12,660.62	\$ 30,517.51	\$ 6,554.41	\$ 11,163.84	\$ 123,383.99
2029	\$ 10,333.72	\$ 52,088.49	\$ 13,384.08	\$ 29,837.00	\$ 6,442.05	\$ 11,387.11	\$ 123,472.46
2030	\$ 11,118.56	\$ 51,378.05	\$ 14,107.54	\$ 29,117.61	\$ 6,323.46	\$ 11,614.85	\$ 123,660.08
2031	\$ 11,903.40	\$ 50,613.65	\$ 14,831.01	\$ 28,359.33	\$ 6,197.33	\$ 11,847.15	\$ 123,751.87
2032	\$ 12,819.05	\$ 49,795.29	\$ 15,554.47	\$ 27,562.16	\$ 6,063.66	\$ 12,084.09	\$ 123,878.72
2033	\$ 13,342.27	\$ 48,913.98	\$ 16,639.67	\$ 26,726.11	\$ 5,921.79	\$ 12,325.78	\$ 123,869.60
2034	\$ 14,519.53	\$ 47,996.70	\$ 17,363.13	\$ 25,831.73	\$ 5,771.88	\$ 12,572.29	\$ 124,055.26
2035	\$ 15,827.60	\$ 46,998.48	\$ 18,086.60	\$ 24,898.46	\$ 5,612.47	\$ 12,823.74	\$ 124,247.34
2036	\$ 16,874.05	\$ 45,910.33	\$ 19,171.79	\$ 23,926.31	\$ 5,442.90	\$ 13,080.21	\$ 124,405.59
2037	\$ 18,051.31	\$ 44,750.24	\$ 20,256.99	\$ 22,895.82	\$ 5,262.67	\$ 13,341.82	\$ 124,558.84
2038	\$ 19,228.57	\$ 43,509.21	\$ 21,342.18	\$ 21,807.01	\$ 5,071.13	\$ 13,608.65	\$ 124,566.75
2039	\$ 20,798.25	\$ 42,187.25	\$ 22,427.38	\$ 20,659.87	\$ 4,868.27	\$ 13,880.83	\$ 124,821.84
2040	\$ 22,367.93	\$ 40,757.37	\$ 23,512.57	\$ 19,454.39	\$ 4,652.15	\$ 14,158.44	\$ 124,902.85
2041	\$ 23,806.80	\$ 39,219.57	\$ 24,959.50	\$ 18,190.59	\$ 4,422.74	\$ 14,441.61	\$ 125,040.82
2042	\$ 25,507.28	\$ 37,582.86	\$ 26,406.43	\$ 16,786.62	\$ 4,178.91	\$ 14,730.44	\$ 125,192.55
2043	\$ 27,469.38	\$ 35,829.23	\$ 27,853.36	\$ 15,301.26	\$ 3,919.34	\$ 15,025.05	\$ 125,397.63
2044	\$ 29,693.09	\$ 33,906.37	\$ 29,300.29	\$ 13,734.51	\$ 3,642.73	\$ 15,325.55	\$ 125,602.55
2045	\$ 31,655.19	\$ 31,827.86	\$ 31,108.94	\$ 12,086.37	\$ 3,347.76	\$ 15,632.07	\$ 125,658.19
2046	\$ 34,009.71	\$ 29,611.99	\$ 32,917.60	\$ 10,336.49	\$ 3,033.94	\$ 15,944.71	\$ 125,854.45
2047	\$ 36,625.84	\$ 27,231.31	\$ 34,726.26	\$ 8,484.87	\$ 2,699.30	\$ 16,263.60	\$ 126,031.20
2048	\$ 39,503.59	\$ 24,667.51	\$ 36,534.92	\$ 6,531.52	\$ 2,342.54	\$ 16,588.87	\$ 126,168.96
2049	\$ 42,381.33	\$ 21,902.25	\$ 38,705.31	\$ 4,476.43	\$ 1,962.35	\$ 16,920.65	\$ 126,348.34
2050	\$ 45,651.50	\$ 18,935.56	\$ 40,875.71	\$ 2,299.26	\$ 1,556.92	\$ 17,259.06	\$ 126,578.01
2051	\$ 108,438.66	\$ 15,739.96	\$ -	\$ -	\$ 1,124.28	\$ 11,956.45	\$ 137,259.35
2052	\$ 116,417.86	\$ 8,149.25	\$ -	\$ -	\$ 582.09	\$ 12,195.58	\$ 137,344.78
Total	\$ 775,552.24	\$ 1,049,111.64	\$ 576,600.67	\$ 502,800.58	\$ 120,418.23	\$ 367,847.73	\$ 3,392,331.08

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 RECORDING¹ RETURN TO:

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: \$45,173.28**

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

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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

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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)

Installments Due January 31,	Improvement Areas #2-3 Bonds ^[a]		Major Improvement Area Bonds ^[c]		Total		
	Principal	Interest ^[b]	Principal	Interest ^[d]	Additional Interest	Annual Collection Costs	Total Installment ^[e]
2026	\$ 284.05	\$ 1,794.73	\$ 386.72	\$ 1,062.41	\$ 225.87	\$ 358.48	\$ 4,112.26
2027	\$ 297.16	\$ 1,777.69	\$ 410.89	\$ 1,041.63	\$ 222.51	\$ 365.65	\$ 4,115.53
2028	\$ 327.75	\$ 1,759.86	\$ 422.97	\$ 1,019.54	\$ 218.97	\$ 372.97	\$ 4,122.06
2029	\$ 345.23	\$ 1,740.19	\$ 447.14	\$ 996.81	\$ 215.22	\$ 380.43	\$ 4,125.02
2030	\$ 371.45	\$ 1,716.46	\$ 471.31	\$ 972.77	\$ 211.26	\$ 388.03	\$ 4,131.29
2031	\$ 397.67	\$ 1,690.92	\$ 495.48	\$ 947.44	\$ 207.04	\$ 395.79	\$ 4,134.35
2032	\$ 428.26	\$ 1,663.58	\$ 519.65	\$ 920.81	\$ 202.58	\$ 403.71	\$ 4,138.59
2033	\$ 445.74	\$ 1,634.14	\$ 555.90	\$ 892.88	\$ 197.84	\$ 411.78	\$ 4,138.29
2034	\$ 485.07	\$ 1,603.49	\$ 580.07	\$ 863.00	\$ 192.83	\$ 420.02	\$ 4,144.49
2035	\$ 528.77	\$ 1,570.14	\$ 604.24	\$ 831.82	\$ 187.50	\$ 428.42	\$ 4,150.91
2036	\$ 563.74	\$ 1,533.79	\$ 640.50	\$ 799.34	\$ 181.84	\$ 436.99	\$ 4,156.19
2037	\$ 603.07	\$ 1,495.03	\$ 676.75	\$ 764.91	\$ 175.82	\$ 445.73	\$ 4,161.31
2038	\$ 642.40	\$ 1,453.57	\$ 713.01	\$ 728.54	\$ 169.42	\$ 454.64	\$ 4,161.58
2039	\$ 694.84	\$ 1,409.41	\$ 749.26	\$ 690.21	\$ 162.64	\$ 463.74	\$ 4,170.10
2040	\$ 747.28	\$ 1,361.64	\$ 785.52	\$ 649.94	\$ 155.42	\$ 473.01	\$ 4,172.81
2041	\$ 795.35	\$ 1,310.26	\$ 833.86	\$ 607.72	\$ 147.76	\$ 482.47	\$ 4,177.41
2042	\$ 852.16	\$ 1,255.58	\$ 882.20	\$ 560.81	\$ 139.61	\$ 492.12	\$ 4,182.48
2043	\$ 917.71	\$ 1,197.00	\$ 930.54	\$ 511.19	\$ 130.94	\$ 501.96	\$ 4,189.34
2044	\$ 992.00	\$ 1,132.76	\$ 978.88	\$ 458.85	\$ 121.70	\$ 512.00	\$ 4,196.18
2045	\$ 1,057.55	\$ 1,063.32	\$ 1,039.30	\$ 403.79	\$ 111.84	\$ 522.24	\$ 4,198.04
2046	\$ 1,136.21	\$ 989.29	\$ 1,099.72	\$ 345.33	\$ 101.36	\$ 532.69	\$ 4,204.60
2047	\$ 1,223.61	\$ 909.75	\$ 1,160.15	\$ 283.47	\$ 90.18	\$ 543.34	\$ 4,210.50
2048	\$ 1,319.75	\$ 824.10	\$ 1,220.57	\$ 218.21	\$ 78.26	\$ 554.21	\$ 4,215.10
2049	\$ 1,415.89	\$ 731.72	\$ 1,293.08	\$ 149.55	\$ 65.56	\$ 565.29	\$ 4,221.10
2050	\$ 1,525.14	\$ 632.61	\$ 1,365.59	\$ 76.81	\$ 52.01	\$ 576.60	\$ 4,228.77
2051	\$ 3,622.76	\$ 525.85	\$ -	\$ -	\$ 37.56	\$ 399.45	\$ 4,585.62
2052	\$ 3,889.34	\$ 272.25	\$ -	\$ -	\$ 19.45	\$ 407.43	\$ 4,588.47
Total	\$ 25,909.97	\$ 35,049.15	\$ 19,263.31	\$ 16,797.77	\$ 4,022.98	\$ 12,289.21	\$ 113,332.38

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 RECORDING¹ RETURN TO:

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: \$47,203.54**

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)

Installments Due January 31,	Improvement Areas #2-3 Bonds ^[a]		Major Improvement Area Bonds ^[c]		Total		
	Principal	Interest ^[b]	Principal	Interest ^[d]	Additional Interest	Annual Collection Costs	Total Installment ^[e]
2026	\$ 296.82	\$ 1,875.39	\$ 404.10	\$ 1,110.16	\$ 236.02	\$ 374.59	\$ 4,297.08
2027	\$ 310.52	\$ 1,857.58	\$ 429.35	\$ 1,088.44	\$ 232.51	\$ 382.09	\$ 4,300.50
2028	\$ 342.48	\$ 1,838.95	\$ 441.98	\$ 1,065.36	\$ 228.81	\$ 389.73	\$ 4,307.32
2029	\$ 360.75	\$ 1,818.40	\$ 467.24	\$ 1,041.61	\$ 224.89	\$ 397.52	\$ 4,310.41
2030	\$ 388.15	\$ 1,793.60	\$ 492.49	\$ 1,016.49	\$ 220.75	\$ 405.47	\$ 4,316.96
2031	\$ 415.55	\$ 1,766.92	\$ 517.75	\$ 990.02	\$ 216.35	\$ 413.58	\$ 4,320.17
2032	\$ 447.51	\$ 1,738.35	\$ 543.01	\$ 962.19	\$ 211.68	\$ 421.85	\$ 4,324.60
2033	\$ 465.78	\$ 1,707.58	\$ 580.89	\$ 933.01	\$ 206.73	\$ 430.29	\$ 4,324.28
2034	\$ 506.88	\$ 1,675.56	\$ 606.15	\$ 901.78	\$ 201.50	\$ 438.90	\$ 4,330.76
2035	\$ 552.54	\$ 1,640.71	\$ 631.40	\$ 869.20	\$ 195.93	\$ 447.68	\$ 4,337.46
2036	\$ 589.07	\$ 1,602.73	\$ 669.29	\$ 835.27	\$ 190.01	\$ 456.63	\$ 4,342.99
2037	\$ 630.17	\$ 1,562.23	\$ 707.17	\$ 799.29	\$ 183.72	\$ 465.76	\$ 4,348.34
2038	\$ 671.27	\$ 1,518.90	\$ 745.05	\$ 761.28	\$ 177.03	\$ 475.08	\$ 4,348.61
2039	\$ 726.06	\$ 1,472.75	\$ 782.94	\$ 721.23	\$ 169.95	\$ 484.58	\$ 4,357.52
2040	\$ 780.86	\$ 1,422.84	\$ 820.82	\$ 679.15	\$ 162.41	\$ 494.27	\$ 4,360.35
2041	\$ 831.09	\$ 1,369.15	\$ 871.33	\$ 635.03	\$ 154.40	\$ 504.16	\$ 4,365.16
2042	\$ 890.46	\$ 1,312.01	\$ 921.85	\$ 586.02	\$ 145.89	\$ 514.24	\$ 4,370.46
2043	\$ 958.95	\$ 1,250.80	\$ 972.36	\$ 534.17	\$ 136.82	\$ 524.52	\$ 4,377.62
2044	\$ 1,036.58	\$ 1,183.67	\$ 1,022.87	\$ 479.47	\$ 127.17	\$ 535.01	\$ 4,384.77
2045	\$ 1,105.08	\$ 1,111.11	\$ 1,086.01	\$ 421.93	\$ 116.87	\$ 545.71	\$ 4,386.72
2046	\$ 1,187.28	\$ 1,033.75	\$ 1,149.15	\$ 360.85	\$ 105.91	\$ 556.63	\$ 4,393.57
2047	\$ 1,278.60	\$ 950.64	\$ 1,212.29	\$ 296.21	\$ 94.23	\$ 567.76	\$ 4,399.74
2048	\$ 1,379.07	\$ 861.14	\$ 1,275.43	\$ 228.01	\$ 81.78	\$ 579.12	\$ 4,404.55
2049	\$ 1,479.53	\$ 764.61	\$ 1,351.20	\$ 156.27	\$ 68.51	\$ 590.70	\$ 4,410.81
2050	\$ 1,593.69	\$ 661.04	\$ 1,426.97	\$ 80.27	\$ 54.35	\$ 602.51	\$ 4,418.83
2051	\$ 3,785.58	\$ 549.48	\$ -	\$ -	\$ 39.25	\$ 417.40	\$ 4,791.71
2052	\$ 4,064.14	\$ 284.49	\$ -	\$ -	\$ 20.32	\$ 425.75	\$ 4,794.69
Total	\$ 27,074.46	\$ 36,624.39	\$ 20,129.08	\$ 17,552.72	\$ 4,203.79	\$ 12,841.53	\$ 118,425.97

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 RECORDING¹ RETURN TO:

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:
\$1,207,519.81**

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

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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

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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

Installments Due January 31,	Improvement Areas #2-3 Bonds ^[a]				
	Principal	Interest ^[b]	Additional Interest	Annual Collection Costs	Annual Installment ^[c]
2026	\$ 13,238.12	\$ 83,642.49	\$ 6,037.60	\$ 11,347.00	\$ 114,265.20
2027	\$ 13,849.11	\$ 82,848.20	\$ 5,971.41	\$ 11,573.94	\$ 114,242.66
2028	\$ 15,274.75	\$ 82,017.25	\$ 5,902.16	\$ 11,805.42	\$ 114,999.59
2029	\$ 16,089.40	\$ 81,100.77	\$ 5,825.79	\$ 12,041.53	\$ 115,057.49
2030	\$ 17,311.38	\$ 79,994.62	\$ 5,745.34	\$ 12,282.36	\$ 115,333.71
2031	\$ 18,533.36	\$ 78,804.47	\$ 5,658.79	\$ 12,528.01	\$ 115,524.62
2032	\$ 19,959.01	\$ 77,530.30	\$ 5,566.12	\$ 12,778.57	\$ 115,833.99
2033	\$ 20,773.66	\$ 76,158.12	\$ 5,466.32	\$ 13,034.14	\$ 115,432.24
2034	\$ 22,606.63	\$ 74,729.93	\$ 5,362.46	\$ 13,294.82	\$ 115,993.83
2035	\$ 24,643.26	\$ 73,175.72	\$ 5,249.42	\$ 13,560.72	\$ 116,629.12
2036	\$ 26,272.57	\$ 71,481.50	\$ 5,126.21	\$ 13,831.93	\$ 116,712.20
2037	\$ 28,105.54	\$ 69,675.26	\$ 4,994.84	\$ 14,108.57	\$ 116,884.21
2038	\$ 29,938.51	\$ 67,743.00	\$ 4,854.32	\$ 14,390.74	\$ 116,926.57
2039	\$ 32,382.47	\$ 65,684.73	\$ 4,704.62	\$ 14,678.56	\$ 117,450.38
2040	\$ 34,826.43	\$ 63,458.43	\$ 4,542.71	\$ 14,972.13	\$ 117,799.70
2041	\$ 37,066.72	\$ 61,064.12	\$ 4,368.58	\$ 15,271.57	\$ 117,770.99
2042	\$ 39,714.35	\$ 58,515.78	\$ 4,183.24	\$ 15,577.00	\$ 117,990.37
2043	\$ 42,769.30	\$ 55,785.42	\$ 3,984.67	\$ 15,888.54	\$ 118,427.93
2044	\$ 46,231.57	\$ 52,791.57	\$ 3,770.83	\$ 16,206.31	\$ 119,000.28
2045	\$ 49,286.52	\$ 49,555.36	\$ 3,539.67	\$ 16,530.44	\$ 118,911.99
2046	\$ 52,952.46	\$ 46,105.30	\$ 3,293.24	\$ 16,861.05	\$ 119,212.05
2047	\$ 57,025.73	\$ 42,398.63	\$ 3,028.47	\$ 17,198.27	\$ 119,651.10
2048	\$ 61,506.32	\$ 38,406.83	\$ 2,743.34	\$ 17,542.23	\$ 120,198.73
2049	\$ 65,986.91	\$ 34,101.39	\$ 2,435.81	\$ 17,893.08	\$ 120,417.19
2050	\$ 71,078.50	\$ 29,482.30	\$ 2,105.88	\$ 18,250.94	\$ 120,917.62
2051	\$ 168,836.89	\$ 24,506.81	\$ 1,750.49	\$ 18,615.96	\$ 213,710.14
2052	\$ 181,260.35	\$ 12,688.22	\$ 906.30	\$ 18,988.28	\$ 213,843.16
Total	\$1,207,519.81	\$1,633,446.51	\$ 117,118.63	\$ 401,052.11	\$3,359,137.06

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 RECORDING¹ RETURN TO:

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: \$590,635.20**

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

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§
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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

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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

Installments Due January 31,	Major Improvement Area Bonds ^{[a], [b]}				
	Principal	Interest ^[c]	Additional Interest	Annual Collection Costs	Annual Installment ^[d]
2026	\$ 11,857.17	\$ 32,574.79	\$ 2,953.18	\$ 3,526.30	\$ 50,911.43
2027	\$ 12,598.24	\$ 31,937.47	\$ 2,893.89	\$ 3,596.82	\$ 51,026.42
2028	\$ 12,968.78	\$ 31,260.31	\$ 2,830.90	\$ 3,668.76	\$ 50,728.75
2029	\$ 13,709.85	\$ 30,563.24	\$ 2,766.06	\$ 3,742.13	\$ 50,781.28
2030	\$ 14,450.92	\$ 29,826.34	\$ 2,697.51	\$ 3,816.98	\$ 50,791.74
2031	\$ 15,192.00	\$ 29,049.60	\$ 2,625.25	\$ 3,893.32	\$ 50,760.16
2032	\$ 15,933.07	\$ 28,233.03	\$ 2,549.29	\$ 3,971.18	\$ 50,686.57
2033	\$ 17,044.68	\$ 27,376.63	\$ 2,469.63	\$ 4,050.61	\$ 50,941.54
2034	\$ 17,785.75	\$ 26,460.48	\$ 2,384.40	\$ 4,131.62	\$ 50,762.25
2035	\$ 18,526.83	\$ 25,504.49	\$ 2,295.47	\$ 4,214.25	\$ 50,541.04
2036	\$ 19,638.44	\$ 24,508.67	\$ 2,202.84	\$ 4,298.54	\$ 50,648.48
2037	\$ 20,750.04	\$ 23,453.11	\$ 2,104.65	\$ 4,384.51	\$ 50,692.31
2038	\$ 21,861.65	\$ 22,337.79	\$ 2,000.90	\$ 4,472.20	\$ 50,672.54
2039	\$ 22,973.26	\$ 21,162.73	\$ 1,891.59	\$ 4,561.64	\$ 50,589.22
2040	\$ 24,084.87	\$ 19,927.92	\$ 1,776.72	\$ 4,652.87	\$ 50,442.39
2041	\$ 25,567.02	\$ 18,633.35	\$ 1,656.30	\$ 4,745.93	\$ 50,602.60
2042	\$ 27,049.17	\$ 17,195.21	\$ 1,528.46	\$ 4,840.85	\$ 50,613.69
2043	\$ 28,531.31	\$ 15,673.69	\$ 1,393.22	\$ 4,937.67	\$ 50,535.89
2044	\$ 30,013.46	\$ 14,068.81	\$ 1,250.56	\$ 5,036.42	\$ 50,369.25
2045	\$ 31,866.14	\$ 12,380.55	\$ 1,100.49	\$ 5,137.15	\$ 50,484.33
2046	\$ 33,718.82	\$ 10,588.08	\$ 941.16	\$ 5,239.89	\$ 50,487.96
2047	\$ 35,571.50	\$ 8,691.40	\$ 772.57	\$ 5,344.69	\$ 50,380.16
2048	\$ 37,424.19	\$ 6,690.50	\$ 594.71	\$ 5,451.58	\$ 50,160.98
2049	\$ 39,647.41	\$ 4,585.39	\$ 407.59	\$ 5,560.61	\$ 50,201.00
2050	\$ 41,870.63	\$ 2,355.22	\$ 209.35	\$ 5,671.83	\$ 50,107.03
Total	\$ 590,635.20	\$ 515,038.80	\$ 46,296.68	\$ 112,948.34	\$ 1,264,919.02

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 RECORDING¹ RETURN TO:

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: \$1,246,395.22**

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

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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

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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**

Installments Due January 31,	Major Improvement Area Bonds ^{[a], [b]}				
	Principal	Interest ^[c]	Additional Interest	Annual Collection Costs	Annual Installment ^[d]
2026	\$ 25,021.74	\$ 68,741.35	\$ 6,231.98	\$ 7,441.41	\$ 107,436.48
2027	\$ 26,585.59	\$ 67,396.44	\$ 6,106.87	\$ 7,590.24	\$ 107,679.14
2028	\$ 27,367.52	\$ 65,967.46	\$ 5,973.94	\$ 7,742.04	\$ 107,050.97
2029	\$ 28,931.38	\$ 64,496.46	\$ 5,837.10	\$ 7,896.88	\$ 107,161.83
2030	\$ 30,495.24	\$ 62,941.39	\$ 5,692.44	\$ 8,054.82	\$ 107,183.90
2031	\$ 32,059.10	\$ 61,302.28	\$ 5,539.97	\$ 8,215.92	\$ 107,117.26
2032	\$ 33,622.96	\$ 59,579.10	\$ 5,379.67	\$ 8,380.24	\$ 106,961.97
2033	\$ 35,968.75	\$ 57,771.86	\$ 5,211.56	\$ 8,547.84	\$ 107,500.01
2034	\$ 37,532.60	\$ 55,838.54	\$ 5,031.71	\$ 8,718.80	\$ 107,121.66
2035	\$ 39,096.46	\$ 53,821.17	\$ 4,844.05	\$ 8,893.18	\$ 106,654.86
2036	\$ 41,442.25	\$ 51,719.73	\$ 4,648.57	\$ 9,071.04	\$ 106,881.59
2037	\$ 43,788.04	\$ 49,492.21	\$ 4,441.36	\$ 9,252.46	\$ 106,974.07
2038	\$ 46,133.83	\$ 47,138.60	\$ 4,222.42	\$ 9,437.51	\$ 106,932.36
2039	\$ 48,479.61	\$ 44,658.91	\$ 3,991.75	\$ 9,626.26	\$ 106,756.53
2040	\$ 50,825.40	\$ 42,053.13	\$ 3,749.35	\$ 9,818.78	\$ 106,446.67
2041	\$ 53,953.12	\$ 39,321.27	\$ 3,495.22	\$ 10,015.16	\$ 106,784.77
2042	\$ 57,080.83	\$ 36,286.40	\$ 3,225.46	\$ 10,215.46	\$ 106,808.16
2043	\$ 60,208.55	\$ 33,075.61	\$ 2,940.05	\$ 10,419.77	\$ 106,643.98
2044	\$ 63,336.27	\$ 29,688.88	\$ 2,639.01	\$ 10,628.17	\$ 106,292.32
2045	\$ 67,245.92	\$ 26,126.21	\$ 2,322.33	\$ 10,840.73	\$ 106,535.19
2046	\$ 71,155.56	\$ 22,343.63	\$ 1,986.10	\$ 11,057.55	\$ 106,542.84
2047	\$ 75,065.21	\$ 18,341.13	\$ 1,630.32	\$ 11,278.70	\$ 106,315.35
2048	\$ 78,974.85	\$ 14,118.71	\$ 1,255.00	\$ 11,504.27	\$ 105,852.83
2049	\$ 83,666.43	\$ 9,676.37	\$ 860.12	\$ 11,734.36	\$ 105,937.28
2050	\$ 88,358.00	\$ 4,970.14	\$ 441.79	\$ 11,969.04	\$ 105,738.98
Total	\$ 1,246,395.22	\$ 1,086,866.99	\$ 97,698.15	\$ 238,350.63	\$ 2,669,310.98

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.

Annual Installment Schedule to Notice
of Obligation to Pay Improvement District Assessment

**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 RECORDING¹ RETURN TO:

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:
\$897,756.08**

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

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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

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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

Installments Due January 31,	Major Improvement Area Bonds				
	Principal	Interest ^[a]	Additional Interest	Annual Collection Costs	Annual Installment
2026	\$ 18,022.71	\$ 49,513.16	\$ 4,488.78	\$ 5,359.91	\$ 77,384.56
2027	\$ 19,149.13	\$ 48,544.44	\$ 4,398.67	\$ 5,467.11	\$ 77,559.35
2028	\$ 19,712.34	\$ 47,515.18	\$ 4,302.92	\$ 5,576.46	\$ 77,106.89
2029	\$ 20,838.75	\$ 46,455.64	\$ 4,204.36	\$ 5,687.98	\$ 77,186.74
2030	\$ 21,965.17	\$ 45,335.56	\$ 4,100.17	\$ 5,801.74	\$ 77,202.64
2031	\$ 23,091.59	\$ 44,154.93	\$ 3,990.34	\$ 5,917.78	\$ 77,154.64
2032	\$ 24,218.01	\$ 42,913.75	\$ 3,874.88	\$ 6,036.13	\$ 77,042.78
2033	\$ 25,907.64	\$ 41,612.04	\$ 3,753.79	\$ 6,156.86	\$ 77,430.33
2034	\$ 27,034.06	\$ 40,219.50	\$ 3,624.25	\$ 6,279.99	\$ 77,157.81
2035	\$ 28,160.48	\$ 38,766.42	\$ 3,489.08	\$ 6,405.59	\$ 76,821.58
2036	\$ 29,850.11	\$ 37,252.79	\$ 3,348.28	\$ 6,533.71	\$ 76,984.89
2037	\$ 31,539.74	\$ 35,648.35	\$ 3,199.03	\$ 6,664.38	\$ 77,051.50
2038	\$ 33,229.37	\$ 33,953.09	\$ 3,041.33	\$ 6,797.67	\$ 77,021.45
2039	\$ 34,918.99	\$ 32,167.01	\$ 2,875.18	\$ 6,933.62	\$ 76,894.81
2040	\$ 36,608.62	\$ 30,290.12	\$ 2,700.59	\$ 7,072.29	\$ 76,671.62
2041	\$ 38,861.46	\$ 28,322.40	\$ 2,517.55	\$ 7,213.74	\$ 76,915.15
2042	\$ 41,114.30	\$ 26,136.44	\$ 2,323.24	\$ 7,358.01	\$ 76,932.00
2043	\$ 43,367.14	\$ 23,823.77	\$ 2,117.67	\$ 7,505.17	\$ 76,813.75
2044	\$ 45,619.98	\$ 21,384.36	\$ 1,900.83	\$ 7,655.28	\$ 76,560.45
2045	\$ 48,436.02	\$ 18,818.24	\$ 1,672.73	\$ 7,808.38	\$ 76,735.38
2046	\$ 51,252.07	\$ 16,093.71	\$ 1,430.55	\$ 7,964.55	\$ 76,740.89
2047	\$ 54,068.12	\$ 13,210.78	\$ 1,174.29	\$ 8,123.84	\$ 76,577.04
2048	\$ 56,884.17	\$ 10,169.45	\$ 903.95	\$ 8,286.32	\$ 76,243.89
2049	\$ 60,263.43	\$ 6,969.72	\$ 619.53	\$ 8,452.05	\$ 76,304.72
2050	\$ 63,642.68	\$ 3,579.90	\$ 318.21	\$ 8,621.09	\$ 76,161.88
Total	\$ 897,756.08	\$ 782,850.76	\$70,370.22	\$ 171,679.67	\$ 1,922,656.74

Footnotes:

[a] Interest is calculated at a 5.375% rate for bonds maturing 9/15/2040, and a 5.625% rate for bonds maturing 9/15/2050.

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

E. 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	September 15, 2025 - City Council Meeting
Access	Public
Type	Public Hearing, Discussion, Action
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	Provide excellent government services to Sachse citizens. Be a model of financial stewardship through growth management; responsible investment; and financial transparency. Strategically invest in the City's existing and future infrastructure.

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 (O&M) 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 2025 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 August 18 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. Ordinance_Levy Operations & Maintenance Service Assessment Plan_PID No. 1_V1
2. EXHIBIT A_PID No. 1_2025 Operations & Maintenance_Service Assessment Plan_Final

ORDINANCE NO. O-2025-_____

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; PROVIDING FOR SEVERABILITY; 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 August 18, 2025, the City Council adopted and approved Resolution No. R-2025-10 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 September 15, 2025, (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 September 15, 2025, 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 September 15, 2025; 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, 2026, and will be delinquent February 1, 2026. Delinquent Assessments shall incur interest, penalties, and attorney 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 benefitted; 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 September 22, 2025.

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 15TH DAY OF SEPTEMBER 2025.**

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 September 2025 by Jeff Bickerstaff and Leah Granger, the Mayor, and City Secretary, respectively, of the City of Sachse, Texas on behalf of said City.

Notary Public, State of Texas

(SEAL)

Exhibit A

Operations and Maintenance Service and Assessment Plan

[Remainder of page left blank intentionally.]



CITY OF SACHSE, TEXAS PUBLIC IMPROVEMENT DISTRICT NO. 1

2025 OPERATIONS AND MAINTENANCE SERVICE AND
ASSESSMENT PLAN
SEPTEMBER 15, 2025

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INTRODUCTION

Capitalized terms used in this 2025 Operations and Maintenance Service and Assessment Plan (the “2025 O&M SAP”) shall have the meanings given to them in **Section I** unless otherwise defined in this Operations and Maintenance Service and Assessment Plan or unless the context in which a term is used clearly requires a different meaning. Unless otherwise defined, a reference to a “Section”, an “Exhibit”, or an “Appendix” shall be a reference to a Section or an Exhibit or Appendix attached to and made a part of this Operations and Maintenance Service and Assessment Plan for all purposes.

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.

On August 19, 2024, the City Council approved the O&M Service and Assessment Plan by approving Ordinance No. O-2024-09, which provided the 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 2025 O&M SAP serves to levy the Maintenance Assessment, DPS Services Assessment, and associated Annual Collection Costs, creating a lien against Assessed Property within the District that has met the Trigger Date requirements to pay for operation and maintenance of the Authorized Improvements and serves as the annual update to the O&M portion of the SAP in accordance with the PID Act.

The PID Act requires a Service Plan must (i) cover a period of at least five years; (ii) define the annual indebtedness and projected cost of the Supplemental Services; and (iii) include a copy of the notice form required by Section 5.014 of the Texas Property Code, as amended. The Service Plan is contained in Section IV and the notice form is attached as **Appendix A**.

The PID Act requires that the Service Plan include an Assessment Plan that assesses the Supplemental Services against the Assessed Property based on the special benefits conferred on such property by the Supplemental Services. The Assessment Plan is contained in **Section V**.

The PID Act requires an Assessment Roll that states the Operations and Maintenance Assessment against each Parcel of Assessed Property determined by the method chosen by the City Council. The O&M Assessment against each Parcel of Assessed Property must be sufficient to pay the share of the Supplemental Services apportioned to such Parcel and cannot exceed the special benefit conferred on the Parcel by such Supplemental Services. The Improvement Area #1 Assessment Roll is included as **Exhibit A-1**. The Major Improvement Area Assessment Roll is included as **Exhibit A-2**.

SECTION I: DEFINITIONS

“2025 O&M Service and Assessment Plan” means this Sachse Public Improvement District No. 1 Operations and Maintenance Service and Assessment Plan as updated, amended, and supplemented from time to time.

“Administrator” means the City or independent firm designated by the City who shall have the responsibilities provided in this 2025 O&M Service and Assessment Plan or any other agreement or document approved by the City related to the duties and responsibilities of the administration of the District. The current Administrator is P3Works, LLC.

“Annual Collection Costs” mean the actual or budgeted costs and expenses related to the operation of the District, including, but not limited to, costs and expenses for: (1) the Administrator; (2) City staff; (3) legal counsel, engineers, accountants, financial advisors, and other consultants engaged by the city; (4) preparation of updates or amendments to this 2025 O&M Service and Assessment Plan; (5) the performance of any duties or obligations imposed by this 2025 O&M Service and Assessment Plan related to (i) the collection and application of Operation and Maintenance Assessments, or (ii) the use of the foregoing to pay the Annual Installments; and (6) the maintenance of books and records.

“Annual Installment” means the annual installment payment of the Operations and Maintenance Assessment as calculated by the Administrator and approved by the City Council, including the Operation and Maintenance Assessments and the Annual Collection Costs.

“Assessed Property” means any Parcel within the District other than Non-Benefitted Property against which an Operations and Maintenance Assessment is levied.

“Assessment Ordinance” means an ordinance adopted by the City Council in accordance with the PID Act that levies the Operation and Maintenance Assessments.

“Assessment Plan” means the methodology employed to assess the Operations and Maintenance Costs against the Assessed Property within the District based on the special benefits conferred on such property by the operation and maintenance of the Authorized Improvements, more specifically described in **Section V**.

“Assessment Roll” means any assessment roll for the Assessed Property within the District, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any O&M Annual Service Plan Update.

“Authorized Improvements” means certain public improvements that confer a special benefit on all the Assessed Property within the District, authorized by Section 372.003 of the PID Act.

“City” means the City of Sachse, Texas.

“City Council” means the governing body of the City.

“City Land” means approximately 37 acres within the Major Improvement Area that is benefitted from some of the Authorized Improvements, but will not be assessed and is depicted in **Exhibit D-4**. The City Land is any land that is owned by the City or will be dedicated to the City.

“County” means Dallas County, Texas.

“Delinquent Collection Costs” mean costs related to the collection of delinquent Operation and Maintenance Assessments, delinquent Annual Installments, or any other delinquent amounts due under this 2025 O&M Service and Assessment Plan including penalties and reasonable attorney’s fees actually paid, but excluding amounts representing interest and penalty interest.

“District” means The Sachse Public Improvement District No. 1 containing approximately 170.686 acres located within the corporate limits of the City, and more specifically described in **Exhibit D-1** and depicted on **Exhibit C-1**.

“Improvement Area #1” means approximately 48.387 acres located within the District, more specifically described in **Exhibit D-2** and depicted on **Exhibit C-2**.

“Improvement Area #1 Assessed Property” means any Parcel within Improvement Area #1 against which an Improvement Area #1 Operation and Maintenance Assessment is levied.

“Improvement Area #1 Assessment Roll” means the Assessment Roll for the Improvement Area #1 Assessed Property, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any O&M Annual Service Plan Updates. The Improvement Area #1 Assessment Roll is included in this O&M Service and Assessment Plan as **Exhibit A-1**.

“Improvement Area #1 Operation and Maintenance Assessment” means an Operation and Maintenance Assessment levied against a Parcel within Improvement Area #1 and imposed pursuant to an O&M Assessment Ordinance and the provisions herein, as shown on the Improvement Area #1 Assessment Roll.

“Lot” means for any portion of the District for which a final subdivision plat has been recorded in the official public records of the County, a tract of land described by “lot” in such final and recorded subdivision plat.

“Major Improvement Area” means approximately 122.299 acres located within the District described in **Exhibit D-3** and depicted on **Exhibit C-2**. The Major Improvement Area includes all of the District save and except Improvement Area #1.

“Major Improvement Area Assessed Property” means any Parcel within the Major Improvement Area against which a Major Improvement Area Operation and Maintenance Assessment is levied.

“Major Improvement Area Assessment Roll” means the Assessment Roll for the Major Improvement Area Assessed Property, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any O&M Annual Service Plan Updates. The Major Improvement Area Assessment Roll is included in this O&M Service and Assessment Plan as **Exhibit A-2**.

“Major Improvement Area Operation and Maintenance Assessment” means an Operation and Maintenance Assessment levied against a Parcel within the Major Improvement Area and imposed pursuant to an O&M Assessment Ordinance and the provisions herein, as shown on the Major Improvement Area Assessment Roll.

“Non-Benefitted Property” means Parcels within the boundaries of the District that accrue no special benefit from the operation and maintenance of the Authorized Improvements as determined by the **City Council**.

“O&M Assessment Ordinance” means any ordinance adopted by the City Council in accordance with the Act that levies an Operations and Maintenance Assessment.

“O&M Service and Assessment Plan” means a service and assessment plan prepared no less frequently than annually by the Administrator and adopted by the City Council, for the purposes of (1) identifying the Operations and Maintenance Costs of the Authorized Improvements to be provided by the District; (2) identifying the indebtedness to be incurred for the Supplemental Services, and the manner of assessing all of the Assessed Property for the Supplemental Services; (3) levying the Operations and Maintenance Assessments for the Assessed Property; (4) providing the Assessment Roll for the District.

“Operations and Maintenance Assessment” means an assessment levied annually against a Parcel within the District and imposed pursuant to an Assessment Ordinance to fund the Operation and Maintenance Costs.

“Operations and Maintenance Costs” means the costs to operate and maintain the Authorized Improvements that benefit the District based on a budget prepared annually by the City and provided to the Administrator.

“Parcel” or **“Parcels”** means a specific property within the District identified by either a tax map identification number assigned by the Dallas Central Appraisal District for real property tax purposes, by metes and bounds description, or by lot and block number in a final subdivision plat recorded in the official public records of the County, or by any other means determined by the City.

“PID Act” means Chapter 372, Texas Local Government Code, as amended.

“Service Plan” covers a period of at least five years and defines the annual indebtedness and projected Operations and Maintenance Costs more specifically described in **Section IV**.

SECTION II: 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 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.

Improvement Area #3

- The site plan for Block K-2(A), was submitted to the City on November 1, 2021, consisting of 18,172 square feet of Commercial Lot Type 2.
- The preliminary site plan for Block K-2(C) was submitted to the City on March 11, 2022, consisting of 6,050 square feet of Commercial Lot Type 2.
- The site plan for The Station Multi-Family Phase 2 (Block D partial) was submitted to the

city on December 14, 2021, consisting of 297 Multi-Family units.

- The site plan for Sparrow Senior Living (Block F) was submitted to the City on 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.
- 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 **Appendix A** for the buyer disclosure for the Operations and Maintenance Assessment.

SECTION III AUTHORIZED IMPROVEMENTS

The Operations and Maintenance Assessment will be levied annually on all Parcels of Assessed Property to pay for Operations and Maintenance Costs. For all Parcels of Assessed Property, the Operations and Maintenance Assessment was initially levied in an amount that resulted in a tax rate equivalent equal to \$0.025 per \$100 of taxable assessed value. In no event will the Operations and Maintenance Assessment exceed the City's actual costs for operating and maintaining the Authorized Improvements.

The Authorized Improvements of the District include:

A. Major Improvements

- *Station Blvd/Bunker Hill Road*

Improvements including subgrade stabilization (including lime treatment and compaction), concrete and reinforcing steel for roadways, testing, ADA ramps, and sidewalks. All related earthwork, excavation, erosion control, retaining walls, signage, dry utility infrastructure, drainage infrastructure, screen walls, landscaping, irrigation, and re-vegetation of all disturbed areas within the right-of-way.

- *Hudson Road*

Improvements including subgrade stabilization (including lime treatment and compaction), concrete and reinforcing steel for roadways, testing, ADA ramps, and sidewalks. All related earthwork, excavation, erosion control, retaining walls, signage, drainage infrastructure, screen walls, landscaping, irrigation, and re-vegetation of all disturbed areas within the right-of-way.

- *Merritt Road*

Improvements include landscaping enhancements, screen walls, and retaining walls for the right-of-way of Merritt Road.

- *Commons Parkway/Street A*

Improvements including subgrade stabilization (including lime treatment and compaction), concrete and reinforcing steel for roadways, testing, ADA ramps, and sidewalks. All related earthwork, excavation, erosion control, retaining walls, signage, dry utility infrastructure, drainage infrastructure, landscaping, irrigation, and re-vegetation of all disturbed areas within the right-of-way. The street improvements will provide a benefit to all property within the District.

- *Heritage Park Improvements*

Improvements include earthwork, excavation, erosion control, retaining wall, signage, playground equipment, shade structures, park furniture fixtures, fountains, splash pad, parking, sidewalks, trails, drainage infrastructure, landscaping, water and sewer utility improvements, concrete paving, irrigation, and re-vegetation of all disturbed areas.

- *Regional Detention*

Improvements include clearing, pond excavation, soil testing, retaining walls, erosion control, piping of inbound and outbound drainage lines, and construction of outlet structures. Hardscape and landscape improvements including a boardwalk, pedestrian bridge, trails, re-vegetation, and fountains are also included.

- *Master Water Line Extension*

Improvements including trench excavation and embedment, trench safety, piping, fire hydrant assemblies, manholes, service connections, irrigation services, testing, related earthwork, excavation, and erosion control and all necessary appurtenances constructed to City standards required to provide water service to the District.

- *Master Sewer Main Extension – Line A*

Improvements including trench excavation and embedment, trench safety, piping, manholes, service connections, testing, related earthwork, excavation, and erosion control and all necessary appurtenances constructed to City standards required to provide wastewater service to the District.

- *Master Sewer Main Extension – Line B*

Improvements including trench excavation and embedment, trench safety, piping, boring, manholes, service connections, testing, related earthwork, excavation, and erosion control and all necessary appurtenances constructed to City standards required to provide wastewater service to the District.

- *Master Entry Monumentation/Artwork*

Improvements include public entry signage components such as monument signs, lighting, brick wall footings, and landscaping. Public art features such as statues and monuments are also included.

- *Public Collector Road B/Street B*

Improvements including subgrade stabilization (including lime treatment and compaction), concrete and reinforcing steel for roadways, testing, ADA ramps and sidewalks located within the right of way. All related earthwork, excavation, erosion control, retaining walls, intersections, signage, drainage infrastructure, landscaping, irrigation, and re-vegetation of all disturbed areas within the right-of-way are included. The street improvements will provide benefit to each Lot within the District.

- *Soft Costs*

Costs related to designing, constructing, installing, and financing the Major Improvements, including land planning and design, City fees, engineering, soil testing, survey, construction management, legal fees, consultant fees, contingency, District Formation Costs, and other PID costs incurred and paid by the Developer.

B. Improvement Area #1 Improvements

- *Public Parking Access and In-Tract Improvements/Public Parking Area*

- *Street*

Improvements including subgrade stabilization (including lime treatment and compaction), concrete and reinforcing steel, testing, ADA ramps, striping, drainage infrastructure, TxDOT Improvements, and curb cut driveways. All related earthwork, excavation, erosion control, retaining walls, street signs and traffic safety signs, landscaping, and irrigation and re-vegetation of all disturbed areas within the right of way are also included.

- *Water*
Improvements including trench excavation and embedment, trench safety, piping, manholes, service connections, irrigation services, testing, related earthwork, excavation, and erosion control all necessary appurtenances required to provide water service to all Lots within Improvement Area #1.
- *Sewer*
Improvements including trench excavation and embedment, trench safety, piping, ductile iron encasement, boring, manholes, service connections, testing, related earthwork, excavation, erosion control and all necessary appurtenances required to provide wastewater service to all Lots within Improvement Area #1.
- *Storm Drainage*
Improvements including earthen channels, swales, curb and drop inlets, piping and boxes, headwalls, concrete flumes, rip rap, outfalls, and testing as well as all related earthwork, excavation, erosion control, drainage ponds, retaining walls, and necessary appurtenances to provide storm drainage for all Lots within Improvement Area #1.
- *Phase 1 SF/East Tract*
 - *Public Open Space*
Improvements include earthwork, excavation, erosion control, retaining walls, signage, playground equipment, shade structures, park furniture fixtures, lighting, fountains, parking, sidewalks, trails, drainage infrastructure, landscaping, screen wall, water and sewer utility improvements, concrete paving, irrigation, and re-vegetation of all disturbed areas within public open space,
 - *Street*
Improvements including subgrade stabilization (including lime treatment and compaction), concrete and reinforcing steel for roadways, testing, ADA ramps, and sidewalks. All related earthwork, excavation, erosion control, retaining walls, intersections, signage, drainage infrastructure, landscaping, irrigation, and re-vegetation of all disturbed areas within the right-of-way are included. The street improvements will provide benefit to each Lot within Improvement Area #1.
 - *Water*
Improvements including trench excavation and embedment, trench safety, piping, manholes, service connections, irrigation services, testing, related earthwork, excavation, and erosion control and all necessary appurtenances required to provide water service to all Lots within Improvement Area #1.
 - *Sewer*

Improvements including trench excavation and embedment, trench safety, piping, ductile iron encasement, boring, manholes, service connections, testing, related earthwork, excavation, erosion control and all necessary appurtenances required to provide wastewater service to all Lots within Improvement Area #1.

- *Storm Drainage*

Improvements including earthen channels, swales, curb and drop inlets, piping and boxes, headwalls, concrete flumes, rip rap, outfalls, and testing as well as all related earthwork, excavation, erosion control, drainage ponds, retaining walls, and all necessary appurtenances to provide storm drainage for all Lots within Improvement Area #1.

- *Soft Costs*

Costs related to designing, constructing, and installing, and financing the Improvement Area #1 Improvements including land planning and design, City fees, engineering, soil testing, survey, construction management, legal fees, consultant fees, contingency, and other PID costs incurred and paid by the Developer.

SECTION IV: SERVICE PLAN

The PID Act requires the annual indebtedness and projected costs - Service Plan - for the Maintenance Assessment, DPS Services Assessment, and Annual Collection Costs to be reviewed and updated annually, and the projection shall cover a period of not less than five years. The Service Plan is also required to include a copy of the notice form required by Section 5.014 of the Texas Property Code, as amended. **Exhibit B** summarizes the Service Plan for the District. Per the PID Act and Section 5.014 of the Texas Property Code, as amended, this 2025 O&M Service and Assessment Plan, and any future O&M Service and Assessment Plans, shall include a form of the buyer disclosures for the District. The notice form required by Section 5.014 of the Texas Property Code is attached hereto as **Appendix A**.

SECTION V: ASSESSMENT PLAN

The PID Act allows the City Council to apportion the Operation and Maintenance Costs to the Assessed Property based on the special benefit received from the provision of the operation and maintenance of the Authorized Improvements. The PID Act provides that such costs may be apportioned in any manner approved by the City Council that results in imposing equal shares of such costs on property similarly benefitted.

A. Assessment Methodology

1. The City will prepare and provide to the Administrator a budget for the Operations and

Maintenance Costs. The budget for the Operations and Maintenance Costs for 2025 is attached hereto as **Exhibit E**.

2. The Operations and Maintenance Assessment was initially levied in an amount that resulted in a tax rate equivalent equal to \$0.025 per \$100 of taxable ad valorem property value on property similarly benefitted within the District, but in no event will the aggregate annual Operations and Maintenance Assessment be greater than the annual budgeted Operations and Maintenance Costs.
3. The District will receive special benefit equal to or greater than the Operations and Maintenance Assessment as a result of the City performing the operations and maintenance of the Authorized Improvements

SECTION VI: TERMS OF THE ASSESSMENTS

A. Operations and Maintenance Assessments and Annual Installments

1. The City will prepare or cause to be prepared and provide to the Administrator a budget for the Supplemental Services annually.
2. Operations and Maintenance Assessments and the Annual Installments thereof shall be calculated and collected each year in an amount sufficient to pay for the Supplemental Services.
3. The Operations and Maintenance Assessments will be levied annually on all Parcels of Assessed Property to pay for the costs of the Supplemental Services based on the Taxable Value of each Assessed Property.

B. Payment of Operations and Maintenance Assessments in Annual Installments

1. Operations and Maintenance Assessments are subject to adjustment in each O&M Service and Assessment Plan based on the Supplemental Services as directed by the City Council.
2. The Administrator shall prepare and submit to the City Council for its review and approval a preliminary O&M Service and Assessment Plan, including an updated Assessment Roll based on the budgeted Supplemental Services.
3. The preliminary O&M Service and Assessment Plan will be placed in the City Secretary's office for inspection, and the City Council will consider a resolution to call a public hearing and will cause notices to be mailed to all property owners within the District and published in the newspaper of record in accordance with the PID Act.
4. The Administrator shall prepare and submit to the City Council for its review and

approval a final O&M Service and Assessment Plan to allow for the billing and collection of Annual Installments. Each O&M Service and Assessment Plan shall include an updated Assessment Roll, and updated calculations of Annual Installments. Annual Installments shall be collected by the City in the same manner and at the same time as ad valorem taxes; the City Council may provide for other means of collecting Annual Installments. Annual Installments shall be subject to the penalties and procedures in case of delinquencies as set forth in the PID Act and in the same manner as ad valorem taxes for the City.

5. The Operations and Maintenance Assessment and the Annual Installment thereof shall be delinquent if not paid prior to February 1, 2026. For each year thereafter, each Operations and Maintenance Assessment and the Annual Installment thereof shall be delinquent if not paid prior to February 1 of the year following the effective date of the O&M Assessment Ordinance levying the Operations and Maintenance Assessment.

SECTION VII: ASSESSMENT ROLL

The Improvement Area #1 Assessment Roll is attached as **Exhibit A-1**. The Administrator shall prepare and submit to the City Council for review and approval proposed revisions to the Improvement Area #1 Assessment Roll and Improvement Area #1 Annual Installments for each Parcel as part of each O&M Service and Assessment Plan.

The Major Improvement Area Assessment Roll is attached as **Exhibit A-2**. The Administrator shall prepare and submit to the City Council for review and approval proposed revisions to the Major Improvement Area Assessment Roll and Major Improvement Area Annual Installments for each Parcel as part of each O&M Service and Assessment Plan.

SECTION VIII: ADDITIONAL PROVISIONS

A. Calculation Errors

If the owner of a Parcel claims that an error has been made in any calculation required by this 2025 O&M Service and Assessment Plan, including, but not limited to, any calculation made as part of any O&M Service and Assessment Plan, the owner's sole and exclusive remedy shall be to submit a written notice of error to the City within 30 days of the mailing of a bill for the Annual Installment resulting from the O&M Service and Assessment Plan; otherwise, the owner shall be deemed to have unconditionally approved and accepted the calculation. Upon receipt of a written notice of error from an owner, the City shall refer the notice to the Administrator who shall provide a written response to the City and the owner within 30 days of such receipt. The

City Council shall consider the owner's notice of error and the Administrator's response, and within 30 days, the City Council shall make a final determination as to whether an error has been made. If the City Council determines that an error has been made, the City Council shall take such corrective action as is authorized by the PID Act, this 2025 O&M Service and Assessment Plan, the applicable Assessment Ordinance levying the Operations and Maintenance Assessment, or as otherwise authorized by the discretionary power of the City Council. The determination by the City Council as to whether an error has been made, and any corrective action taken by the City Council, shall be final and binding on the owner and the Administrator.

B. Amendments

Amendments to this 2025 O&M Service and Assessment Plan must be made by the City Council in accordance with the PID Act. To the extent permitted by the PID Act, this 2025 O&M Service and Assessment Plan may be amended without notice to property owners of the Assessed Property: (1) to correct mistakes and clerical errors; (2) to clarify ambiguities; and (3) to provide procedures to collect Operations and Maintenance Assessments, Annual Installments, and other charges imposed by this 2025 O&M Service and Assessment Plan.

C. Administration and Interpretation

The Administrator shall: (1) perform the obligations of the Administrator as set forth in this 2025 O&M Service and Assessment Plan; (2) administer the District for and on behalf of and at the direction of the City Council; and (3) interpret the provisions of this 2025 O&M Service and Assessment Plan. Interpretations of this 2025 O&M Service and Assessment Plan by the Administrator shall be in writing and shall be appealable to the City Council by owners or developers adversely affected by the interpretation. Appeals shall be decided by the City Council after holding a hearing at which all interested parties have an opportunity to be heard. Decisions by the City Council shall be final and binding on the property owners and developers and their successors and assigns.

D. Form of Buyer Disclosure/Filing Requirements

Per Section 5.014 of the Texas Property Code, as amended, this 2025 O&M Service and Assessment Plan, and any future O&M A&R Service and Assessment Plans, shall include a form of the buyer disclosures for the District. The buyer disclosure is attached hereto as **Appendix A**. Within seven days of approval by the City Commission, the City shall file and record in the real property records of the County the executed ordinance of this 2025 O&M Service and Assessment Plan, or any future Annual Service Plan Updates. The executed ordinance, including any attachments, approving this 2025 O&M Service and Assessment Plan or any future O&M A&R Service and Assessment Plans shall be filed and recorded in their entirety.

E. Severability

If any provision of this 2025 O&M Service and Assessment Plan is determined by a governmental agency or court to be unenforceable, the unenforceable provision shall be deleted and, to the maximum extent possible, shall be rewritten to be enforceable. Every effort shall be made to enforce the remaining provisions of the 2025 O&M Service and Assessment Plan.

EXHIBITS

The following Exhibits are attached to and made a part of this O&M Service and Assessment Plan for all purposes:

Exhibit A-1	Improvement Area #1 Assessment Roll
Exhibit A-2	Major Improvement Area Assessment Roll
Exhibit B	Service Plan
Exhibit C-1	Map of District
Exhibit C-2	Map of Major Improvement Area and Improvement Area #1
Exhibit D-1	District Legal Description
Exhibit D-2	Improvement Area #1 Legal Description
Exhibit D-3	Major Improvement Area Legal Description
Exhibit D-4	City Land Depiction
Exhibit E	O&M Budget

APPENDICES

Appendix A	Buyer Disclosure
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EXHIBIT A-1 – IMPROVEMENT AREA #1 ASSESSMENT ROLL

Property ID ^[a]	Lot Type	A	B	C	D = (A ÷ 100) × (B + C)
		Appraised Taxable Value ^[b]	O&M Assessment ^[c]	Annual Collection Costs	Annual Installment Due 1/31/2026
480119100A0010000	Single Family	\$ 548,140.00	\$ 0.0500	\$ 0.0054	\$ 303.72
480119100A0020000	Single Family	\$ 518,200.00	\$ 0.0500	\$ 0.0054	\$ 287.13
480119100ACA10000	Non-Benefitted	\$ -	\$ -	\$ -	\$ -
480119100A0030000	Single Family	\$ 587,250.00	\$ 0.0500	\$ 0.0054	\$ 325.39
480119100A0040000	Single Family	\$ 595,970.00	\$ 0.0500	\$ 0.0054	\$ 330.23
480119100A0050000	Single Family	\$ 548,550.00	\$ 0.0500	\$ 0.0054	\$ 303.95
480119100A0060000	Single Family	\$ 499,860.00	\$ 0.0500	\$ 0.0054	\$ 276.97
480119100A0070000	Single Family	\$ 560,620.00	\$ 0.0500	\$ 0.0054	\$ 310.64
480119100A0080000	Single Family	\$ 497,860.00	\$ 0.0500	\$ 0.0054	\$ 275.86
480119100A0090000	Single Family	\$ 510,000.00	\$ 0.0500	\$ 0.0054	\$ 282.59
480119100A0100000	Single Family	\$ 585,670.00	\$ 0.0500	\$ 0.0054	\$ 324.52
480119100A0110000	Single Family	\$ 562,900.00	\$ 0.0500	\$ 0.0054	\$ 311.90
480119100A0120000	Single Family	\$ 587,250.00	\$ 0.0500	\$ 0.0054	\$ 325.39
480119100A0130000	Single Family	\$ 539,140.00	\$ 0.0500	\$ 0.0054	\$ 298.74
480119100A0140000	Single Family	\$ 579,270.00	\$ 0.0500	\$ 0.0054	\$ 320.97
480119100B0010000	Single Family	\$ 641,120.00	\$ 0.0500	\$ 0.0054	\$ 355.24
480119100B0020000	Single Family	\$ 415,660.00	\$ 0.0500	\$ 0.0054	\$ 230.32
480119100B0030000	Single Family	\$ 501,040.00	\$ 0.0500	\$ 0.0054	\$ 277.63
480119100BCA20000	Non-Benefitted	\$ -	\$ -	\$ -	\$ -
480119100B0040000	Single Family	\$ 495,800.00	\$ 0.0500	\$ 0.0054	\$ 274.72
480119100B0050000	Single Family	\$ 501,230.00	\$ 0.0500	\$ 0.0054	\$ 277.73
480119100B0060000	Single Family	\$ 433,100.00	\$ 0.0500	\$ 0.0054	\$ 239.98
480119100B0070000	Single Family	\$ 516,930.00	\$ 0.0500	\$ 0.0054	\$ 286.43
480119100B0080000	Single Family	\$ 563,100.00	\$ 0.0500	\$ 0.0054	\$ 312.01
480119100B0090000	Single Family	\$ 512,180.00	\$ 0.0500	\$ 0.0054	\$ 283.80
480119100B0100000	Single Family	\$ 622,100.00	\$ 0.0500	\$ 0.0054	\$ 344.70
480119100B0110000	Single Family	\$ 552,000.00	\$ 0.0500	\$ 0.0054	\$ 305.86
480119100C0010000	Single Family	\$ 594,720.00	\$ 0.0500	\$ 0.0054	\$ 329.53
480119100C0020000	Single Family	\$ 538,330.00	\$ 0.0500	\$ 0.0054	\$ 298.29
480119100C0030000	Single Family	\$ 517,760.00	\$ 0.0500	\$ 0.0054	\$ 286.89
480119100C0040000	Single Family	\$ 530,530.00	\$ 0.0500	\$ 0.0054	\$ 293.97
480119100C0050000	Single Family	\$ 423,830.00	\$ 0.0500	\$ 0.0054	\$ 234.84
480119100C0060000	Single Family	\$ 545,000.00	\$ 0.0500	\$ 0.0054	\$ 301.98
480119100C0070000	Single Family	\$ 561,400.00	\$ 0.0500	\$ 0.0054	\$ 311.07
480119100C0080000	Single Family	\$ 542,710.00	\$ 0.0500	\$ 0.0054	\$ 300.71
480119100C0090000	Single Family	\$ 547,700.00	\$ 0.0500	\$ 0.0054	\$ 303.48
480119100C0100000	Single Family	\$ 525,000.00	\$ 0.0500	\$ 0.0054	\$ 290.90
480119100C0110000	Single Family	\$ 642,890.00	\$ 0.0500	\$ 0.0054	\$ 356.22
480119100C0120000	Single Family	\$ 548,200.00	\$ 0.0500	\$ 0.0054	\$ 303.76
480119100C0130000	Single Family	\$ 533,560.00	\$ 0.0500	\$ 0.0054	\$ 295.64
480119100C0140000	Single Family	\$ 558,280.00	\$ 0.0500	\$ 0.0054	\$ 309.34
480119100D0010000	Single Family	\$ 547,120.00	\$ 0.0500	\$ 0.0054	\$ 303.16
480119100D0020000	Single Family	\$ 519,950.00	\$ 0.0500	\$ 0.0054	\$ 288.10
480119100D0030000	Single Family	\$ 586,090.00	\$ 0.0500	\$ 0.0054	\$ 324.75
480119100D0040000	Single Family	\$ 475,000.00	\$ 0.0500	\$ 0.0054	\$ 263.20
480119100D0050000	Single Family	\$ 566,470.00	\$ 0.0500	\$ 0.0054	\$ 313.88
480119100D0060000	Single Family	\$ 579,270.00	\$ 0.0500	\$ 0.0054	\$ 320.97
480119100D0070000	Single Family	\$ 547,120.00	\$ 0.0500	\$ 0.0054	\$ 303.16
480119100D0080000	Single Family	\$ 527,510.00	\$ 0.0500	\$ 0.0054	\$ 292.29
480119100D0090000	Single Family	\$ 575,730.00	\$ 0.0500	\$ 0.0054	\$ 319.01

Property ID ^[a]	Lot Type	A	B	C	D = (A ÷ 100) × (B + C)
		Appraised Taxable Value ^[b]	O&M Assessment ^[c]	Annual Collection Costs	Annual Installment Due 1/31/2026
480119100D0100000	Single Family	\$ 556,380.00	\$ 0.0500	\$ 0.0054	\$ 308.29
480119100D0110000	Single Family	\$ 561,650.00	\$ 0.0500	\$ 0.0054	\$ 311.21
480119100D0120000	Single Family	\$ 530,560.00	\$ 0.0500	\$ 0.0054	\$ 293.98
480119100D0130000	Single Family	\$ 547,120.00	\$ 0.0500	\$ 0.0054	\$ 303.16
480119100D0140000	Single Family	\$ 513,600.00	\$ 0.0500	\$ 0.0054	\$ 284.58
480119100D0150000	Single Family	\$ 518,200.00	\$ 0.0500	\$ 0.0054	\$ 287.13
480119100D0160000	Single Family	\$ 586,090.00	\$ 0.0500	\$ 0.0054	\$ 324.75
480119100D0170000	Single Family	\$ 498,860.00	\$ 0.0500	\$ 0.0054	\$ 276.42
480119100D0180000	Single Family	\$ 558,830.00	\$ 0.0500	\$ 0.0054	\$ 309.65
480119100D0190000	Single Family	\$ 548,140.00	\$ 0.0500	\$ 0.0054	\$ 303.72
480119100D0200000	Single Family	\$ 557,760.00	\$ 0.0500	\$ 0.0054	\$ 309.05
480119100D0210000	Single Family	\$ 555,170.00	\$ 0.0500	\$ 0.0054	\$ 307.62
480119100D0220000	Single Family	\$ 582,750.00	\$ 0.0500	\$ 0.0054	\$ 322.90
480119100D0230000	Single Family	\$ 512,250.00	\$ 0.0500	\$ 0.0054	\$ 283.84
480119100D0240000	Single Family	\$ 530,530.00	\$ 0.0500	\$ 0.0054	\$ 293.97
480119100D0250000	Single Family	\$ 586,000.00	\$ 0.0500	\$ 0.0054	\$ 324.70
480119100D0260000	Single Family	\$ 530,000.00	\$ 0.0500	\$ 0.0054	\$ 293.67
480119100DCA50000	Non-Benefitted	\$ -	\$ -	\$ -	\$ -
480119100E0010000	Single Family	\$ 539,140.00	\$ 0.0500	\$ 0.0054	\$ 298.74
480119100E0020000	Single Family	\$ 433,100.00	\$ 0.0500	\$ 0.0054	\$ 239.98
480119100ECA30000	Non-Benefitted	\$ -	\$ -	\$ -	\$ -
480119100E0030000	Single Family	\$ 500,000.00	\$ 0.0500	\$ 0.0054	\$ 277.05
480119100E0040000	Single Family	\$ 493,510.00	\$ 0.0500	\$ 0.0054	\$ 273.45
480119100E0050000	Single Family	\$ 511,000.00	\$ 0.0500	\$ 0.0054	\$ 283.14
480119100E0060000	Single Family	\$ 582,750.00	\$ 0.0500	\$ 0.0054	\$ 322.90
480119100E0070000	Single Family	\$ 497,000.00	\$ 0.0500	\$ 0.0054	\$ 275.39
480119100E0080000	Single Family	\$ 512,750.00	\$ 0.0500	\$ 0.0054	\$ 284.11
480119100E0090000	Single Family	\$ 594,720.00	\$ 0.0500	\$ 0.0054	\$ 329.53
480119100E0100000	Single Family	\$ 586,090.00	\$ 0.0500	\$ 0.0054	\$ 324.75
480119100E0110000	Single Family	\$ 517,760.00	\$ 0.0500	\$ 0.0054	\$ 286.89
480119100E0120000	Single Family	\$ 517,150.00	\$ 0.0500	\$ 0.0054	\$ 286.55
480119100E0130000	Single Family	\$ 513,790.00	\$ 0.0500	\$ 0.0054	\$ 284.69
480119100E0140000	Single Family	\$ 518,540.00	\$ 0.0500	\$ 0.0054	\$ 287.32
480119100E0150000	Single Family	\$ 516,200.00	\$ 0.0500	\$ 0.0054	\$ 286.03
480119100E0160000	Single Family	\$ 574,640.00	\$ 0.0500	\$ 0.0054	\$ 318.41
480119100E0170000	Single Family	\$ 504,720.00	\$ 0.0500	\$ 0.0054	\$ 279.66
480119100E0180000	Single Family	\$ 644,380.00	\$ 0.0500	\$ 0.0054	\$ 357.05
480119100E0190000	Single Family	\$ 505,510.00	\$ 0.0500	\$ 0.0054	\$ 280.10
480119100E0200000	Single Family	\$ 564,960.00	\$ 0.0500	\$ 0.0054	\$ 313.04
480119100E0210000	Single Family	\$ 533,180.00	\$ 0.0500	\$ 0.0054	\$ 295.43
480119100E0220000	Single Family	\$ 583,000.00	\$ 0.0500	\$ 0.0054	\$ 323.04
480119100E0230000	Single Family	\$ 533,110.00	\$ 0.0500	\$ 0.0054	\$ 295.40
480119100E0240000	Single Family	\$ 569,730.00	\$ 0.0500	\$ 0.0054	\$ 315.69
480119100E0250000	Single Family	\$ 582,750.00	\$ 0.0500	\$ 0.0054	\$ 322.90
480119100E0260000	Single Family	\$ 462,710.00	\$ 0.0500	\$ 0.0054	\$ 256.39
480119100E0270000	Single Family	\$ 599,960.00	\$ 0.0500	\$ 0.0054	\$ 332.44
480119100E0280000	Single Family	\$ 585,670.00	\$ 0.0500	\$ 0.0054	\$ 324.52
480119100E0290000	Single Family	\$ 516,930.00	\$ 0.0500	\$ 0.0054	\$ 286.43
480119100F0010000	Single Family	\$ 453,640.00	\$ 0.0500	\$ 0.0054	\$ 251.36
480119100F0020000	Single Family	\$ 490,000.00	\$ 0.0500	\$ 0.0054	\$ 271.51

Property ID ^[a]	Lot Type	A	B	C	D = (A ÷ 100) × (B + C)
		Appraised Taxable Value ^[b]	O&M Assessment ^[c]	Annual Collection Costs	Annual Installment Due 1/31/2026
480119100F0030000	Single Family	\$ 599,960.00	\$ 0.0500	\$ 0.0054	\$ 332.44
480119100F0040000	Single Family	\$ 505,430.00	\$ 0.0500	\$ 0.0054	\$ 280.06
480119100F0050000	Single Family	\$ 560,350.00	\$ 0.0500	\$ 0.0054	\$ 310.49
480119100F0060000	Single Family	\$ 502,950.00	\$ 0.0500	\$ 0.0054	\$ 278.68
480119100F0070000	Single Family	\$ 539,140.00	\$ 0.0500	\$ 0.0054	\$ 298.74
480119100F0080000	Single Family	\$ 500,000.00	\$ 0.0500	\$ 0.0054	\$ 277.05
480119100F0090000	Single Family	\$ 542,220.00	\$ 0.0500	\$ 0.0054	\$ 300.44
480119100F0100000	Single Family	\$ 527,370.00	\$ 0.0500	\$ 0.0054	\$ 292.21
480119100F0110000	Single Family	\$ 619,510.00	\$ 0.0500	\$ 0.0054	\$ 343.27
480119100F0120000	Single Family	\$ 560,000.00	\$ 0.0500	\$ 0.0054	\$ 310.29
480119100F0130000	Single Family	\$ 518,570.00	\$ 0.0500	\$ 0.0054	\$ 287.34
480119100F0140000	Single Family	\$ 433,100.00	\$ 0.0500	\$ 0.0054	\$ 239.98
480119100F0150000	Single Family	\$ 530,040.00	\$ 0.0500	\$ 0.0054	\$ 293.69
480119100F0160000	Single Family	\$ 548,000.00	\$ 0.0500	\$ 0.0054	\$ 303.65
480119100F0170000	Single Family	\$ 587,250.00	\$ 0.0500	\$ 0.0054	\$ 325.39
480119100F0180000	Single Family	\$ 630,000.00	\$ 0.0500	\$ 0.0054	\$ 349.08
480119100F0190000	Single Family	\$ 433,100.00	\$ 0.0500	\$ 0.0054	\$ 239.98
480119100F0200000	Single Family	\$ 531,090.00	\$ 0.0500	\$ 0.0054	\$ 294.28
480119100F0210000	Single Family	\$ 533,640.00	\$ 0.0500	\$ 0.0054	\$ 295.69
480119100F0220000	Single Family	\$ 586,090.00	\$ 0.0500	\$ 0.0054	\$ 324.75
480119100F0230000	Single Family	\$ 596,890.00	\$ 0.0500	\$ 0.0054	\$ 330.74
480119100F0240000	Single Family	\$ 517,760.00	\$ 0.0500	\$ 0.0054	\$ 286.89
480119100F0250000	Single Family	\$ 582,750.00	\$ 0.0500	\$ 0.0054	\$ 322.90
480119100G0010000	Single Family	\$ 558,830.00	\$ 0.0500	\$ 0.0054	\$ 309.65
480119100G0020000	Single Family	\$ 539,010.00	\$ 0.0500	\$ 0.0054	\$ 298.66
480119100G0030000	Single Family	\$ 521,580.00	\$ 0.0500	\$ 0.0054	\$ 289.01
480119100G0040000	Single Family	\$ 434,000.00	\$ 0.0500	\$ 0.0054	\$ 240.48
480119100G0050000	Single Family	\$ 497,010.00	\$ 0.0500	\$ 0.0054	\$ 275.39
480119100G0060000	Single Family	\$ 505,690.00	\$ 0.0500	\$ 0.0054	\$ 280.20
480119100G0070000	Single Family	\$ 586,090.00	\$ 0.0500	\$ 0.0054	\$ 324.75
480119100G0080000	Single Family	\$ 494,340.00	\$ 0.0500	\$ 0.0054	\$ 273.91
480119100G0090000	Single Family	\$ 539,140.00	\$ 0.0500	\$ 0.0054	\$ 298.74
480119100G0100000	Single Family	\$ 587,250.00	\$ 0.0500	\$ 0.0054	\$ 325.39
480119100G0110000	Single Family	\$ 504,050.00	\$ 0.0500	\$ 0.0054	\$ 279.29
480119100G0120000	Single Family	\$ 580,670.00	\$ 0.0500	\$ 0.0054	\$ 321.75
480119100G0130000	Single Family	\$ 587,250.00	\$ 0.0500	\$ 0.0054	\$ 325.39
480119100G0140000	Single Family	\$ 493,510.00	\$ 0.0500	\$ 0.0054	\$ 273.45
480119100G0150000	Single Family	\$ 582,750.00	\$ 0.0500	\$ 0.0054	\$ 322.90
480119100G0160000	Single Family	\$ 533,560.00	\$ 0.0500	\$ 0.0054	\$ 295.64
480119100G0170000	Single Family	\$ 525,000.00	\$ 0.0500	\$ 0.0054	\$ 290.90
480119100G0180000	Single Family	\$ 516,200.00	\$ 0.0500	\$ 0.0054	\$ 286.03
480119100G0190000	Single Family	\$ 551,650.00	\$ 0.0500	\$ 0.0054	\$ 305.67
480119100G0200000	Single Family	\$ 642,890.00	\$ 0.0500	\$ 0.0054	\$ 356.22
480119100G0210000	Single Family	\$ 480,000.00	\$ 0.0500	\$ 0.0054	\$ 265.97
480119100G0220000	Single Family	\$ 433,100.00	\$ 0.0500	\$ 0.0054	\$ 239.98
480119100G0230000	Single Family	\$ 516,930.00	\$ 0.0500	\$ 0.0054	\$ 286.43
480119100G0240000	Single Family	\$ 642,890.00	\$ 0.0500	\$ 0.0054	\$ 356.22
480119100G0250000	Single Family	\$ 594,720.00	\$ 0.0500	\$ 0.0054	\$ 329.53
480119100G0260000	Single Family	\$ 586,090.00	\$ 0.0500	\$ 0.0054	\$ 324.75
480119100G0270000	Single Family	\$ 433,100.00	\$ 0.0500	\$ 0.0054	\$ 239.98

Property ID ^[a]	Lot Type	A	B	C	D = (A ÷ 100) × (B + C)
		Appraised Taxable Value ^[b]	O&M Assessment ^[c]	Annual Collection Costs	Annual Installment Due 1/31/2026
480119100G0280000	Single Family	\$ 542,170.00	\$ 0.0500	\$ 0.0054	\$ 300.42
480119100G0290000	Single Family	\$ 516,930.00	\$ 0.0500	\$ 0.0054	\$ 286.43
480119100H0010000	Single Family	\$ 539,140.00	\$ 0.0500	\$ 0.0054	\$ 298.74
480119100H0020000	Single Family	\$ 558,280.00	\$ 0.0500	\$ 0.0054	\$ 309.34
480119100H0030000	Single Family	\$ 379,150.00	\$ 0.0500	\$ 0.0054	\$ 210.09
480119100H0040000	Single Family	\$ 497,050.00	\$ 0.0500	\$ 0.0054	\$ 275.41
480119100H0050000	Single Family	\$ 578,110.00	\$ 0.0500	\$ 0.0054	\$ 320.33
480119100I0010000	Single Family	\$ 547,120.00	\$ 0.0500	\$ 0.0054	\$ 303.16
480119100I0020000	Single Family	\$ 536,000.00	\$ 0.0500	\$ 0.0054	\$ 297.00
480119100I0030000	Single Family	\$ 558,830.00	\$ 0.0500	\$ 0.0054	\$ 309.65
480119100I0040000	Single Family	\$ 517,760.00	\$ 0.0500	\$ 0.0054	\$ 286.89
480119100I0050000	Single Family	\$ 547,120.00	\$ 0.0500	\$ 0.0054	\$ 303.16
480119100I0060000	Single Family	\$ 513,600.00	\$ 0.0500	\$ 0.0054	\$ 284.58
480119100I0070000	Single Family	\$ 480,620.00	\$ 0.0500	\$ 0.0054	\$ 266.31
480119100I0080000	Single Family	\$ 555,170.00	\$ 0.0500	\$ 0.0054	\$ 307.62
480119100I0090000	Single Family	\$ 574,640.00	\$ 0.0500	\$ 0.0054	\$ 318.41
480119100I0100000	Single Family	\$ 587,250.00	\$ 0.0500	\$ 0.0054	\$ 325.39
480119100I0110000	Townhome	\$ 383,490.00	\$ 0.0500	\$ 0.0054	\$ 212.49
480119100I0120000	Townhome	\$ 382,180.00	\$ 0.0500	\$ 0.0054	\$ 211.77
480119100I0130000	Townhome	\$ 382,180.00	\$ 0.0500	\$ 0.0054	\$ 211.77
480119100I0140000	Townhome	\$ 384,840.00	\$ 0.0500	\$ 0.0054	\$ 213.24
480119100I0150000	Townhome	\$ 384,840.00	\$ 0.0500	\$ 0.0054	\$ 213.24
480119100I0160000	Townhome	\$ 388,280.00	\$ 0.0500	\$ 0.0054	\$ 215.15
480119100I0170000	Townhome	\$ 383,490.00	\$ 0.0500	\$ 0.0054	\$ 212.49
480119100I0180000	Townhome	\$ 382,180.00	\$ 0.0500	\$ 0.0054	\$ 211.77
480119100I0190000	Townhome	\$ 384,840.00	\$ 0.0500	\$ 0.0054	\$ 213.24
480119100I0200000	Townhome	\$ 388,280.00	\$ 0.0500	\$ 0.0054	\$ 215.15
480119100I0210000	Townhome	\$ 375,820.00	\$ 0.0500	\$ 0.0054	\$ 208.24
480119100I0220000	Townhome	\$ 382,180.00	\$ 0.0500	\$ 0.0054	\$ 211.77
480119100I0230000	Townhome	\$ 382,180.00	\$ 0.0500	\$ 0.0054	\$ 211.77
480119100I0240000	Townhome	\$ 382,180.00	\$ 0.0500	\$ 0.0054	\$ 211.77
480119100I0250000	Townhome	\$ 384,840.00	\$ 0.0500	\$ 0.0054	\$ 213.24
480119100I0260000	Townhome	\$ 384,840.00	\$ 0.0500	\$ 0.0054	\$ 213.24
480119100I0270000	Townhome	\$ 384,000.00	\$ 0.0500	\$ 0.0054	\$ 212.77
480119100I0280000	Townhome	\$ 388,280.00	\$ 0.0500	\$ 0.0054	\$ 215.15
480119100J0010000	Single Family	\$ 495,000.00	\$ 0.0500	\$ 0.0054	\$ 274.28
480119100J0020000	Single Family	\$ 518,200.00	\$ 0.0500	\$ 0.0054	\$ 287.13
480119100JCA40000	Non-Benefitted	\$ -	\$ -	\$ -	\$ -
480119100K0010000	Townhome	\$ 380,000.00	\$ 0.0500	\$ 0.0054	\$ 210.56
480119100K0020000	Townhome	\$ 388,280.00	\$ 0.0500	\$ 0.0054	\$ 215.15
480119100K0030000	Townhome	\$ 380,000.00	\$ 0.0500	\$ 0.0054	\$ 210.56
480119100K0040000	Townhome	\$ 382,180.00	\$ 0.0500	\$ 0.0054	\$ 211.77
480119100K0050000	Townhome	\$ 375,000.00	\$ 0.0500	\$ 0.0054	\$ 207.79
480119100K0060000	Townhome	\$ 383,490.00	\$ 0.0500	\$ 0.0054	\$ 212.49
480119100K0070000	Townhome	\$ 388,280.00	\$ 0.0500	\$ 0.0054	\$ 215.15
480119100K0080000	Townhome	\$ 388,280.00	\$ 0.0500	\$ 0.0054	\$ 215.15
480119100K0090000	Townhome	\$ 388,280.00	\$ 0.0500	\$ 0.0054	\$ 215.15
480119100K0100000	Townhome	\$ 388,280.00	\$ 0.0500	\$ 0.0054	\$ 215.15
480119100K0110000	Townhome	\$ 382,180.00	\$ 0.0500	\$ 0.0054	\$ 211.77
480119100K0120000	Townhome	\$ 382,180.00	\$ 0.0500	\$ 0.0054	\$ 211.77

Property ID ^[a]	Lot Type	A	B	C	D = (A ÷ 100) × (B + C)
		Appraised Taxable Value ^[b]	O&M Assessment ^[c]	Annual Collection Costs	Annual Installment Due 1/31/2026
480119100K0130000	Townhome	\$ 382,180.00	\$ 0.0500	\$ 0.0054	\$ 211.77
480119100K0140000	Townhome	\$ 384,840.00	\$ 0.0500	\$ 0.0054	\$ 213.24
480119100KCA70000	Non-Benefitted	\$ -	\$ -	\$ -	\$ -
480119100K0150000	Townhome	\$ 384,320.00	\$ 0.0500	\$ 0.0054	\$ 212.95
480119100K0160000	Townhome	\$ 384,320.00	\$ 0.0500	\$ 0.0054	\$ 212.95
480119100K0170000	Townhome	\$ 382,180.00	\$ 0.0500	\$ 0.0054	\$ 211.77
480119100K0180000	Townhome	\$ 382,180.00	\$ 0.0500	\$ 0.0054	\$ 211.77
480119100K0190000	Townhome	\$ 382,180.00	\$ 0.0500	\$ 0.0054	\$ 211.77
480119100K0200000	Townhome	\$ 384,840.00	\$ 0.0500	\$ 0.0054	\$ 213.24
480119100K0210000	Townhome	\$ 384,840.00	\$ 0.0500	\$ 0.0054	\$ 213.24
480119100K0220000	Townhome	\$ 384,840.00	\$ 0.0500	\$ 0.0054	\$ 213.24
480119100K0230000	Townhome	\$ 382,180.00	\$ 0.0500	\$ 0.0054	\$ 211.77
480119100L0010000	Townhome	\$ 383,490.00	\$ 0.0500	\$ 0.0054	\$ 212.49
480119100L0020000	Townhome	\$ 382,180.00	\$ 0.0500	\$ 0.0054	\$ 211.77
480119100L0030000	Townhome	\$ 382,180.00	\$ 0.0500	\$ 0.0054	\$ 211.77
480119100L0040000	Townhome	\$ 384,840.00	\$ 0.0500	\$ 0.0054	\$ 213.24
480119100L0050000	Townhome	\$ 388,280.00	\$ 0.0500	\$ 0.0054	\$ 215.15
480119100L0060000	Townhome	\$ 383,490.00	\$ 0.0500	\$ 0.0054	\$ 212.49
480119100L0070000	Townhome	\$ 371,100.00	\$ 0.0500	\$ 0.0054	\$ 205.63
480119100L0080000	Townhome	\$ 372,000.00	\$ 0.0500	\$ 0.0054	\$ 206.12
480119100L0090000	Townhome	\$ 388,280.00	\$ 0.0500	\$ 0.0054	\$ 215.15
480119100M0010000	Townhome	\$ 388,280.00	\$ 0.0500	\$ 0.0054	\$ 215.15
480119100M0020000	Townhome	\$ 384,840.00	\$ 0.0500	\$ 0.0054	\$ 213.24
480119100M0030000	Townhome	\$ 382,180.00	\$ 0.0500	\$ 0.0054	\$ 211.77
480119100M0040000	Townhome	\$ 382,180.00	\$ 0.0500	\$ 0.0054	\$ 211.77
480119100M0050000	Townhome	\$ 383,490.00	\$ 0.0500	\$ 0.0054	\$ 212.49
480119100M0060000	Townhome	\$ 384,840.00	\$ 0.0500	\$ 0.0054	\$ 213.24
480119100M0070000	Townhome	\$ 384,840.00	\$ 0.0500	\$ 0.0054	\$ 213.24
480119100M0080000	Townhome	\$ 382,180.00	\$ 0.0500	\$ 0.0054	\$ 211.77
480119100M0090000	Townhome	\$ 382,180.00	\$ 0.0500	\$ 0.0054	\$ 211.77
480119100MCA60000	Non-Benefitted	\$ -	\$ -	\$ -	\$ -
480119100NCA80000	Non-Benefitted	\$ -	\$ -	\$ -	\$ -
480119100OCA90000	Non-Benefitted	\$ -	\$ -	\$ -	\$ -
480119500A0010000	Multi-Family	\$ 72,365,340.00	\$ 0.0500	\$ 0.0054	\$ 40,097.50
480119700M0010000	Commercial 1	\$ 5,293,820.00	\$ 0.0500	\$ 0.0054	\$ 2,933.30
Total		\$ 189,100,300.00	\$ 94,550.15	\$ 10,229.98	\$ 104,780.13

Footnotes:

[a] Property ID list is subject to change based on the final certified rolls provided by the County prior to billing.

[b] Per Dallas Central Appraisal District.

[c] The Operations and Maintenance Assessment due 1/31/2026 equals approximately \$0.0500 and the Annual Collection Costs due 1/31/2026 equal approximately \$0.0054. Both will be adjusted each year based on actual Operations and Maintenance Costs and administrative costs.

EXHIBIT A-2 – MAJOR IMPROVEMENT AREA ASSESSMENT ROLL

Property ID ^[a]	Block	Lot Type	A	B	C	D = (A ÷ 100) × (B + C)
			Appraised Taxable Value ^[b]	O&M Assessment ^[b]	Annual Collection Costs ^[c]	Annual Installment Due 1/31/2026
480119100Z0010000	Block C	Single Family	\$ 516,910.00	\$ 0.0500	\$ 0.0054	\$ 286.42
480119100Z0020000	Block C	Single Family	\$ 553,100.00	\$ 0.0500	\$ 0.0054	\$ 306.47
480119100Z0030000	Block C	Single Family	\$ 560,000.00	\$ 0.0500	\$ 0.0054	\$ 310.29
480119100Z0040000	Block C	Single Family	\$ 539,510.00	\$ 0.0500	\$ 0.0054	\$ 298.94
480119100ZCA11000	Block C	Non-Benefitted	\$ -	\$ -	\$ -	\$ -
480119100Z0050000	Block C	Single Family	\$ 481,340.00	\$ 0.0500	\$ 0.0054	\$ 266.71
480119100Z0060000	Block C	Single Family	\$ 537,420.00	\$ 0.0500	\$ 0.0054	\$ 297.78
480119100Z0070000	Block C	Single Family	\$ 540,210.00	\$ 0.0500	\$ 0.0054	\$ 299.33
480119100Z0080000	Block C	Single Family	\$ 546,570.00	\$ 0.0500	\$ 0.0054	\$ 302.85
480119100Z0090000	Block C	Single Family	\$ 539,680.00	\$ 0.0500	\$ 0.0054	\$ 299.04
480119100Z0100000	Block C	Single Family	\$ 543,100.00	\$ 0.0500	\$ 0.0054	\$ 300.93
480119100Z0110000	Block C	Single Family	\$ 433,160.00	\$ 0.0500	\$ 0.0054	\$ 240.01
480119100Z0120000	Block C	Single Family	\$ 484,270.00	\$ 0.0500	\$ 0.0054	\$ 268.33
480119100Z0130000	Block C	Single Family	\$ 580,280.00	\$ 0.0500	\$ 0.0054	\$ 321.53
480119100Y0010000	Block C	Single Family	\$ 574,770.00	\$ 0.0500	\$ 0.0054	\$ 318.48
480119100Y0020000	Block C	Single Family	\$ 509,590.00	\$ 0.0500	\$ 0.0054	\$ 282.36
480119100Y0030000	Block C	Single Family	\$ 545,950.00	\$ 0.0500	\$ 0.0054	\$ 302.51
480119100Y0040000	Block C	Single Family	\$ 545,950.00	\$ 0.0500	\$ 0.0054	\$ 302.51
480119100Y0050000	Block C	Single Family	\$ 531,200.00	\$ 0.0500	\$ 0.0054	\$ 294.34
480119100Y0060000	Block C	Single Family	\$ 531,670.00	\$ 0.0500	\$ 0.0054	\$ 294.60
480119100Y0070000	Block C	Single Family	\$ 542,640.00	\$ 0.0500	\$ 0.0054	\$ 300.68
480119100Y0080000	Block C	Single Family	\$ 570,780.00	\$ 0.0500	\$ 0.0054	\$ 316.27
480119100Y0090000	Block C	Single Family	\$ 538,810.00	\$ 0.0500	\$ 0.0054	\$ 298.55
480119100Y0100000	Block C	Single Family	\$ 489,600.00	\$ 0.0500	\$ 0.0054	\$ 271.29
480119100Y0110000	Block C	Single Family	\$ 539,510.00	\$ 0.0500	\$ 0.0054	\$ 298.94
480119100Y0120000	Block C	Single Family	\$ 536,370.00	\$ 0.0500	\$ 0.0054	\$ 297.20
480119100Y0130000	Block C	Single Family	\$ 523,050.00	\$ 0.0500	\$ 0.0054	\$ 289.82
480119100YCA20000	Block C	Non-Benefitted	\$ -	\$ -	\$ -	\$ -
480119100X0010000	Block C	Single Family	\$ 537,940.00	\$ 0.0500	\$ 0.0054	\$ 298.07
480119100X0020000	Block C	Single Family	\$ 517,860.00	\$ 0.0500	\$ 0.0054	\$ 286.95
480119100X0030000	Block C	Single Family	\$ 553,100.00	\$ 0.0500	\$ 0.0054	\$ 306.47
480119100X0040000	Block C	Single Family	\$ 432,260.00	\$ 0.0500	\$ 0.0054	\$ 239.51
480119100X0050000	Block C	Single Family	\$ 515,000.00	\$ 0.0500	\$ 0.0054	\$ 285.36
480119100X0060000	Block C	Single Family	\$ 510,770.00	\$ 0.0500	\$ 0.0054	\$ 283.02
480119100X0070000	Block C	Single Family	\$ 543,510.00	\$ 0.0500	\$ 0.0054	\$ 301.16
480119100X0080000	Block C	Single Family	\$ 549,750.00	\$ 0.0500	\$ 0.0054	\$ 304.62
480119100X0090000	Block C	Single Family	\$ 529,500.00	\$ 0.0500	\$ 0.0054	\$ 293.39
480119100X0100000	Block C	Single Family	\$ 489,170.00	\$ 0.0500	\$ 0.0054	\$ 271.05
480119100X0110000	Block C	Single Family	\$ 544,910.00	\$ 0.0500	\$ 0.0054	\$ 301.93
480119100X0120000	Block C	Single Family	\$ 508,990.00	\$ 0.0500	\$ 0.0054	\$ 282.03
480119100XCA30000	Block C	Non-Benefitted	\$ -	\$ -	\$ -	\$ -
480119100XCA40000	Block C	Non-Benefitted	\$ -	\$ -	\$ -	\$ -
480119100X0130000	Block C	Single Family	\$ 548,050.00	\$ 0.0500	\$ 0.0054	\$ 303.67
480119100X0140000	Block C	Single Family	\$ 540,000.00	\$ 0.0500	\$ 0.0054	\$ 299.21
480119100X0150000	Block C	Single Family	\$ 538,290.00	\$ 0.0500	\$ 0.0054	\$ 298.27
480119100X0160000	Block C	Single Family	\$ 554,580.00	\$ 0.0500	\$ 0.0054	\$ 307.29
480119100X0170000	Block C	Single Family	\$ 573,550.00	\$ 0.0500	\$ 0.0054	\$ 317.80
480119100X0180000	Block C	Single Family	\$ 553,100.00	\$ 0.0500	\$ 0.0054	\$ 306.47
480119100X0190000	Block C	Single Family	\$ 563,030.00	\$ 0.0500	\$ 0.0054	\$ 311.97
480119100X0200000	Block C	Single Family	\$ 553,420.00	\$ 0.0500	\$ 0.0054	\$ 306.65
480119100X0210000	Block C	Single Family	\$ 509,970.00	\$ 0.0500	\$ 0.0054	\$ 282.57
480119100X0220000	Block C	Single Family	\$ 430,560.00	\$ 0.0500	\$ 0.0054	\$ 238.57
480119100X0230000	Block C	Single Family	\$ 583,170.00	\$ 0.0500	\$ 0.0054	\$ 323.13
489071500S0010000	Block D1	Multi-Family	\$ 57,553,220.00	\$ 0.0500	\$ 0.0054	\$ 31,890.13
65022863010020000	Block D2	Commercial 2	\$ 709,720.00	\$ 0.0500	\$ 0.0054	\$ 393.25
65022863010020400	Block E	Commercial 2 & Commercial 3	\$ 2,037,630.00	\$ 0.0500	\$ 0.0054	\$ 1,129.05
480118400B0020000	Block F	Multi-Family	\$ 48,642,480.00	\$ 0.0500	\$ 0.0054	\$ 26,952.71
480118300B01A0000	Block G1	Commercial 2	\$ 212,640.00	\$ 0.0500	\$ 0.0054	\$ 117.82
480118300B0040000	Block G2	Commercial 2	\$ 254,540.00	\$ 0.0500	\$ 0.0054	\$ 141.04
480118300B0050000	Block G2	Commercial 2	\$ 265,300.00	\$ 0.0500	\$ 0.0054	\$ 147.00

Property ID ^[a]	Block	Lot Type	A	B	C	D = (A ÷ 100) × (B + C)
			Appraised Taxable	O&M	Annual Collection	Annual Installment
			Value ^[b]	Assessment ^[b]	Costs ^[c]	Due 1/31/2026
480118300B0060000	Block G2	Commercial 2	\$ 382,810.00	\$ 0.0500	\$ 0.0054	\$ 212.11
480041500A0030000	Block H1 (partial)	Commercial 2	\$ 938,180.00	\$ 0.0500	\$ 0.0054	\$ 519.84
480041500A0020000	Block H1 (partial)	Commercial 2	\$ 946,830.00	\$ 0.0500	\$ 0.0054	\$ 524.64
480041500A0010000	Block H1 (partial)	Commercial 2	\$ 568,190.00	\$ 0.0500	\$ 0.0054	\$ 314.83
65092877510020200	Block H2	Non-Benefitted	\$ -	\$ -	\$ -	\$ -
65022863010040200	Block I	Commercial 3	\$ 2,476,630.00	\$ 0.0500	\$ 0.0054	\$ 1,372.30
65022863010080000	Block J	Commercial 3	\$ 70,381,630.00	\$ 0.0500	\$ 0.0054	\$ 38,998.33
480119800Q0010000	Block K-2(A)	Commercial 2	\$ 5,703,750.00	\$ 0.0500	\$ 0.0054	\$ 3,160.44
480119800Q0020000	Block K-2(A)	Commercial 2	\$ 330,850.00	\$ 0.0500	\$ 0.0054	\$ 183.32
65100943010030000	Block K-2(B)	Commercial 2	\$ 65,370.00	\$ 0.0500	\$ 0.0054	\$ 36.22
65100943010020000	Block K-2(B)	Commercial 2	\$ 168,010.00	\$ 0.0500	\$ 0.0054	\$ 93.09
65100943010030400	Block K-2(B)	Commercial 2	\$ 299,160.00	\$ 0.0500	\$ 0.0054	\$ 165.76
65100943010020100	Block K-2(B)	Commercial 2	\$ 1,000.00	\$ 0.0500	\$ 0.0054	\$ 0.55
480129900T0020000	Block K-2(C)	Commercial 2	\$ 2,326,800.00	\$ 0.0500	\$ 0.0054	\$ 1,289.28
65022863010030000	Block K-3	Commercial 2	\$ 542,350.00	\$ 0.0500	\$ 0.0054	\$ 300.52
480118300A0010000	Block L1	Commercial 2	\$ 1,559,820.00	\$ 0.0500	\$ 0.0054	\$ 864.29
480118400A0020000	Block L2	Commercial 2	\$ 520,430.00	\$ 0.0500	\$ 0.0054	\$ 288.37
480118400A0030000	Block L3	Commercial 2	\$ 15,277,480.00	\$ 0.0500	\$ 0.0054	\$ 8,465.22
65022863010100000	City Land	Non-Benefitted	\$ -	\$ -	\$ -	\$ -
65022863010100500	City Land	Non-Benefitted	\$ -	\$ -	\$ -	\$ -
65100037010050100	City Land	Non-Benefitted	\$ -	\$ -	\$ -	\$ -
480119600M11A0000	City Land	Non-Benefitted	\$ -	\$ -	\$ -	\$ -
Total			\$ 238,180,740.00	\$ 119,090.37	\$ 12,885.14	\$ 131,975.51

Footnotes:

[a] Property ID list is subject to change based on the final certified rolls provided by the County prior to billing.

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

[c] The Operations and Maintenance Assessment due 1/31/2026 equals approximately \$0.0500 and the Annual Collection Costs due 1/31/2026 equal approximately \$0.0054. Both will be adjusted each year based on actual Operations and Maintenance Costs and administrative costs.

EXHIBIT B – SERVICE PLAN

		Improvement Area #1				
Year		6	7	8	9	10
Annual Installment Due		1/31/2026	1/31/2027	1/31/2028	1/31/2029	1/31/2030
Appraised Taxable Value ^[a]	A	\$ 189,100,300.00	\$ 192,882,306.00	\$ 196,739,952.12	\$ 196,739,953.14	\$ 200,674,752.20
Operation and Maintenance Assessment ^{[b], [c]}	B	\$ 0.0500	\$ 0.0500	\$ 0.0500	\$ 0.0500	\$ 0.0500
Annual Collection Costs ^[c]	C	\$ 0.0054	\$ 0.0054	\$ 0.0054	\$ 0.0054	\$ 0.0054
Total Annual Installment	D = (A ÷ 100) × (B + C)	\$ 104,780.13	\$ 106,875.73	\$ 109,013.25	\$ 109,013.25	\$ 111,193.51

		Major Improvement Area				
Year		6	7	8	9	10
Annual Installment Due		1/31/2026	1/31/2027	1/31/2028	1/31/2029	1/31/2030
Appraised Taxable Value ^[a]	A	\$ 238,180,740.00	\$ 286,932,572.41	\$ 292,671,223.85	\$ 298,524,648.33	\$ 304,495,141.30
Operation and Maintenance Assessment ^{[b], [c]}	B	\$ 0.0500	\$ 0.0500	\$ 0.0500	\$ 0.0500	\$ 0.0500
Annual Collection Costs ^[c]	C	\$ 0.0054	\$ 0.0054	\$ 0.0054	\$ 0.0054	\$ 0.0054
Total Annual Installment	D = (A ÷ 100) × (B + C)	\$ 131,975.51	\$ 158,988.81	\$ 162,168.59	\$ 165,411.96	\$ 168,720.20

Footnotes:

[a] Appraised Values per the 2025 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 1/31/2026 equals approximately \$0.05 and the Annual Collection Costs due 1/31/2026 equal approximately \$0.0054 for Improvement Area #1 and \$0.0054 for the Major Improvement Area. Both will be adjusted each year based on actual Operations and Maintenance Costs and administrative costs.

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

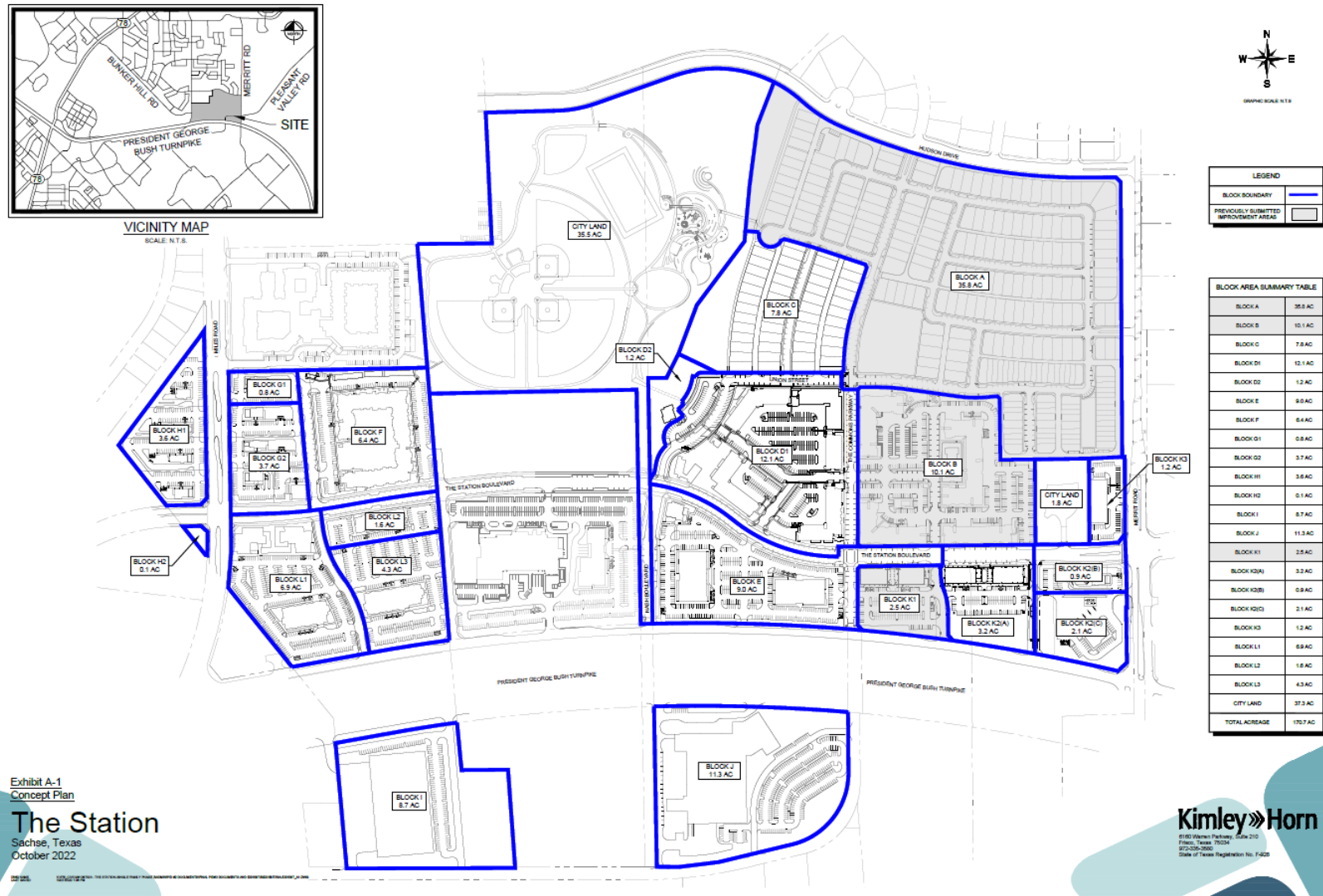


EXHIBIT C-2 – MAP OF MAJOR IMPROVEMENT AREA AND IMPROVEMENT AREA #1

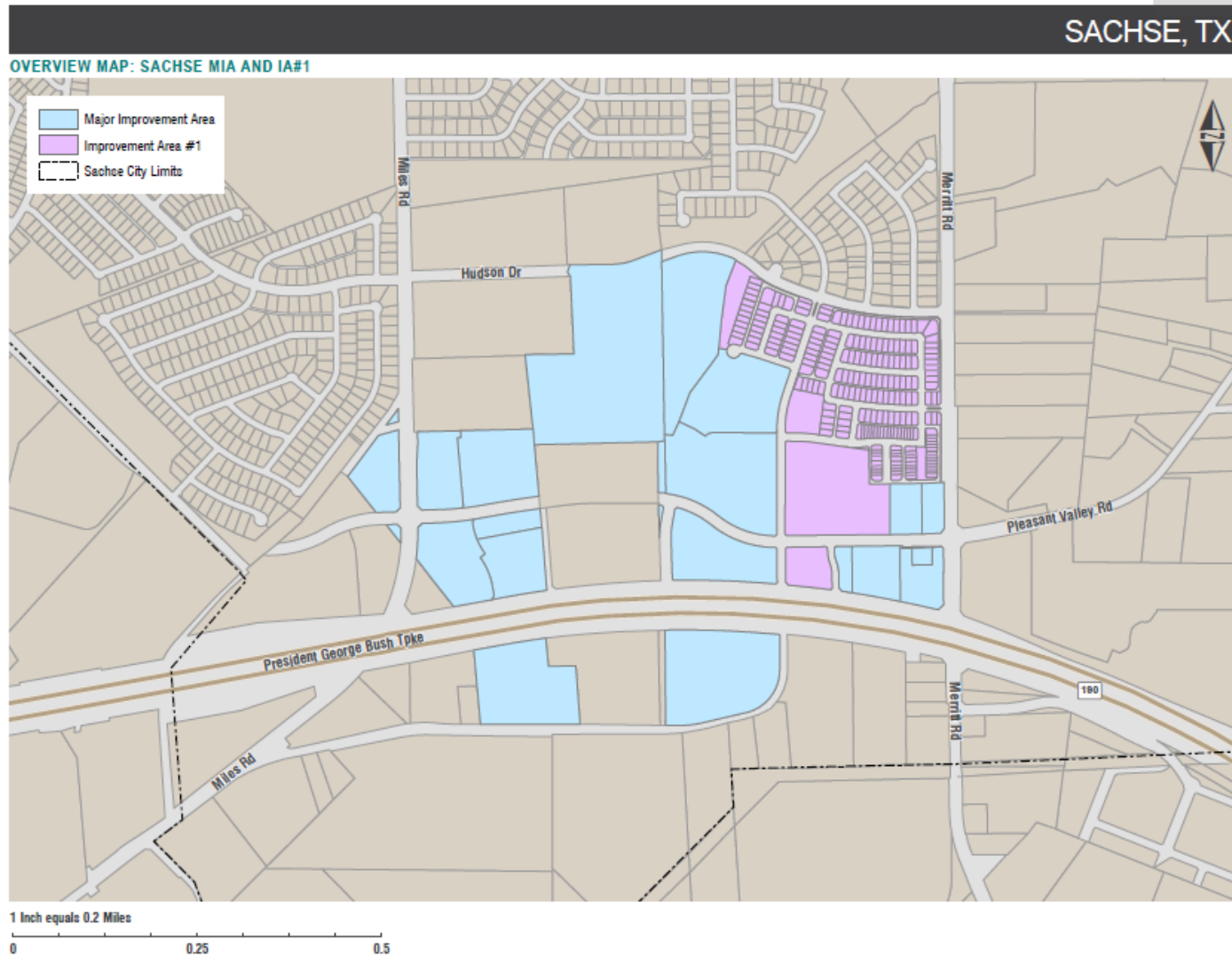


EXHIBIT D-1 – DISTRICT LEGAL DESCRIPTION

METES AND BOUNDS DESCRIPTION OF PROPERTY 170.686 ACRES

LEGAL DESCRIPTION - Tract 1: 131.965 ACRES

BEING a tract of land situated in the Richard Copeland Survey, Abstract No. 228, the McKinney and Williams Survey, Abstract No. 1000, and the Zach Motley survey, abstract No. 1009 also being a portion of a 78.13-acre tract of land and a 33.63 acre tract described by deed to Children's Medical Center Foundation recorded in Instrument Number 201200202382 of the Official Public Records of Dallas County, Texas, all of a tract of land described by deed to Maurice McClain recorded in Volume 172, Page 96 of the Deed Records of Dallas County, Texas, all of a tract of land to the City of Sachse as recorded in Instrument Number 201700347810 of the Official Public Records of Dallas County, Texas, a portion of a tract of land described by deed to Maurice L. McClain recorded in Volume 8006, Page 1624 of the Deed Records of Dallas County, Texas, a portion of a tract of land described by deed to Donald K. McClain as recorded in Volume 73241, Page 1588 of the Deed Records of Dallas County, Texas, and a portion of a tract of land described by deed to the City of Sachse as recorded in Volume 94150, Page 6284 and Volume 98121, Page 6186 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for the northeast corner of said 78.13-acre tract to Children's Medical Center Foundation, also lying on the west line of Merritt Road, a variable width right-of-way;

THENCE South 00 degrees 14 minutes 29 seconds West, a distance of 265.43 feet to a 1/2-inch iron rod with cap stamped "HALFF" found for corner;

THENCE South 00 degrees 17 minutes 44 seconds East, a distance of 749.92 feet to a point for corner;

THENCE South 89 degrees 49 minutes 07 seconds West, a distance of 19.40 feet to a point for corner;

THENCE South 00 degrees 58 minutes 54 seconds East, a distance of 166.49 feet to a point for corner;

THENCE South 87 degrees 23 minutes 36 seconds West, a distance of 8.33 feet to a point for corner;

THENCE South 00 degrees 30 minutes 05 seconds East, a distance of 325.91 feet to a point for corner;

THENCE South 01 degrees 26 minutes 08 seconds East, a distance of 310.38 feet to a point for corner;

THENCE South 84 degrees 19 minutes 28 seconds West, a distance of 5.28 feet to a point for corner;

THENCE South 00 degrees 38 minutes 08 seconds East, a distance of 233.16 feet to a point for corner;

THENCE South 46 degrees 54 minutes 32 seconds West, a distance of 52.21 feet to a point for corner at the beginning of a curve to the left;

THENCE with said curve to the left having a radius of 7815.00 feet, a central angle of 08 degrees 03 minutes 10 seconds, an arc length of 1098.38 feet, a chord bearing of North 80 degrees 56 minutes 08 seconds West, a distance of 1097.48 feet point for corner;

THENCE North 85 degrees 45 minutes 34 seconds West, a distance of 59.41 feet to a point for corner at the beginning of a curve to the left;

THENCE with said curve to the left having a radius of 7813.20 feet, a central angle of 06 degrees 03 minutes 12 seconds, an arc length of 825.47 feet, a chord bearing of North 88 degrees 24 minutes 26 seconds West, a distance of 825.09 feet point for corner;

THENCE North 01 degrees 00 minutes 01 seconds West, a distance of 991.09 feet to a point for corner;

THENCE South 88 degrees 53 minutes 13 seconds West, a distance of 919.49 feet to a point for corner;

THENCE South 04 degrees 12 minutes 40 seconds East, a distance of 59.32 feet to a point for corner at the beginning of a curve to the left;

THENCE with said curve to the left having a radius of 555.00 feet, a central angle of 17 degrees 05 minutes 04 seconds, an arc length of 165.49 feet, a chord bearing of South 51 degrees 33 minutes 33 seconds West, a distance of 164.88 feet point for corner;

THENCE South 43 degrees 01 minutes 02 seconds West, a distance of 87.64 feet to a point for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 755.00 feet, a central angle of 45 degrees 57 minutes 01 seconds, an arc length of 605.50 feet, a chord bearing of South 65 degrees 59 minutes 32 seconds West, a distance of 589.40 feet point for corner;

THENCE South 88 degrees 58 minutes 01 seconds West, a distance of 100.58 feet to a point for corner;

THENCE North 46 degrees 16 minutes 56 seconds West, a distance of 32.97 feet to a point for corner;

THENCE North 01 degrees 04 minutes 22 seconds West, a distance of 309.36 feet to a point for corner;

THENCE North 03 degrees 17 minutes 48 seconds East, a distance of 144.44 feet to a point for corner;

THENCE North 01 degrees 04 minutes 34 seconds West, a distance of 83.55 feet to a point for corner;

THENCE North 88 degrees 43 minutes 23 seconds East, a distance of 836.14 feet to a point for corner;

THENCE North 05 degrees 17 minutes 52 seconds West, a distance of 524.29 feet to a point for corner;

THENCE North 89 degrees 41 minutes 29 seconds East, a distance of 315.73 feet to a point for corner;

THENCE North 02 degrees 40 minutes 19 seconds West, a distance of 556.10 feet to a point for corner;

THENCE North 88 degrees 29 minutes 17 seconds East, a distance of 307.90 feet to a point for corner at the beginning of a curve to the left;

THENCE with said curve to the left having a radius of 530.00 feet, a central angle of 17 degrees 56 minutes 09 seconds, an arc length of 165.91 feet, a chord bearing of North 79 degrees 31 minutes 12 seconds East, a distance of 165.23 feet point for corner;

THENCE North 70 degrees 32 minutes 53 seconds East, a distance of 347.25 feet to a point for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 538.50 feet, a central angle of 46 degrees 15 minutes 42

seconds, an arc length of 434.79 feet, a chord bearing of South 86 degrees 19 minutes 45 seconds East, a distance of 423.08 feet point for corner;

THENCE North 21 degrees 19 minutes 27 seconds East, a distance of 34.92 feet to a point for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 573.50 feet, a central angle of 15 degrees 36 minutes 23 seconds, an arc length of 156.21 feet, a chord bearing of South 55 degrees 44 minutes 24 seconds East, a distance of 155.73 feet point for corner at the beginning of a reverse curve to the left;

THENCE with said reverse curve to the left having a radius of 575.00 feet, a central angle of 18 degrees 05 minutes 20 seconds, an arc length of 181.53 feet, a chord bearing of South 56 degrees 58 minutes 52 seconds East, a distance of 180.78 feet point for corner for the beginning of a compound curve to the left;

THENCE with said compound curve continuing to the left having a radius of 2500.00 feet, a central angle of 20 degrees 36 minutes 16 seconds, an arc length of 899.04 feet, a chord bearing of South 76 degrees 19 minutes 40 seconds East, a distance of 894.20 feet point for corner;

THENCE South 69 degrees 16 minutes 05 seconds East, a distance of 110.00 feet to a point for corner;

THENCE South 89 degrees 45 minutes 48 seconds East, a distance of 67.22 feet to a point for corner;

THENCE North 89 degrees 28 minutes 37 seconds East, a distance of 173.94 feet to a to the **POINT OF BEGINNING**, containing 5,748,388 square Feet, or 131.965 acres of land.

LEGAL DESCRIPTION - Tract 2: 3.622 ACRES

BEING a tract of land situated in the Robert McCullough Survey, Abstract No. 928, also being a portion of a called 4.07-acre tract of land described by deed to Children's Medical Center Foundation recorded in Instrument Number 201200202382 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped "W.A.I." found for the northwest corner of a right-of-way dedication to the City of Sachse as recorded in Instrument Number 201100215349 of the Official Public Records of Dallas County, Texas, also lying on the southwest line of said 4.07-acre tract and the northeast line of a tract of land described by deed to The Trull Foundation as recorded in Volume 2001009, Page 575 of the Deed Records of Dallas County, Texas;

THENCE North 38 degrees 21 minutes 45 seconds West, along the common line of said 4.07-acre tract and said Trull Foundation tract, a distance of 326.23 feet to a 5/8 inch iron rod with cap stamped "TNP" set for most westerly corner of said 4.07-acre tract, also lying on the southeast line of Old Miles Road a variable width right-of-way;

THENCE North 36 degrees 49 minutes 36 seconds East, along the southeast line of said Old Miles Road and the northwest line of said 4.07-acre tract, a distance of 564.86 feet to a 1/2 inch iron rod with cap stamped "HALFF" found for the beginning of a curve to the left;

THENCE continuing along the southeast line of said Old Miles Road and the northwest line of said 4.07-acre tract with said curve to the left having a radius of 585.85 feet, a central angle of 03 degrees 53 minutes 34 seconds, an arc length of 39.80 feet, a chord bearing of North 34 degrees 51 minutes 58 seconds East, a distance of 39.80 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the north corner of said 4.07-acre tract, also lying on the west line of Miles Road a variable width right-of-way;

THENCE South 01 degrees 01 minutes 20 seconds East, along the west line of Miles Road, a distance of 708.15 feet

to a 5/8 inch iron rod with cap stamped "TNP" set for the northeast corner of a right-of-way dedication to the City of Sachse as recorded in Instrument Number 201100215349 of the Official Public Records of Dallas County, Texas;

THENCE leaving the west line of said Miles Road along the northerly line of said right-of-way dedication the following courses and distances:

South 43 degrees 28 minutes 06 seconds West, a distance of 39.07 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 88 degrees 28 minutes 07 seconds West, a distance of 120.98 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the beginning of a curve to the left;

with said curve to the left having a radius of 845.00 feet, a central angle of 01 degrees 36 minutes 24 seconds, an arc length of 23.69 feet, a chord bearing of South 87 degrees 39 minutes 54 seconds West, a distance of 23.69 feet to the **POINT OF BEGINNING** containing 157,785 Square Feet, or 3.622 Acres of land.

LEGAL DESCRIPTION - Tract 3: 0.153 ACRES

BEING a tract of land situated in the Robert McCullough Survey, Abstract No. 928, also being a portion of a called 4.07-acre tract of land described by deed to Children's Medical Center Foundation recorded in Instrument Number 201200202382 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with cap stamped "HALFF" found for the southeast corner of said 4.07-acre tract, same being the northeast corner of a tract of land described by deed to The Trull Foundation as recorded in Volume 2001009, Page 575 of the Deed Records of Dallas County, Texas, also lying on the west line of Miles Road a variable width right-of-way;

THENCE North 38 degrees 21 minutes 45 seconds West, along the common line of said 4.07-acre tract and said Trull Foundation tract, a distance of 165.28 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the southwest corner of a right-of-way dedication to the City of Sachse as recorded in Instrument Number 201100215349 of the Official Public Records of Dallas County, Texas;

THENCE North 88 degrees 28 minutes 07 seconds East, along the south line of said right-of-way dedication, a distance of 77.52 feet to a 5/8 inch iron rod with cap stamped "TNP" set for a corner clip of same;

THENCE South 46 degrees 31 minutes 54 seconds East, continuing along said right-of-way dedication, a distance of 37.26 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner lying on the west line of the aforementioned Miles Road;

THENCE South 01 degrees 01 minutes 20 seconds East, along the west line of said Miles Road, a distance of 2.71 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the beginning of a curve to the right;

THENCE continuing along the east line of said Miles Road with said curve to the right having a radius of 1450.00 feet, a central angle of 04 degrees 05 minutes 05 seconds, an arc length of 103.38 feet, a chord bearing of South 01 degrees 06 minutes 22 seconds West, a distance of 103.35 feet to the **POINT OF BEGINNING**, containing 6,655 Square Feet, or 0.153 Acre.

LEGAL DESCRIPTION - Tract 4: 8.747 ACRES

BEING a tract of land situated in the Richard Copeland Survey, abstract No. 228, also being all of an 8.68-acre tract of land described by deed to Children's Medical Center Foundation recorded in Instrument Number 201200202382 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with cap stamped "WAI" found for the northwest corner of said 8.68-acre tract also lying on the south line of President George Bush Turnpike, a called 350.00 feet wide right-of-way;

THENCE North 79 degrees 45 minutes 22 seconds East, along the south line of said President George Bush Turnpike, a distance of 218.91 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the beginning of a non-tangent curve to the right;

THENCE continuing along the south line of said President George Bush Turnpike with said curve to the right having a radius of 7465.00 feet, a central angle of 02 degrees 19 minutes 19 seconds, an arc length of 302.51 feet, a chord bearing of North 80 degrees 55 minutes 01 seconds East, a distance of 302.49 feet to a 5/8 inch iron rod found for the northeast corner of said 8.68 acre tract, also lying on the westerly line of a tract of land described by deed to Batsu Enterprises recorded in Volume 91249, Page 4515 of the Deed Records of Dallas County, Texas;

THENCE along the common line of said 8.68-acre tract and said Batsu Enterprises tract the following courses and distances:

South 05 degrees 29 minutes 08 seconds East, a distance of 202.09 feet to a 1/2 inch iron rod found for corner;

North 89 degrees 33 minutes 14 seconds East, a distance of 196.48 feet to 5/8 inch iron rod with cap stamped "JBI" found for corner;

South 04 degrees 09 minutes 28 seconds East, a distance of 416.53 feet to a 5/8 inch iron rod with cap stamped "JBI" found for the southeast corner of said 8.68 acre tract and the southwest corner of said Batsu Enterprises tract, also lying on the north line of Pleasant Valley road, a variable width right-of-way;

THENCE South 89 degrees 50 minutes 57 seconds West, along the north line of said Pleasant Valley Road, a distance of 712.69 feet to a 5/8-inch iron rod with cap stamped "JBI" found for the southwest corner of said 8.68-acre tract;

THENCE North 05 degrees 17 minutes 07 seconds West, along the west line of said 8.68-acre tract, a distance of 277.26 feet to a 1/2-inch iron rod found for an angle point in same for corner;

THENCE North 04 degrees 55 minutes 13 seconds West, continuing along the west line of said 8.68-acre tract, a distance of 255.12 feet to the **POINT OF BEGINNING**, containing 381,007 Square Feet, or 8.747 Acres of land.

LEGAL DESCRIPTION - Tract 5: 11.266 ACRES

BEING a tract of land situated in the Richard Copeland Survey, abstract No. 228, also being all of a 11.27-acre tract of land described by deed to Children's Medical Center Foundation recorded in Instrument Number 201200202382 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a T.X.D.O.T. aluminum cap stamped "2655" found for the northeast corner of said 11.27-acre tract also lying at the intersection of the west line of Pleasant Valley Road, a variable width right-of-way with the south line of President George Bush Turnpike, a called 350.00 feet wide right-of-way;

THENCE along the common line of said 11.27-acre tract and said Pleasant Valley Road the following courses and distances:

South 00 degrees 23 minutes 36 seconds East, a distance of 255.19 feet to a 5/8-inch iron rod with cap stamped "TNP" set for the beginning of a curve to the right;

with said curve to the right having a radius of 311.06 feet, a central angle of 76 degrees 44 minutes 04 seconds, an

arc length of 416.59 feet, a chord bearing of South 37 degrees 58 minutes 24 seconds West, a distance of 386.15 feet to a 1/2-inch iron rod with cap stamped "HALFF" found for corner;

South 76 degrees 28 minutes 32 seconds West, a distance of 320.80 feet to 1/2-inch iron rod with cap stamped "HALFF" found for the beginning of a curve to the right;

with said curve to the right having a radius of 707.53 feet, a central angle of 13 degrees 35 minutes 53 seconds, an arc length of 167.92 feet, a chord bearing of South 83 degrees 01 minutes 55 seconds West, a distance of 167.53 feet 1/2-inch iron rod with cap stamped "HALFF" found for corner;

North 89 degrees 46 minutes 07 seconds West, a distance of 96.34 feet to 1/2-inch iron rod with cap stamped "JBI" found for the southwest corner of said 11.27-acre tract, also lying on the east line of a tract of land described by deed to the City of Sachse recorded in Volume 94150, Page 6284 of the Deed Records of Dallas County, Texas;

THENCE North 00 degrees 55 minutes 31 seconds West, along the common line of said 11.27-acre tract and said City of Sachse tract, a distance of 678.28 feet to 1/2-inch iron rod with cap stamped "WAI" found for the northwest corner of said 11.27-acre tract, also lying on the south line of the aforementioned President George Bush Turnpike, also for the beginning of a non-tangent curve to the right;

THENCE along the south line of said President George Bush Turnpike with said curve to the right having a radius of 7465.00 feet, a central angle of 06 degrees 18 minutes 35 seconds, an arc length of 822.09 feet, a chord bearing of South 88 degrees 21 minutes 02 seconds East, a distance of 821.67 feet to the **POINT OF BEGINNING**, containing 490,729 Square Feet, or 11.266 Acres of land.

LEGAL DESCRIPTION - Tract 6: 14.933 ACRES

BEING a tract of land situated in the Richard Copeland Survey, Abstract No. 228, City of Sachse, Dallas County, Texas and being all of a called 14.933 acres, described in a Special Warranty Deed to Sachse Medical Center, LLC, recorded in Instrument No. 201400065513 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with red plastic cap stamped "KHA" set for the southeast corner of said 14.933 acre tract, said corner being in the west line of that tract of land described in a Special Warranty Deed to Batsu Enterprises, recorded in Volume 91249, Page 4515 of the Deed Records of Dallas County, Texas, and in the north right-of-way line of President George Bush Turnpike, a 350 foot wide right-of-way, said corner also being at the beginning of a non-tangent curve to the left;

THENCE, along the south line of said 14.933 acre tract and the north right-of-way line of said President George Bush Turnpike, the following courses and distances:

Southwesterly, along said non-tangent curve to the left through a central angle of 02°26'08", having a radius of 7815.00 feet, a chord bearing of South 80°58'58" West, a chord distance of 332.18 feet and an arc length of 332.20 feet to a concrete monument with brass disk found for corner at the end of said curve;

South 79°45'54" West, a distance of 343.41 feet to the most southerly southwest corner of said 14.933 acre tract, said corner being in the northeast line of a called 51.724 acre tract of land described in a Warranty Deed to The Trull Foundation, recorded in Volume 94077, Page 2599 of the Deed Records of Dallas County, Texas, from which, a 5/8 inch iron rod with plastic cap stamped "WAI" found for witness bears North 73°54' East, 0.6 feet;

THENCE North 38°00'53" West, departing the north right-of-way line of said President George Bush Turnpike, and along the southwest line of said 14.933 acre tract and the northeast line of said 51.724 acre tract and the northeast line of Tract Two, called 0.5384 acre, as described in a General Warranty Deed to The Trull Foundation, recorded in Volume 96158, Page 6025 of the Deed Records of Dallas County, Texas, a distance of 435.20 feet to a 5/8 inch iron

rod with red plastic cap stamped "KHA" set for the most westerly southwest corner of said 14.933 acre tract, said corner being in the east right-of-way line of Miles Road, a 100 foot wide right-of-way at this point, and also being at the beginning of a non-tangent curve to the left;

THENCE, along the west line of said 14.933 acre tract and the east right-of-way line of said Miles Road, the following courses and distances:

Northeasterly, along said non-tangent curve to the left through a central angle of 08°21'44", having a radius of 1550.00 feet, a chord bearing of North 03°08'21" East, a chord distance of 226.02 feet and an arc length of 226.22 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner at the end of said curve;

North 01°02'31" West, a distance of 142.90 feet to the northwest corner of said 14.933 acre tract, common to the southwest corner of a called 8.709 acres, as described in a Special Warranty Deed, recorded in Instrument No. 201800267365 of the Official Public Records of Dallas County, Texas, from which, a 5/8 inch iron rod with plastic cap stamped "TNP" found for witness bears North 41°40' East, 0.3 feet;

THENCE departing the east right-of-way line of said Miles Road, along the common line of said 14.933 acre tract and said 8.709 acre tract, the following courses and distances:

South 46°17'27" East, a distance of 32.97 feet to a 5/8 inch iron rod with red plastic stamped "TNP" found for corner;

North 88°57'30" East, a distance of 100.58 feet to the beginning of a tangent curve to the left, from which, a 5/8 inch iron rod with plastic cap stamped "TNP" found for witness bears North 45°49' East, 0.2 feet;

Northeasterly, along said tangent curve to the left through a central angle of 45°57'00", having a radius of 755.00 feet, a chord bearing of North 65°59'01" East, a chord distance of 589.40 feet and an arc length of 605.49 feet to the end of said curve, from which, a 5/8 inch iron rod with plastic cap stamped "TNP" found for witness bears North 69°15' East, 0.3 feet;

North 43°00'31" East, a distance of 87.64 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner at the beginning of a tangent curve to the right, from which, a 5/8 inch iron rod with plastic cap stamped "TNP" found for witness bears North 68°18' East, 0.3 feet;

Northeasterly, along said tangent curve to the right through a central angle of 16°00'32", having a radius of 555.00 feet, a chord bearing of North 51°00'47" East, a chord distance of 154.57 feet and an arc length of 155.07 feet to a 5/8 inch iron rod with red plastic stamped "KHA" set for the northeast corner of said 14.933 acre tract at the end of said curve, said point being in the west line of aforesaid Batsu Enterprises tract, from which a 1/2 inch iron rod found for the most northerly northwest corner of said Batsu Enterprises tract and the most westerly southwest corner of a called 26.04 acre tract of land described in a Special Warranty Deed to the City of Sachse, recorded in Volume 94150, Page 6284 of the Deed Records of Dallas County, Texas, bears North 05°00'48" West a distance of 63.83 feet;

THENCE, along the east line of said 14.933 acre tract and the west line of said Batsu Enterprises tract, the following courses and distances:

South 05°00'48" East, a distance of 550.69 feet to a point for corner, from which, a 1/2 inch iron rod found for witness bears South 58°28' East, 0.5 feet;

South 04°26'52" East, a distance of 431.33 feet to the POINT OF BEGINNING and containing 14.933 acres (650,474 square feet) of land, more or less.

EXHIBIT D-2 – IMPROVEMENT AREA #1 LEGAL DESCRIPTION

METES AND BOUNDS DISCRIPTION OF IMPROVEMENT AREA #1 48.387 ACRES

IMPROVEMENT AREA #1 TRACT (1)

BEING a tract a 35.780 acre tract of land situated in the Richard Copeland Survey, abstract No. 228, also being a portion of a 78.13-acre tract of land called Tract (A) described by deed to Children's Medical Center Foundation recorded in Instrument Number 201200202382 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for the northwest corner of a tract of land described by deed to the City of Sachse as recorded in Instrument Number 201700347810 of the Official Public Records of Dallas County, Texas;

THENCE through the interior of said Tract (A) the following courses and distances:

South 89 degrees 22 minutes 53 seconds West, a distance of 146.33 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 00 degrees 37 minutes 07 seconds West, a distance of 243.38 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 82 degrees 21 minutes 44 seconds West, a distance of 69.96 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 82 degrees 04 minutes 22 seconds West, a distance of 326.14 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the left;

With said curve to the left having a radius of 974.00 feet, a central angle of 07 degrees 30 minutes 44 seconds, an arc length of 127.70 feet, a chord bearing of North 85 degrees 49 minutes 43 seconds West, a distance of 127.61 feet

to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 89 degrees 35 minutes 05 seconds West, a distance of 136.11 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 00 degrees 03 minutes 11 seconds East, a distance of 70.82 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 776.00 feet, a central angle of 18 degrees 20 minutes 42 seconds, an arc length of 248.46 feet, a chord bearing of North 09 degrees 13 minutes 32 seconds East, a distance of 247.40 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 18 degrees 23 minutes 53 seconds East, a distance of 237.22 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 71 degrees 36 minutes 07 seconds West, a distance of 392.19 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 52.00 feet, a central angle of 203 degrees 25 minutes 03 seconds, an arc length of 184.62 feet, a chord bearing of North 59 degrees 53 minutes 35 seconds West, a distance of 101.84 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 65 degrees 53 minutes 58 seconds West, a distance of 73.07 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner lying on the west line of said Tract (A) and the east line of a tract of land described by deed to the City of Sachse recorded in Volume 98121, Page 6186 of the Deed Records of Dallas County, Texas;

THENCE along the common line of said Tract (A) and said City of Sachse tract the following courses and distances;

North 05 degrees 13 minutes 42 seconds East, a distance of 108.21 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 07 degrees 29 minutes 41 seconds East, a distance of 257.79 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 21 degrees 10 minutes 21 seconds East, a distance of 228.89 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner for the northwest corner of said Tract (A) also lying on the southerly line of Hudson Drive a variable width right-of-way, also for the beginning of a curve to the right;

THENCE along the north line of said Tract (A) and the southerly line of said Hudson Drive, with said curve to the right having a radius of 573.50 feet, a central angle of 15 degrees 36 minutes 23 seconds, an arc length of 156.21 feet, a chord bearing of South 55 degrees 44 minutes 24 seconds East, a distance of 155.73 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a reverse curve to the left;

THENCE with said reverse curve to the left having a radius of 575.00 feet, a central angle of 18 degrees 05 minutes 20 seconds, an arc length of 181.53 feet, a chord bearing of South 56 degrees 58 minutes 52 seconds East, a distance of 180.78 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a compound curve to the left;

THENCE with said compound curve continuing to the left having a radius of 2500.00 feet, a central angle of 20 degrees 36 minutes 16 seconds, an arc length of 899.04 feet, a chord bearing of South 76 degrees 19 minutes 40 seconds East, a distance of 894.20 feet to a PK Nail found for corner;

THENCE South 69 degrees 16 minutes 05 seconds East, continuing along the north line of said Tract (A) and the southerly line of said Hudson Drive, a distance of 110.00 feet to a 1/2 inch iron rod found for corner;

THENCE South 89 degrees 45 minutes 48 seconds East, continuing along the north line of said Tract (A) and the southerly line of said Hudson Drive, a distance of 67.22 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE North 89 degrees 28 minutes 37 seconds East, continuing along the north line of said Tract (A) and the southerly line of said Hudson Drive, a distance of 173.94 feet to a 1/2 inch iron rod found for the northeast corner of said Tract (A), also lying on the west line of Merritt Road a variable width right-of-way;

THENCE South 00 degrees 14 minutes 29 seconds West along the west line of said Merritt Road, a distance of 265.43 feet to a 1/2-inch iron rod with cap stamped "HALFF" found for an angle point in same;

THENCE South 00 degrees 17 minutes 44 seconds East, continuing along the west line of said Merritt Road, a distance of 914.60 feet to a 5/8-inch iron rod with cap stamped "WAI" found for corner;

THENCE South 87 degrees 03 minutes 13 seconds West, leaving the west line of said Merritt Road, a distance of 177.54 feet to a 1/2-inch iron rod found for the northeast corner of said City of Sachse tract recorded in Instrument Number 201700347810 of the Official Public Records of Dallas County, Texas;

THENCE South 89 degrees 05 minutes 27 seconds West, along the north line of last mentioned City of Sachse tract. a distance of 228.63 feet to the POINT OF BEGINNING containing 1,558,598 square feet, or 35.780 acres of land.

IMPROVEMENT AREA #1 TRACT (2)

BEING a tract of land situated in the Richard Copeland Survey, Abstract No. 228, City of Sachse, Dallas County, Texas and being a portion of a called 76.043-acre tract of land described as Tract 1 in Special Warranty Deed to PMB Station Land, LP, recorded in Instrument No. 201800267365, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with a plastic cap, stamped "RPLS 5430", found for the northwest corner of a tract of land described in Special Warranty Deed to the City of Sachse, Texas, recorded in Instrument No. 201700347810, Official Public Records, Dallas County, Texas, same being an inner ell corner of said 76.043-acre tract of land described as Tract 1;

THENCE South 0°15'35" East, along the westerly line of said City of Sachse tract and an easterly line of said 76.043-acre tract of land described as Tract 1, a distance of 360.71 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for a corner, from said corner, a 5/8-inch iron rod with a plastic cap, stamped "RPLS 5430" found for the southwest corner of said City of Frisco tract bears South 00°15'35" East, 20.45 feet;

THENCE South 89°25'20" West, departing the westerly line of said City of Sachse tract, the easterly line of said 76.043-acre tract of land described as Tract 1, crossing said Tract 1, a distance of 740.96 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for a corner;

THENCE North 45°15'50" West, continuing across said Tract 1, a distance of 14.06 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for a corner;

THENCE North 0°02'59" East, continuing across said Tract 1, a distance of 654.21 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for a corner;

THENCE North 45°13'57" East, continuing across said Tract 1, a distance of 14.10 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for a corner;

THENCE South 89°35'05" East, continuing across said Tract 1, a distance of 70.12 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for a corner at the beginning of a tangent curve to the right having a central angle of 7°30'44", a radius of 974.00 feet, a chord bearing and distance of South 85°49'43" East, 127.61 feet;

THENCE in a southeasterly direction, continuing across said Tract 1, with said curve to the right, an arc distance of 127.70 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for a corner;

THENCE South 82°04'22" East, continuing across said Tract 1, a distance of 326.14 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for a corner;

THENCE South 82°21'44" East, continuing across said Tract 1, a distance of 69.96 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for a corner;

THENCE South 0°37'07" East, continuing across said Tract 1, a distance of 243.39 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for a corner;

THENCE North 89°22'53" East, continuing across said Tract 1, a distance of 146.33 feet to the POINT OF BEGINNING and containing 10.144 acres (441,887 square feet) of land, more or less.

IMPROVEMENT AREA #1 TRACT (3)

BEGINNING at a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for the southeast corner of Street "A" as dedicated in Pleasant Valley Road and Street A, an addition to the City of Sachse, Texas, according to the Final Plat, recorded in Instrument No. _____ Official Public Records, Dallas County, Texas, same also being on the southerly line of said 3.022-acre tract and the northerly right of way line of President George Bush Turnpike, a 350' wide right of way;

THENCE North 42°29'16" West, departing the southerly line of said 3.022-acre tract, the northerly right of way line of said President George Bush Turnpike, and along the easterly line of said Street "A", a distance of 29.47 feet to a point for corner;

THENCE North 0°02'59" East, continuing along the easterly line of said Street "A", a distance of 238.88 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for corner;

THENCE North 44°44'10" East, along the easterly line of said Street "A", a distance of 14.22 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for corner the intersection of the easterly right of way line of said Street "A" with the southerly right of way line of Pleasant Valley Road, an 84' wide right of way, as dedicated in said Pleasant Valley Road and Street A;

THENCE North 89°25'20" East, along the southerly right of way line of said Pleasant Valley Road, a distance of 349.63 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for corner;

THENCE South 44°25'20" West, departing the southerly right of way line of said Pleasant Valley Road and crossing said 3.022-acre tract, a distance of 14.14 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for corner;

THENCE South 0°34'40" East, continuing across said 3.022-acre tract, a distance of 18.44 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 19°50'56", a radius of 229.00 feet, a chord bearing and distance of South 10°30'08" East, 78.94 feet;

THENCE in a southeasterly direction, continuing across said 3.022-acre tract, with said curve to the left, an arc distance of 79.33 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set at the beginning of a reverse curve to the right having a central angle of 19°50'56", a radius of 271.00 feet, a chord bearing and distance of South 10°30'08" East, 93.41 feet;

THENCE in a southeasterly direction, continuing across said 3.022-acre tract, with said curve to the right, an arc distance of 93.88 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for corner;

THENCE South 0°34'40" East, continuing across said 3.022-acre tract, a distance of 96.85 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for corner;

THENCE South 41°23'23" East, continuing across said 3.022-acre tract, a distance of 30.27 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for a corner on the southerly line of said 3.022-acre tract and the northerly right of way line of aforesaid President George Bush Turnpike, and being at the beginning of a non-tangent curve to

the left having a central angle of 2°49'24", a radius of 7815.00 feet, a chord bearing and distance of North 83°32'24" West, 385.06 feet;

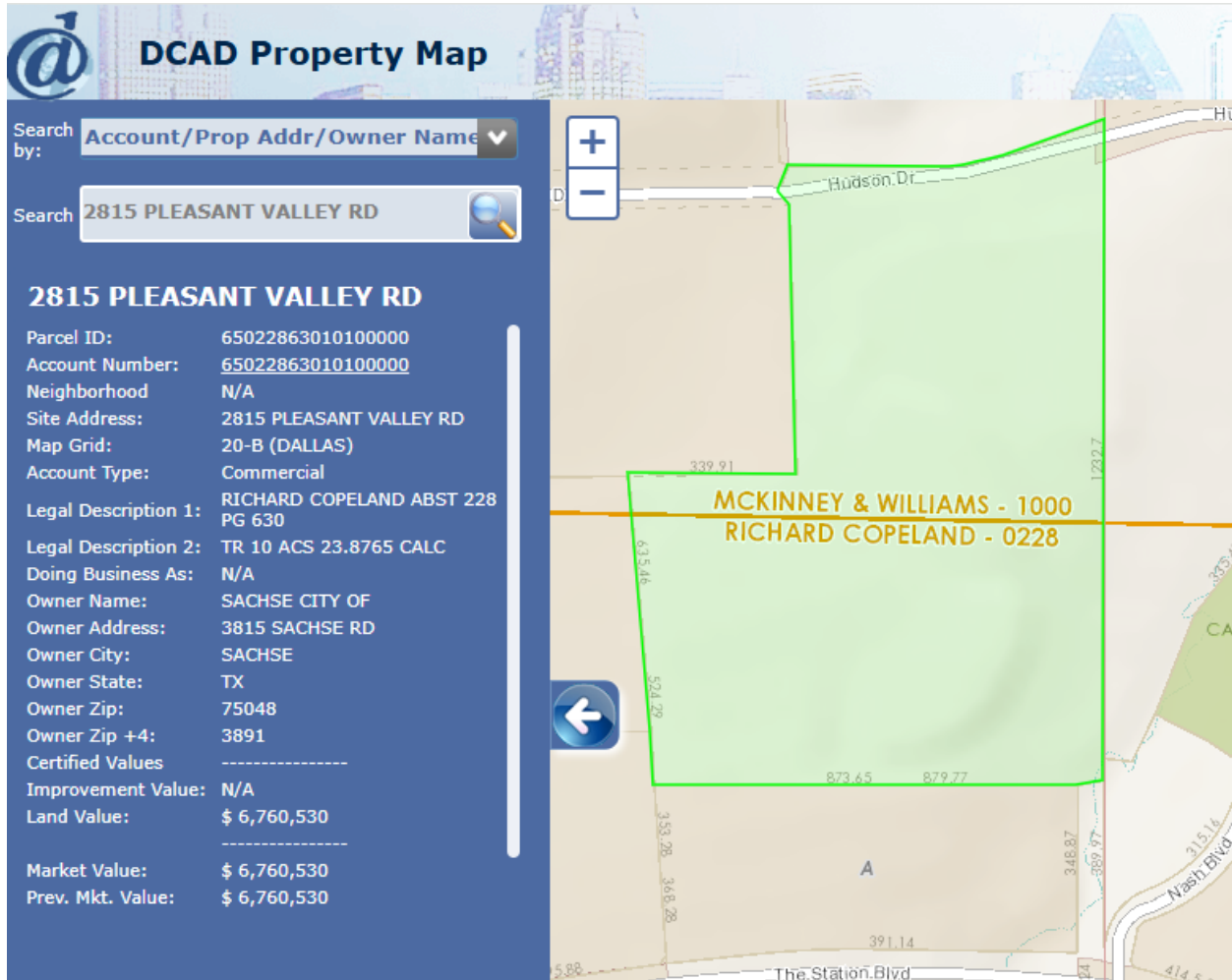
THENCE in a northwesterly direction, along the southerly line of said 3.022-acre tract and the northerly right of way line of said President George Bush Turnpike, and with said curve to the left, an arc distance of 385.09 feet to the POINT OF BEGINNING and containing 2.463 acres (107,308 square feet) of land, more or less.

EXHIBIT D-3 – MAJOR IMPROVEMENT AREA LEGAL DESCRIPTION

METES AND BOUNDS DESCRIPTION OF MAJOR IMPROVEMENT AREA 122.299 ACRES

Being approximately 170.686 acres of land within the District as more particularly described in **Exhibit Q-1**; SAVE AND EXCEPT the approximately 48.387-acre tract of land comprising Improvement Area #1 as more particularly described in **Exhibit Q-3**.

EXHIBIT D-4 – CITY LAND DEPICTION





DCAD Property Map

Search by: Account/Prop Addr/Owner Name

Search **4201 MERRITT RD**

4201 MERRITT RD

Parcel ID: 65100037010050100
Account Number: 65100037010050100
Neighborhood: N/A
Site Address: 4201 MERRITT RD
Map Grid: 20-C (DALLAS)
Account Type: Commercial
Legal Description 1: MCKINNEY & WMS ABST 1000 PG 370
Legal Description 2: TR 5.1 ACS 10.615
Doing Business As: N/A
Owner Name: SACHSE CITY OF
Owner Address: 5560 HIGHWAY 78
Owner City: SACHSE
Owner State: TX
Owner Zip: 75048
Owner Zip +4: 3742
Certified Values: -----
Improvement Value: N/A
Land Value: \$ 1,155,970

Market Value: \$ 1,155,970
Prev. Mkt. Value: \$ 1,155,970

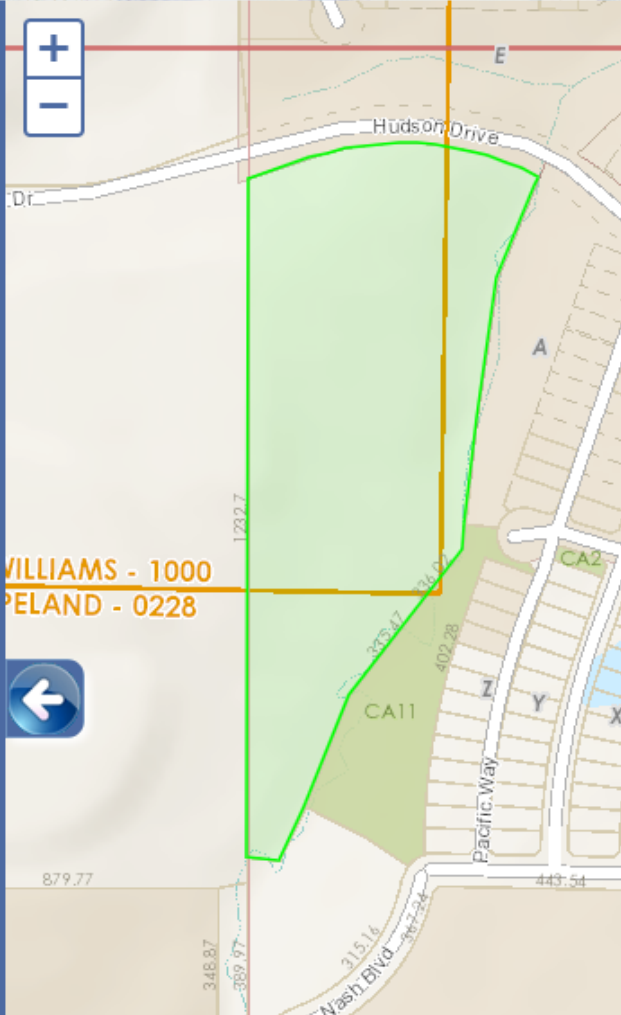


EXHIBIT E – O&M BUDGET

Anticipated Budget at Completion of Heritage Park ^[a]	
Authorized Improvements ^[b]	
Utilities, electric and water	\$ 63,000
Operation of splash pad for chemical and estimate on electric:	5,000
Mowing and landscape maintenance	75,000
Pond and fountain maintenance	10,000
Playground equipment, irrigation, fountains, pumps repairs	10,000
Street and sign maintenance	13,000
Replacement Reserve	37,641
PID Management	23,115
Total	\$ 236,756

Footnotes:

[a] Assessments levied may not be sufficient to fund entire budget.

[b] As projected by the City staff.

EXHIBIT F – ANNUAL COLLECTION COSTS

Annual Collection Costs		
Category		Improvement Area #1
P3Works Administration	\$	7,044.83
City Auditor	\$	-
Filing Fees	\$	442.57
Public Notice Mailings	\$	618.27
ASW Collection Contract	\$	2,124.32
Total	\$	10,229.98

Annual Collection Costs		
Category		Major Improvement Area
P3Works Administration	\$	8,873.29
City Auditor	\$	-
Filing Fees	\$	557.43
Public Notice Mailings	\$	778.73
ASW Collection Contract	\$	2,675.68
Total	\$	12,885.14

APPENDIX A – BUYER DISCLOSURE

Buyer disclosures for the following Lot Types are found in this appendix.

- Operations and Maintenance 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 RECORDING¹ 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 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.

E. Action Items

Subject:	2. Conduct a public hearing to consider approval of an ordinance granting Special Use Permit No. 25-01 authorizing Lot 2, Block A, Woodbridge Village, an addition to the City of Sachse, Collin County, Texas, presently zoned Planned Development No. 11 with a base zoning of C-1 Neighborhood Shopping District and C-2 General Commercial District, to be used for Child Care Center (Day Care) use, generally located south of State Highway 78 and east of Woodbridge Parkway, within Sachse city limits; approving development regulations; providing a conflicts resolution clause; providing a severability clause; providing a savings clause; providing a penalty of fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and providing for an effective date.
Meeting	September 15, 2025 - City Council Meeting
Access	Public
Type	Discussion, Information, Action
Fiscal Impact	None
Recommended Action	While the proposed use is allowed with approval of a special use permit, staff has general concerns about the request given the proximity to an adjacent day care use that had a special use permit approved in February 2023. At their August 11 regular meeting, the Planning and Zoning Commission voted 6-0 to recommend approval of the proposed special use permit as presented.
Goals	Make Sachse more prosperous through job creation and quality development that adds community value. Provide a high quality of life environment for families; individuals; businesses; and other organizations in Sachse.

BACKGROUND

- Special Use Permit (SUP) request for a day care use
 - Applicant: Victory Shops Woodbridge LLC
 - Owner: Victory Shops Woodbridge LLC
 - Size: Approximately 5.39 acres
 - Site attributes: Vacant
 - Current Zoning: PD-11, following C-1 Neighborhood Commercial and C-2 General Commercial uses
-
- The subject property is currently identified as Commercial on the Future Land Use Plan, which calls for general retail, restaurants, and office-type uses.
 - The applicant is requesting a day care use for a portion of the property in a multi-tenant development.
 - The site is directly adjacent to single-family residential homes of Woodbridge Phase 1 to the south. All other directly adjacent properties are zoned for commercial use.
 - As part of the development of the property, the applicant will be installing a six-foot masonry wall and canopy trees spaced 50-feet on center along the south boundary of the site adjacent to the single-family residences.

While the proposed use is allowed with approval of a special use permit, staff has general concerns about the request given the proximity to an adjacent day care use that had a special use permit approved in February 2023.

POLICY CONSIDERATIONS

- An SUP is required of uses that the zoning ordinance may allow, but are uses that may need to be screened and specially approved for situational suitability. The purpose of the SUP requirement is to allow the City to determine the appropriateness of a proposal.
- The Future Land Use plan supports the SUP request, which calls for non-residential land uses.

RECOMMENDATION

While the proposed use is allowed with approval of a special use permit, staff has general concerns about the request given the proximity to an adjacent day care use that had a special use permit approved in February 2023.

At their August 11 regular meeting, the Planning and Zoning Commission voted 6-0 to recommend approval of the proposed special use permit as presented.

File Attachments

1. Presentation_Special Use Permit Victory Shops Day Care_FINAL
2. Ordinance_Granteeing SUP 25-01 (Child Care-Day Care)_FINAL

Special Use Permit Victory Shops Day Care

City Council
September 15, 2025



Overview

- Request
- Project Information
- SUP Overview
- Aerial Map
- Conceptual Site Plan
- Conceptual Landscape Plan
- Future Land Use Plan
- Recommendation

Request

Conduct a public hearing to consider approval of an ordinance granting Special Use Permit No. 25-01 authorizing Lot 2, Block A, Woodbridge Village, an addition to the City of Sachse, Collin County, Texas, presently zoned Planned Development No. 11 with a base zoning of C-1 Neighborhood Shopping District and C-2 General Commercial District, to be used for Child Care Center (Day Care) use, generally located south of State Highway 78 and east of Woodbridge Parkway, within Sachse city limits.



Project Information

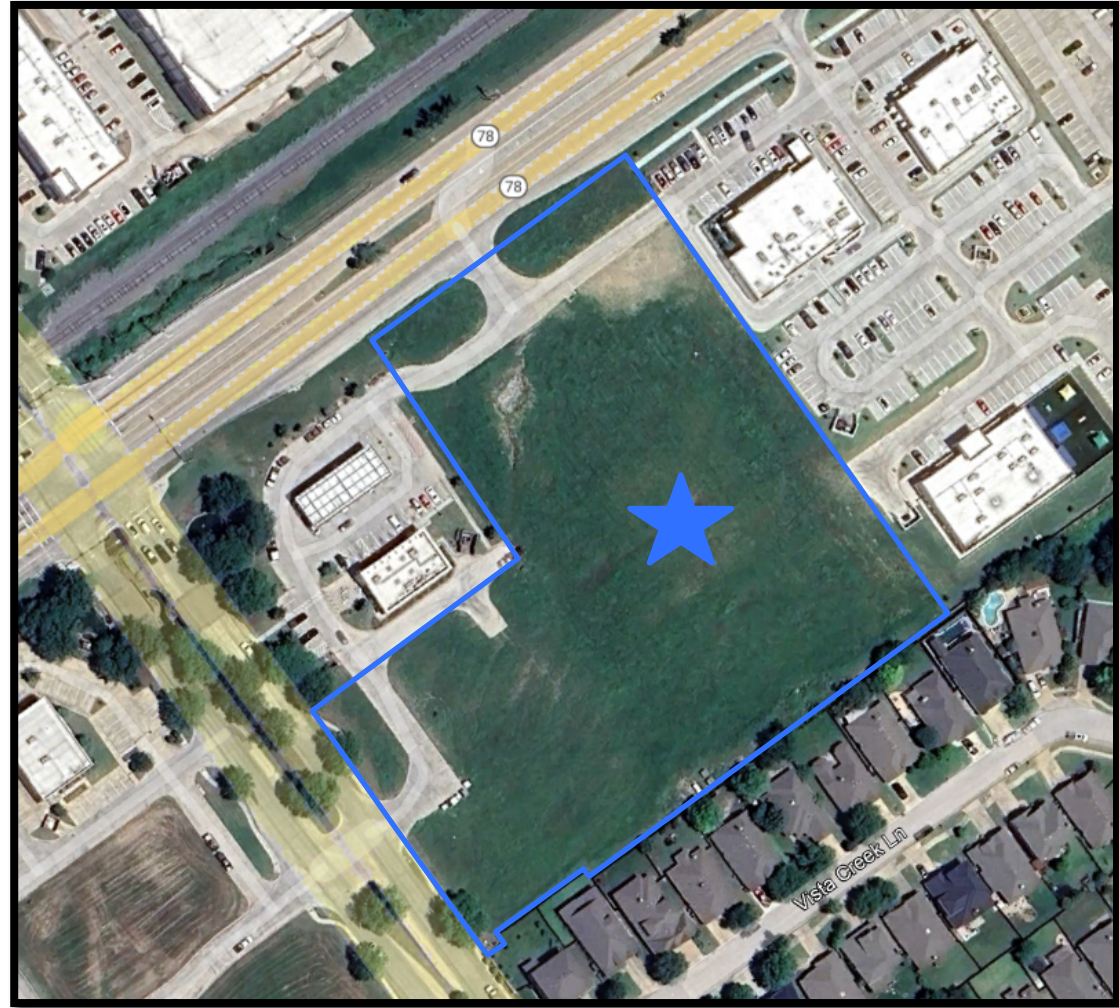
- Request for approval of a Special Use Permit for a child care/day care use
- Applicant: Victory Shops Woodbridge LLC
- Owner: Victory Shops Woodbridge LLC
- Size: Approximately 5.39 acres
- Site Attributes: Vacant
- Current Zoning: Planned Development 11, PD-11, following C-1 Neighborhood Commercial and C-2 General Commercial uses

SUP Overview

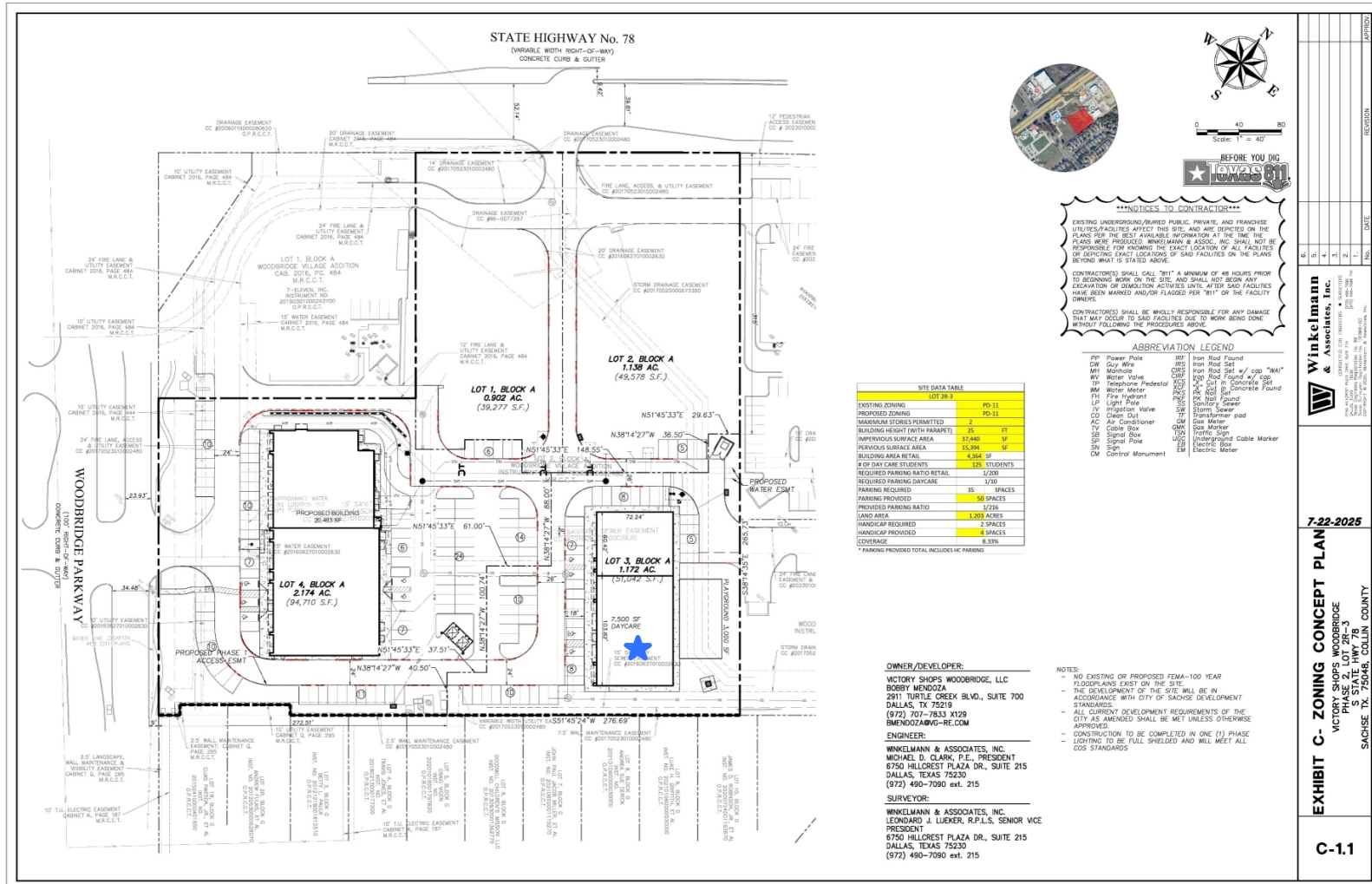
- Chapter 11 of the Sachse Code of Ordinances requires child care center (day care) uses to obtain a Special Use Permit (SUP) to legally operate in a commercial zoning district
- An SUP is required of uses that the zoning ordinance may allow, but uses that are screened and specially approved for situational suitability. The purpose of the SUP requirement is to allow the City to determine the appropriateness of a proposal

Aerial Map

The property is generally located south of State Highway 78 and east of Woodbridge Parkway, within Sachse city limits.

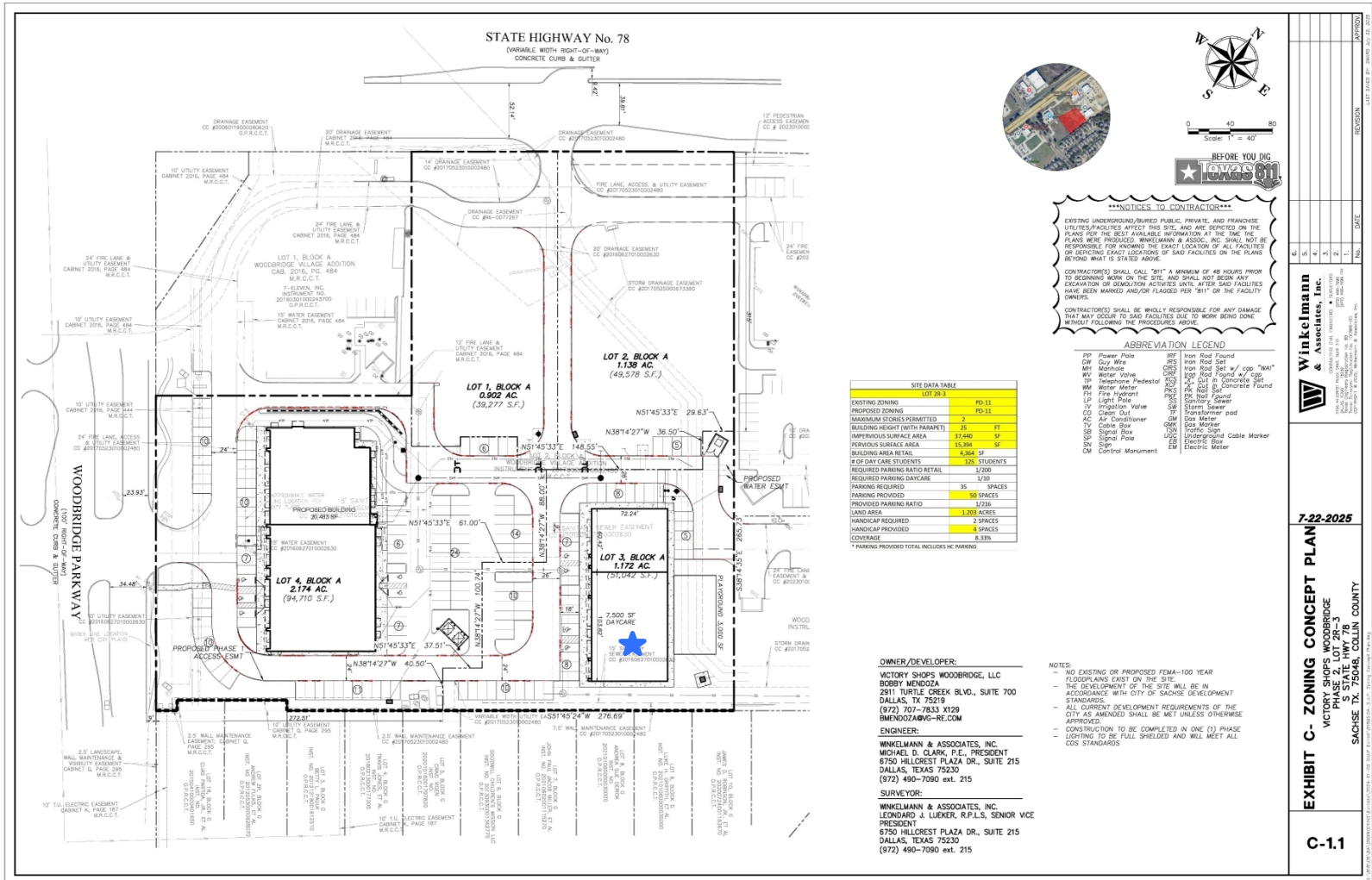


Conceptual Site Plan



- 6' Tall Masonry Wall to be located along rear of property
- Lighting to be fully shielded and meet all City of Sachse standards

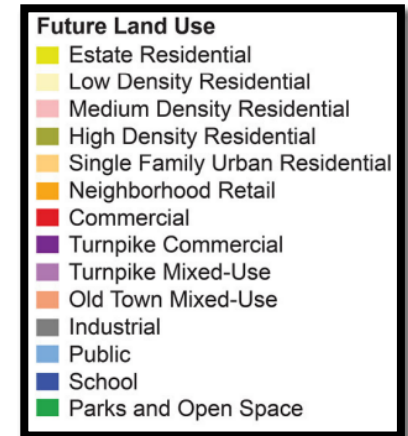
Conceptual Landscape Plan



- Canopy trees planted 50' on center along rear property line

Future Land Use Plan (FLUP)

- The FLUP designates the subject property for Commercial uses, which are described as “...large-scale developments that attract regional traffic for shopping, general retail, restaurants and office uses. Big-box retail and grocery stores are typically in this category. May contain smaller retail with multiple anchors, restaurants, grocery stores, mid-rise offices, entertainment, recreation, and hotel uses.”
- State law requires that zoning decisions “must be adopted in accordance with a Comprehensive Plan”
- The FLUP supports the proposed rezoning request



Recommendation

Staff has concerns with the proposed Special Use Permit request for the following reasons:

- While the proposed use is allowed with approval of a special use permit, staff has general concerns about the request given the proximity to an adjacent day care use that had a special use permit approved in February of 2023.

At their August 11th Regular Meeting, the Planning & Zoning Commission voted 6-0 to recommend approval of the proposed Special Use Permit as presented.



ORDINANCE NO. O-2025-

AN ORDINANCE OF THE CITY OF SACHSE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF SACHSE, AS HERETOFORE AMENDED, BY GRANTING SPECIAL USE PERMIT NO. 25-01 AUTHORIZING LOT 2, BLOCK A, WOODBRIDGE VILLAGE, AN ADDITION TO THE CITY OF SACHSE, COLLIN COUNTY, TEXAS, PRESENTLY ZONED PLANNED DEVELOPMENT DISTRICT NO. 11 TO BE USED FOR CHILD CARE CENTER (DAY CARE) USE; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Sachse and the governing body of the City of Sachse, in compliance with state laws applying to amending the Comprehensive Zoning Ordinance and Map, have given the requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, the governing body of the City of Sachse is of the opinion that said comprehensive Zoning Ordinance and Zoning Map should be amended as provided herein;

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

SECTION 1. The Comprehensive Zoning Ordinance and Zoning Map of the City of Sachse, Texas, as heretofore amended, be and the same are hereby amended by granting Special Use Permit 25-01 (“SUP 25-01”) authorizing Lot 2, Block A, Woodbridge Village, an addition to the City of Sachse, Collin County, Texas, according to the plat thereof recorded as Instrument No. 20170523010002480, Plat Records, Collin County, Texas (the “Property”), which is presently zoned Planned Development No. 11 with a base zoning of C-1 Neighborhood Shopping District and C-2 General Commercial District, to be used for *Child Care Center (Day Care)* use.

SECTION 2. The above-described Property shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Sachse, as heretofore amended, and if developed and used for *Child Care Center (Day Care)* use, subject to the following special conditions:

- (1) The Property shall be developed in accordance with the Concept Plan, attached hereto and incorporated herein as Exhibit “A”;
- (2) The Property shall be developed in accordance with the Landscape Plan, attached hereto and incorporated herein as Exhibit “B”; and
- (3) In the event a conflict exists between the City’s Code of Ordinances and the Concept Plan, the Code of Ordinances shall govern the development of the Property.

SECTION 3. All provisions of the ordinances of the City of Sachse in conflict with the provisions of this ordinance be and the same are hereby repealed.

SECTION 4. Should any sentence, paragraph, subdivision, clause, phrase, or section of this ordinance be adjudged or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision hereof other than the part so decided to be invalid, illegal, or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 5. An offense committed before the effective date of this ordinance is governed by the prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 6. Any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Sachse, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 7. This ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED by the City Council of the City of Sachse, Texas on the 15th day of September 2025.

APPROVED:

Jeff Bickerstaff, Mayor

DULY ENROLLED:

Leah K Granger, City Secretary

APPROVED AS TO FORM:

Joseph J. Gorfida, Jr., City Attorney

EXHIBIT “A”

CONCEPT PLAN

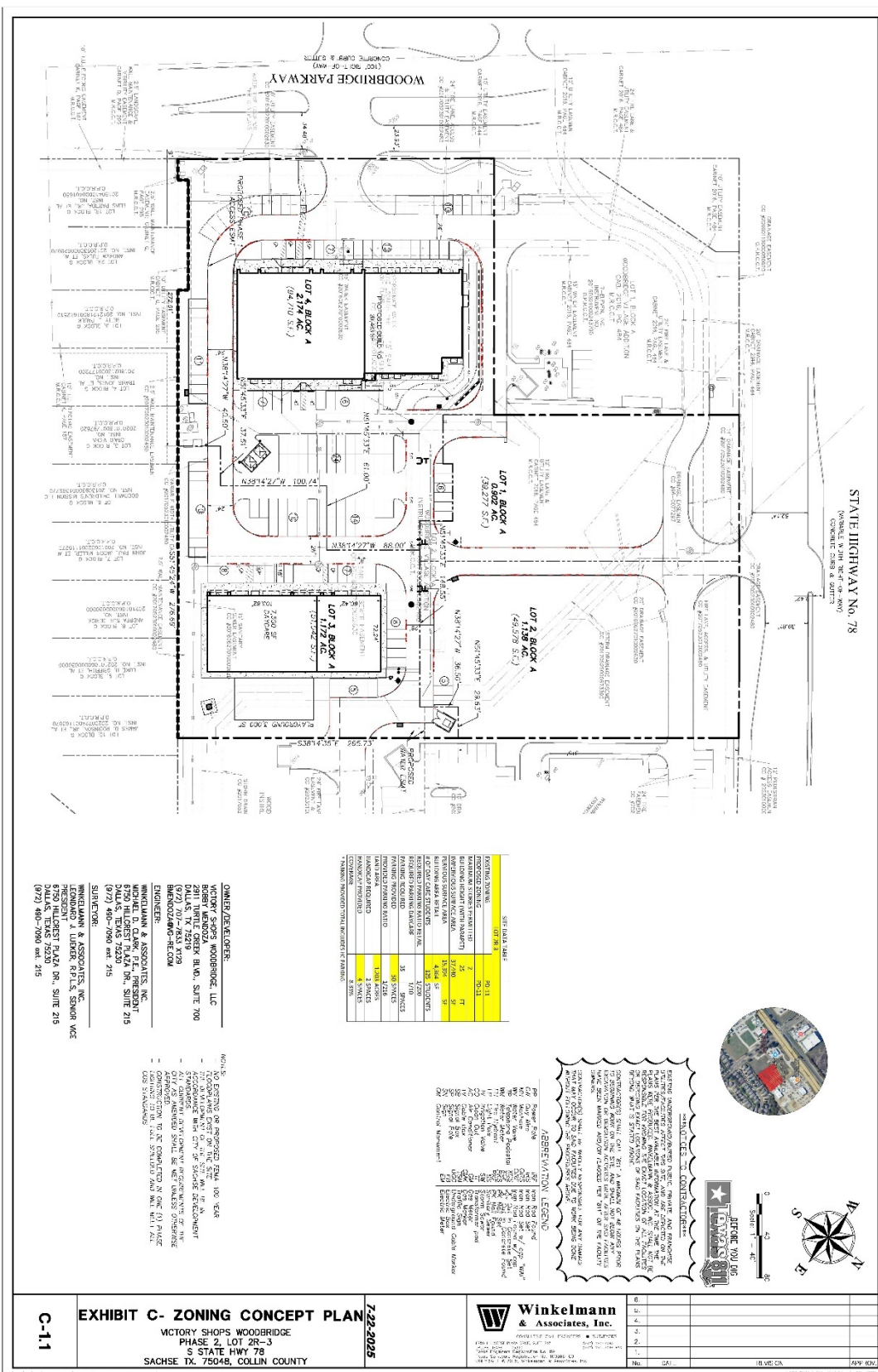
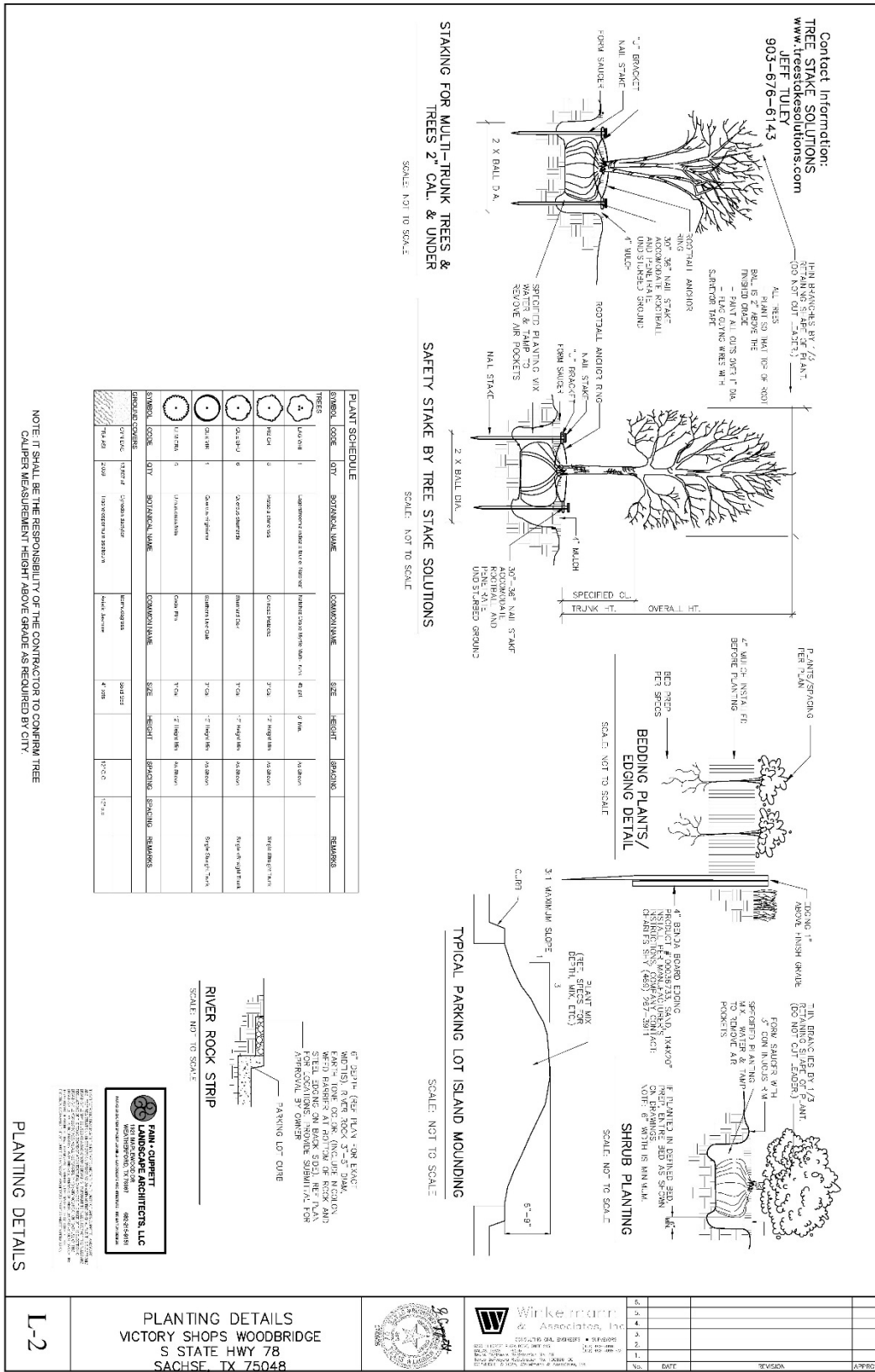


EXHIBIT "B" LANDSCAPE PLAN



Ord. No. O-2025-__

4923-0528-1630, v. 1

5

EXHIBIT "B" LANDSCAPE PLAN

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E. Action Items

Subject:	3. Consider an ordinance of the City Council of Sachse, Texas, authorizing certain budget and Capital Improvement Plan amendments pertaining to the Fiscal Year 2024-2025 Budget and Capital Improvement Plan; and providing an effective date.
Meeting	September 15, 2025 - City Council Meeting
Access	Public
Type	Action, Discussion
Fiscal Impact	Budget amendment detail is included in the attached Ordinance and associated detail.
Recommended Action	Approve an ordinance authorizing certain Budget and Capital Improvement Plan amendments pertaining to the Fiscal Year 2024-2025 Budget and Capital Improvement Plan.
Goals	Be a model of financial stewardship through growth management; responsible investment; and financial transparency.

BACKGROUND

The Fiscal Year 2024-2025 Budget, including the 2024-2025 Capital Improvement Plan, was adopted by Council on September 16, 2024, and amended on April 21, 2025. The Sachse Home Rule Charter allows Council to amend or change the budget to provide for additional expense and this routinely occurs throughout the fiscal year. Several amendments have been identified for the current fiscal year and shall become an attachment to the original Budget upon Council approval.

POLICY CONSIDERATIONS

According to Section 7.09 of the City Charter, "Under conditions which may arise and which could not reasonably have been foreseen in the normal process of planning the budget, the city council may, by a majority vote of the full membership, amend or change the budget to provide for any additional expense in which the general welfare of the citizenry is involved. These amendments shall be by ordinance, and shall become an attachment to the original budget."

RECOMMENDATION

Approve an ordinance authorizing certain Budget and Capital Improvement Plan amendments pertaining to the Fiscal Year 2024-2025 Budget and Capital Improvement Plan.

File Attachments

1. Presentation_Budget Amendment FY 2024-2025_FINAL
2. Ordinance Approving FY 2024-2025 Amended Budget_FINAL
3. FY 2024-2025 Budget Amendment Detail_September 2025
4. FY 2024-2025 Capital Improvement Plan_Sept 2025 Amendment

FY 2024-2025 Budget Amendments

City Council
September 15, 2025



Budget Adoption and Amendment Policy

- Budget adoption – September 16, 2024
 - Budget appropriation (Exhibit A)
 - Capital Improvement Plan (CIP) (Exhibit B)

- Council budget amendments – April 21, 2025

- Amendment policy - City Charter, Section 7.09
 - Could not reasonably have been foreseen
 - Amendment must be by ordinance
 - Amendment shall be attachment to original budget



General Fund

- Expenditure authority for previously unbudgeted revenue

Item	CIP No.	Budget Amendment (Exhibit A)	CIP Amendment (Exhibit B)	Revenue Source
McAllen, TX extreme flooding	-	\$15,000	\$-	TDEM reimbursement
Weslaco, TX severe weather		30,000		TDEM reimbursement
Travis County, TX support	-	29,000	-	TDEM reimbursement
TOTAL		\$74,000	\$-	

TDEM- Texas Division of Emergency Management



Capital Projects Fund

- Expenditure authority for previously unbudgeted project
- Funds previously transferred from EDC, but no project or specific expenditure authority was requested at budget adoption

Item	CIP No.	Budget Amendment (Exhibit A)	CIP Amendment (Exhibit B)	Revenue Source
EDC Strategic Plan	F-25-13*	\$150,000	\$150,000	Prior EDC transfer
TOTAL		\$150,000	\$150,000	

*New project

Impact Fee Fund

- Expenditure authority for transfer of remaining fund balance to revenue-specific impact fee funds

Item	CIP No.	Budget Amendment (Exhibit A)	CIP Amendment (Exhibit B)	Revenue Source
Transfers to Impact Fee Funds	-	\$300,000	\$-	Impact Fee Fund balance
TOTAL		\$300,000	\$-	

TIRZ 2 – The Station Fund

- Expenditure authority for draws of available funds relating to the TIRZ #2 Reimbursement Agreement and Development Agreement

Item	CIP No.	Budget Amendment (Exhibit A)	CIP Amendment (Exhibit B)	Revenue Source
Reimbursement draws	-	\$1,000,000	\$-	
TOTAL		\$1,000,000	\$-	



Summary of Changes

- Amendments requested for budget and Capital Improvement Plan

Fund	Budget Amendment (Exhibit A)	CIP Amendment (Exhibit B)
General Fund	\$74,000	\$-
Capital Projects Fund	150,000	150,000
Impact Fee Fund	300,000	-
TIRZ 2 Fund (The Station)	1,000,000	-
TOTAL	\$1,524,000	\$150,000

Recommended Action

- Approve an ordinance authorizing certain Budget and Capital Improvement Plan amendments pertaining to the Fiscal Year 2024-2025 Budget and Capital Improvement Plan

ORDINANCE NO. O-2025-

AN ORDINANCE OF THE CITY COUNCIL OF SACHSE, TEXAS (“CITY”), AUTHORIZING CERTAIN BUDGET AND CAPITAL IMPROVEMENT PLAN AMENDMENTS PERTAINING TO THE FISCAL YEAR 2024-2025 BUDGET AND CAPITAL IMPROVEMENT PLAN; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City is required by the City Charter to approve a budget amendment by ordinance and upon approval such amendment shall become an attachment to the original budget; and

WHEREAS, a budget amendment has been prepared for certain appropriations and expenditures in the 2024-2025 Budget and submitted to the City Council for approval and a true and correct copy is attached as Exhibit A; and

WHEREAS, the Capital Improvement Program is adopted in conjunction with the adoption of the budget; and

WHEREAS, amendments to the Capital Improvement Program are attached as Exhibit B.

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

SECTION 1. Pursuant to the City Charter requirements of the City of Sachse, Texas, in the year 2024-2025, a Budget Amendment attached as Exhibit A is hereby authorized and approved.

SECTION 2. Pursuant to the City Charter requirements of the City of Sachse, Texas, in the year 2024-2025, an amendment to the Capital Improvement Program attached as Exhibit B is hereby authorized and approved.

SECTION 3. This Ordinance shall take effect immediately from and after its passage as the law in such cases provides.

PASSED AND APPROVED by the City Council of the City of Sachse, Texas this the 15th day of September 2025.

APPROVED:

Jeff Bickerstaff, Mayor

DULY ENROLLED:

Leah K Granger, City Secretary

APPROVED AS TO FORM:

Joseph J. Gorfida, Jr., City Attorney
(10-30-2023:TM 4855-8191-4764, v. 1)

EXHIBIT A

City of Sachse Budget Fiscal Year October 1, 2024 - September 30, 2025

Fund	2024-2025 Amended Budget	Budget Amendments			2024-2025 Amended Budget
		Operating Budget	Capital Budget	Total	
General Fund	\$29,782,819	\$ 74,000	\$ -	\$ 74,000	\$29,856,819
<u>Other Governmental Funds</u>					
American Rescue Plan Act Fund	1,853,848	-	-	-	1,853,848
Bond Construction Fund	39,656,778	-	-	-	39,656,778
Capital Projects Fund	13,951,038	-	150,000	150,000	14,101,038
Debt Service Fund	7,707,088	-	-	-	7,707,088
General Vehicle/Equipment Replacement Fun	451,732	-	-	-	451,732
Hotel Occupancy Tax Fund	5,000	-	-	-	5,000
Impact Fee Fund	8,300,000	300,000	-	300,000	8,600,000
Roadway Impact Fee Fund	-	-	-	-	-
Sewer Impact Fee Fund	1,425,000	-	-	-	1,425,000
Special Revenue Fund	157,000	-	-	-	157,000
Street Maintenance Tax Fund	931,084	-	-	-	931,084
Water Impact Fee Fund	1,725,000	-	-	-	1,725,000
<u>Internal Service Funds</u>					
Health Insurance Fund	99,500	-	-	-	99,500
<u>Enterprise Funds</u>					
Utility Fund	30,624,991	-	-	-	30,624,991
Utility Vehicle/Equipment Replacement Fund	85,068	-	-	-	85,068
<u>Component Units</u>					
Economic Development Corporation	2,180,980	-	-	-	2,180,980
Municipal Development District	1,521,888	-	-	-	1,521,888
TIRZ 1	1,600,000	-	-	-	1,600,000
TIRZ 2	760,000	1,000,000	-	1,000,000	1,760,000
TIRZ 3	2,000,000	-	-	-	2,000,000
Total City Budget	\$144,818,814	\$1,374,000	\$150,000	\$1,524,000	\$146,342,814

4855-8191-4764, v. 1

City of Sachse
Budget Fiscal Year Ending September 30, 2025
Budget Amendment Detail by Fund

General Fund Budget

Fund	Revenues	Expenses	Rev over Exp
FY 2024-2025 Amended Budget	\$29,844,618	\$29,779,469	\$65,149
<u>Budget Amendment Detail</u>			
¹ McAllen, TX Extreme Flooding	15,000	15,000	-
² Weslaco, TX Severe Weather	30,000	30,000	-
³ Travis County, TX EOC Support	29,000	29,000	
Subtotal	74,000	74,000	-
FY 2024-2025 Amended Budget	\$29,918,618	\$29,853,469	\$65,149

- ¹ Texas Department of Emergency Management (TDEM) anticipated reimbursement for April 2025 McAllen, TX extreme flooding deployment as reimbursement for salary, travel, and related expenses.
- ² Texas Department of Emergency Management (TDEM) anticipated reimbursement for May/June 2025 Weslaco, TX severe weather deployment as reimbursement for salary, travel, and related expenses.
- ³ Texas Department of Emergency Management (TDEM) anticipated reimbursement for July 2025 Region 8 deployment as reimbursement for salary, travel, and related expenses.

City of Sachse
Budget Fiscal Year Ending September 30, 2025
Budget Amendment Detail by Fund

Capital Projects Fund Budget			
Fund	Revenues	Expenses	Rev over Exp
FY 2024-2025 Amended Budget	\$1,570,000	\$11,548,534	(\$9,978,534)
<u>Budget Amendment Detail</u>			
¹ EDC Strategic Plan (F-25-13)	-	150,000	(150,000)
Subtotal	-	150,000	(150,000)
FY 2024-2025 Amended Budget	\$1,570,000	\$11,698,534	(\$10,128,534)

- ¹ Adds expenditure budget for EDC Strategic Plan project. Funds were transferred from the EDC Fund to the Capital Projects Fund in the FY 2024-2025 budget, but no project or specific expenditure authority was requested at budget adoption.

City of Sachse
Budget Fiscal Year Ending September 30, 2025
Budget Amendment Detail by Fund

Impact Fee Fund Budget			
Fund	Revenues	Expenses	Rev over Exp
FY 2024-2025 Amended Budget	\$0	\$8,300,000	(\$8,300,000)
<u>Budget Amendment Detail</u>			
¹ Transfers to Impact Fee Funds	-	300,000	(300,000)
Subtotal	-	300,000	(300,000)
FY 2024-2025 Amended Budget	\$0	\$8,600,000	(\$8,600,000)

- ¹ Appropriation increase for expenditure authority to transfer remaining Impact Fee Fund balance to the Roadway Impact Fee and Sewer Impact Fee funds. Separate impact fee funds were created for roadway, water, and sewer activity. Funds are being moved from one fund to three separate funds to simplify administrative processes and provide increased transparency.

City of Sachse
Budget Fiscal Year Ending September 30, 2025
Budget Amendment Detail by Fund

TIRZ 2 Fund Budget			
Fund	Revenues	Expenses	Rev over Exp
FY 2024-2025 Amended Budget	\$995,000	\$760,000	\$235,000
<u>Budget Amendment Detail</u>			
¹ Reimbursement draws	-	1,000,000	(1,000,000)
Subtotal	-	1,000,000	(1,000,000)
FY 2024-2025 Amended Budget	\$995,000	\$1,760,000	(\$765,000)

¹ Appropriation increase for expenditure authority for draws of available funds relating to the TIRZ #2 Reimbursement Agreement and Development Agreement.

Exhibit "B"
Amended 2024-2025 Capital Improvement Plan

2024-2025 Capital Improvement Plan	FY 24-25 Beginning CIP Balance <i>(thru FY 23-24)</i>	FY 24-25 Amendments	FY 24-25 Budget	FY 25-26 Estimate	FY 26-27 Estimate	FY 27-28 Estimate	FY 28-29 Estimate	FY 29-30 Estimate	5-Year Est. Total	Total Project Cost
REVENUES										
Beginning Fund Balance			72,516,002	37,109,377	36,598,377	35,560,877	54,540,027	60,004,027	37,109,377	
General Capital Revenues										
Notes/Bonds/Certificates of Obligations										
November 2021 Proposition - General Obligation Bond Funds	40,089,468		27,300,000	8,700,000	-	-	-	-	8,700,000	
Certificates of Obligation - General			-	3,666,667	-	-	-	-	3,666,667	
May 2028 Proposition - General Obligation Bond Funds			-	-	-	27,000,000	-	10,000,000	37,000,000	
Grants/Reimbursements										
American Rescue Plan Act (ARPA) Funds	346,486		-	-	-	-	-	-	-	
TxDot Grants	-		-	30,000,000	-	-	-	-	30,000,000	
Other Agency Grants	-		-	3,000,000	-	-	-	-	3,000,000	
Other Government Reimbursements	-		-	-	-	-	-	-	-	
Transfers										
General Fund (one-time)	4,759,408		-	-	-	-	-	-	-	
General Fund (on-going programs)	-		680,000	680,000	680,000	680,000	680,000	680,000	3,400,000	
Roadway Impact Fees	1,464,021		250,000	250,000	250,000	250,000	250,000	250,000	1,250,000	
Other										
Economic Development Corporation	106,528	150,000	200,000							
General Capital Project Available Fund Balance	1,352,324		-	-	-	-	-	-	-	
Street Maintenance Sales Tax	792,394		810,000	850,000	892,000	936,000	982,000	1,031,000	4,691,000	
Municipal Development District Sales Tax	688,703		800,000	840,000	882,000	926,000	972,000	1,020,000	4,640,000	
Developer Contributions	-		-	-	-	-	-	-	-	
Mitigation Plan Fees	250,190		-	-	-	-	-	-	-	
Investment Interest	-		540,000	500,000	450,000	400,000	350,000	300,000	2,000,000	
Sale of Assets	-		-	-	-	-	-	-	-	
Miscellaneous Revenues	-		-	-	-	-	-	-	-	
Subtotal General Capital Revenues	49,849,522	150,000	30,580,000	48,486,667	3,154,000	30,192,000	3,234,000	13,281,000	98,347,667	
Utility Revenues										
Notes/Bonds/Certificates of Obligations										
Certificates of Obligation - Utility			-	7,333,333	-	-	-	-	7,333,333	
Transfers										
Utility Fund Operations (unallocated)	14,864,051		-	-	-	-	-	-	-	
Utility Fund Water Operations	-		2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	11,250,000	
Utility Fund Sewer Operations	-		1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	5,000,000	
Stormwater Drainage Fee	353,419		240,000	245,000	250,000	255,000	260,000	265,000	1,275,000	
Water Impact Fees	4,985,407		500,000	500,000	500,000	500,000	500,000	500,000	2,500,000	
Sewer Impact Fees	2,463,603		325,000	350,000	350,000	350,000	350,000	350,000	1,750,000	
Subtotal Utility Revenues	22,666,480	-	4,315,000	11,678,333	4,350,000	4,355,000	4,360,000	4,365,000	29,108,333	
	72,516,002	150,000	34,895,000	60,165,000	7,504,000	34,547,000	7,594,000	17,646,000	127,456,000	
Beginning Fund Balance			72,516,002	37,109,377	36,598,377	35,560,877	54,540,027	60,004,027	37,109,377	
Total Revenues		150,000	34,895,000	60,165,000	7,504,000	34,547,000	7,594,000	17,646,000	127,456,000	
Total Expenditures		150,000	70,301,624	60,676,000	8,541,500	15,567,850	2,130,000	4,880,000	91,795,350	185,577,986
Ending Fund Balance			37,109,377	36,598,377	35,560,877	54,540,027	60,004,027	72,770,027	72,770,027	

Exhibit "B"

Amended 2024-2025 Capital Improvement Plan

CIP No.	Project	Estimated Capital Project Cost	Project Inception-to-Date			FY 24-25 New Requests	FY 24-25 Amendments	FY 24-25 Budget (New & Carry-Forward)	FY 25-26 Estimate	FY 26-27 Estimate	FY 27-28 Estimate	FY 28-29 Estimate	FY 29-30 Estimate	5-Year Est. Total	Total Project Cost
			Budget	Actuals (thru 4Q FY 23-24)	Remaining Budget (Carry-fwd)										

EXPENDITURES

Roadway

R-OG-01	Street and Alley Maintenance (on-going) ^(U)	3,180,000	450,000	312,480	137,520	455,000		592,520	455,000	455,000	455,000	455,000	455,000	2,275,000	3,180,000
R-OG-02	Sidewalk Maintenance (on-going) ^(U)	1,200,000	-	1,113	(1,113)	200,000		198,888	200,000	200,000	200,000	200,000	200,000	1,000,000	1,200,000
R-12-13	Merritt Road Re-alignment & Widening ^(U)	36,500,000	6,500,000	4,969,634	1,530,366	-		1,530,366	30,000,000	-	-	-	-	30,000,000	36,500,000
R-13-03	Pleasant Valley Road ^(U)	300,000	300,000	54,296	245,704	-		245,704	-	-	-	-	-	-	300,000
R-23-03	Miscellaneous Street Repair ^{(U)*}	1,950,000	300,000	288,414	11,586	250,000		261,586	250,000	250,000	300,000	300,000	300,000	1,400,000	1,950,000
R-24-03	Woodbridge Parkway	2,600,000	2,600,000	-	2,600,000	-		2,600,000	-	-	-	-	-	-	2,600,000
R-24-04	Traffic Signal Maintenance and Upgrades	360,000	120,000	-	120,000	-		120,000	120,000	-	120,000	-	-	240,000	360,000
R-25-01	Asphalt Overlay - Sachse Road (Merritt to City Limits)	200,000	-	-	-	200,000		200,000	-	-	-	-	-	-	200,000
R-25-02	Old Ben Davis - Ben Davis Road to Bunker Hill Road	1,000,000	-	-	-	100,000		100,000	900,000	-	-	-	-	900,000	1,000,000
R-25-03	Mapleshade/Harvest Alley	132,000	-	-	-	132,000		132,000	-	-	-	-	-	-	132,000
R-25-04	4th Street/Sachse Street/Floyd Street Overlay	150,000	-	-	-	150,000		150,000	-	-	-	-	-	-	150,000
	Bonanza and 2nd Street Asphalt Reconstruction	496,000	-	-	-	-		-	496,000	-	-	-	-	496,000	496,000
	Cartwright/Big Valley Mill and Overlay	511,500	-	-	-	-		-	-	511,500	-	-	-	511,500	511,500
Subtotal Roadway		48,579,500	10,270,000	5,625,937	4,644,063	1,487,000	-	6,131,063	32,421,000	1,416,500	1,075,000	955,000	955,000	36,822,500	48,579,500

Parks & Trails

P-22-04	J.K. Sachse Park Construction ^(U)	4,346,814	3,641,250	2,863,512	777,738	705,564		1,483,302	-	-	-	-	-	-	4,346,814
F-24-07	Heritage Park Expansion Projects ^(U)	1,700,000	1,700,000	1,677,000	23,000	-		23,000	-	-	-	-	-	-	1,700,000
	Murphy-Sachse-Wylie-NTMWD Trail	3,000,000	-	-	-	-		-	3,000,000	-	-	-	-	3,000,000	3,000,000
Subtotal Parks & Trails		9,046,814	5,341,250	4,540,512	800,738	705,564	-	1,506,302	3,000,000	-	-	-	-	3,000,000	9,046,814

Facilities/Other

F-24-12	Service Center*	17,000,000	6,000,000	-	6,000,000	-		6,000,000	11,000,000	-	-	-	-	11,000,000	17,000,000
F-24-13	Comprehensive Plan Update ^(U)	300,000	300,000	86,943	213,057	-		213,057	-	-	-	-	-	-	300,000
F-25-13	EDC Strategic Plan ^(U)	150,000	-	-	-	-	150,000	150,000	-	-	-	-	-	-	150,000
Subtotal Facilities/Other		17,450,000	6,300,000	86,943	6,213,057	-	150,000	6,363,057	11,000,000	-	-	-	-	11,000,000	17,450,000

Neighborhood Services

NS-OG-01	Neighborhood Programs (on-going)	150,000	-	-	-	25,000		25,000	25,000	25,000	25,000	25,000	25,000	125,000	150,000
Subtotal Neighborhood Services		150,000	-	-	-	25,000	-	25,000	25,000	25,000	25,000	25,000	25,000	125,000	150,000

Bond Proposition 2021

BP-21-A01	Sachse Road Phase 2	14,675,000	1,700,000	435,608	1,264,392	12,975,000		14,239,392	-	-	-	-	-	-	14,675,000
BP-21-A02	Sachse Road Phase 3	8,710,000	-	-	-	-		-	8,710,000	-	-	-	-	8,710,000	8,710,000
BP-21-B01	Streets & Roads - Bailey-Hooper Road ^(U)	11,860,000	10,660,000	830,309	9,829,691	1,200,000		11,029,691	-	-	-	-	-	-	11,860,000
BP-21-B02	Streets & Roads - Westcreek	2,820,000	-	-	-	2,820,000		2,820,000	-	-	-	-	-	-	2,820,000
BP-21-B03	Streets & Roads - Williford Road	7,170,000	-	-	-	7,170,000		7,170,000	-	-	-	-	-	-	7,170,000
BP-21-C01	Neighborhood Package ^(U)	4,975,000	675,000	674,994	6	4,300,000	-	4,300,006	-	-	-	-	-	-	4,975,000
BP-21-D01	Animal Shelter ^(C/SC)	5,000,000	5,000,000	4,868,016	131,984	-		131,984	-	-	-	-	-	-	5,000,000
Subtotal Bond Proposition 2021		55,210,000	18,035,000	6,808,928	11,226,072	28,465,000	-	39,691,072	8,710,000	-	-	-	-	8,710,000	55,210,000

*Project name change
Note- Projects are not assigned a CIP number until budget is requested.

^(C/SC) - Project Complete, or Substantially Complete
^(U) - Project Underway
Budget Amendment

Exhibit "B"
Amended 2024-2025 Capital Improvement Plan

CIP No.	Project	Estimated Capital Project Cost	Project Inception-to-Date			FY 24-25 New Requests	FY 24-25 Amendments	FY 24-25 Budget (New & Carry-Forward)	FY 25-26 Estimate	FY 26-27 Estimate	FY 27-28 Estimate	FY 28-29 Estimate	FY 29-30 Estimate	5-Year Est. Total	Total Project Cost	
			Budget	Actuals (thru 4Q FY 23-24)	Remaining Budget (Carry-fwd)											
Water																
W-14-01	Maxwell Creek Pump Station ^(C/SC)	5,765,000	5,765,000	5,310,260	454,740	-		454,740	-	-	-	-	-	-	5,765,000	
W-21-05	Public Works Pump Station Generator ^(C/SC)	680,000	680,000	552,327	127,673	-		127,673	-	-	-	-	-	-	-	680,000
W-24-14	3rd Street - SH 78 to Ingram	630,000	130,000	-	130,000	500,000		630,000	-	-	-	-	-	-	-	630,000
W-24-15	Tank Maintenance and Cleaning	205,000	65,000	28,307	36,693	-		36,693	70,000	-	70,000	-	-	-	140,000	205,000
W-24-16	Public Works Pump Station - Pump Installation and Upgrades ^(U)	1,300,000	800,000	139,423	660,577	500,000		1,160,577	-	-	-	-	-	-	-	1,300,000
W-25-05	Maxwell Creek Pump Station GST Painting	1,300,000	-	-	-	200,000		200,000	1,100,000	-	-	-	-	-	1,100,000	1,300,000
W-25-06	Utility Master Plan Updates	250,000	-	-	-	250,000		250,000	-	-	-	-	-	-	-	250,000
W-25-07	Large Water Valve Replacement Program	900,000	-	-	-	300,000		300,000	-	300,000	-	300,000	-	-	600,000	900,000
W-25-08	Maxwell Creek Pump Station Fence Improvements	185,000	-	-	-	185,000		185,000	-	-	-	-	-	-	-	185,000
	5th Street Water Tower Painting	1,200,000	-	-	-	-		-	800,000	400,000	-	-	-	-	1,200,000	1,200,000
	Herring Circle Water & Sewer Lines	300,000	-	-	-	-		-	300,000	-	-	-	-	-	300,000	300,000
	Elevated Water Storage Tower (Ingram Road)	3,000,000	-	-	-	-		-	1,000,000	2,000,000	-	-	-	-	3,000,000	3,000,000
	8-inch WL from Pecan Grove to Ponderosa	200,000	-	-	-	-		-	200,000	-	-	-	-	-	200,000	200,000
	AMI Water Meter Updates	2,000,000	-	-	-	-		-	-	1,000,000	1,000,000	-	-	-	2,000,000	2,000,000
	Sachse South Estates Water Main Replacement	500,000	-	-	-	-		-	-	-	500,000	-	-	-	500,000	500,000
Subtotal Water		18,415,000	7,440,000	6,030,316	1,409,684	1,935,000	-	3,344,684	3,470,000	3,700,000	1,570,000	300,000	-	9,040,000	18,415,000	
Sewer																
SS-21-12	Sewer Rehab Hwy 78 at Old City Hall	249,000	249,000	-	249,000	-		249,000	-	-	-	-	-	-	249,000	
SS-24-18	Southeast Sewer Expansion: Trunk Line A from Sachse Rd to SE Lift Station ^(U)	11,398,413	11,865,000	284,857	11,580,143	(466,587)		11,113,556	-	-	-	-	-	-	-	11,398,413
SS-24-19	Sewer Manhole Odor and Gas Remediation	60,000	60,000	-	60,000	-		60,000	-	-	-	-	-	-	-	60,000
SS-24-21	Murphy Road Sewer Main Repair ^(U)	140,000	140,000	-	140,000	-		140,000	-	-	-	-	-	-	-	140,000
SS-25-09	Ponderosa/Bonanza Sewer Main Replacement	450,000	-	-	-	450,000		450,000	-	-	-	-	-	-	-	450,000
	Manhole Lining and Rehabilitation (on-going)	500,000	-	-	-	-		-	250,000	-	250,000	-	-	-	500,000	500,000
	Natchez 8" Sewer Line (Jefferson to Cornwall)	400,000	-	-	-	-		-	400,000	-	-	-	-	-	400,000	400,000
	Merritt Road 16" Forcemain Replacement	600,000	-	-	-	-		-	-	150,000	450,000	-	-	-	600,000	600,000
	Sachse Street - Ben Davis Street to 3rd Street	150,000	-	-	-	-		-	-	150,000	-	-	-	-	150,000	150,000
	Oak Ridge Circle SS Repair	200,000	-	-	-	-		-	-	-	-	-	-	200,000	200,000	200,000
Subtotal Sewer		14,147,413	12,314,000	284,857	12,029,143	(16,587)		-	12,012,556	650,000	300,000	700,000	-	200,000	1,850,000	14,147,413
Drainage																
D-17-15	Vicksburg Drainage Easement ^(U)	451,409	451,409	63,519	387,890	-		387,890	-	-	-	-	-	-	451,409	
D-23-04	Small Drainage Projects ^(U)	580,000	80,000	-	80,000	-		80,000	100,000	100,000	100,000	100,000	100,000	500,000	580,000	
D-24-20	Stormwater Utility Rate Study ^(U)	200,000	200,000	40,000	160,000	-		160,000	-	-	-	-	-	-	200,000	
D-25-10	Heritage Park Pond Maintenance	300,000	-	-	-	50,000		50,000	50,000	50,000	50,000	50,000	50,000	250,000	300,000	
D-25-11	Cornwall Street Drainage Improvements	1,050,000	-	-	-	150,000		150,000	400,000	-	-	500,000	-	900,000	1,050,000	
D-25-12	Sachse Road Parking Lot Detention	1,400,000	-	-	-	400,000		400,000	500,000	500,000	-	-	-	1,000,000	1,400,000	
	Rowlett Creek Gabion Improvements	2,150,000	-	-	-	-		-	150,000	1,500,000	500,000	-	-	2,150,000	2,150,000	
	Willow Lake Inspection and Maintenance	250,000	-	-	-	-		-	50,000	50,000	50,000	50,000	50,000	250,000	250,000	
	Bunker Hill Detention Pond Maintenance	150,000	-	-	-	-		-	150,000	-	-	-	-	150,000	150,000	
	SH 78 at Williford	750,000	-	-	-	-		-	-	750,000	-	-	-	750,000	750,000	
	Jackson Meadows Pond Maintenance	150,000	-	-	-	-		-	-	150,000	-	-	-	150,000	150,000	
	Spring Meadows Estates Detention Pond Re-design	1,800,000	-	-	-	-		-	-	-	1,800,000	-	-	1,800,000	1,800,000	
	Anthony Lane Creek Maintenance	150,000	-	-	-	-		-	-	-	-	150,000	-	150,000	150,000	
	Long Branch from Dewitt to SH78	3,500,000	-	-	-	-		-	-	-	-	-	3,500,000	3,500,000	3,500,000	
Subtotal Drainage		12,881,409	731,409	103,519	627,890	600,000		-	1,227,890	1,400,000	3,100,000	2,500,000	850,000	3,700,000	11,550,000	12,881,409

** Reflects anticipated approval of FY 23-24 Amendment brought to Council on September 16, 2024

Note- Projects are not assigned a CIP number until budget is requested.

LEGEND

^(C/SC) - Project Complete, or Substantially Complete
^(U) - Project Underway
Budget Amendment

Exhibit "B"
Amended 2024-2025 Capital Improvement Plan

CIP No.	Project	Estimated Capital Project Cost	Project Inception-to-Date			FY 24-25 New Requests	FY 24-25 Amendments	FY 24-25 Budget (New & Carry-Forward)	FY 25-26 Estimate	FY 26-27 Estimate	FY 27-28 Estimate	FY 28-29 Estimate	FY 29-30 Estimate	5-Year Est. Total	Total Project Cost
			Budget	Actuals (thru 4Q FY 23-24)	Remaining Budget (Carry-fwd)										
Bond Proposition 2028															
	Ashwood Lane (3314-3400)	307,500	-	-	-	-		-	-	-	307,500	-	-	307,500	307,500
	Blossom Drive	612,000	-	-	-	-		-	-	-	612,000	-	-	612,000	612,000
	Brookhollow Drive	406,400	-	-	-	-		-	-	-	406,400	-	-	406,400	406,400
	Brookview Drive Alley	198,000	-	-	-	-		-	-	-	198,000	-	-	198,000	198,000
	Country Club Road at SH 78 Traffic Signal Improvements	1,000,000	-	-	-	-		-	-	-	1,000,000	-	-	1,000,000	1,000,000
	Country Club Road Extension (PW Facility)	1,000,000	-	-	-	-		-	-	-	1,000,000	-	-	1,000,000	1,000,000
	Creek Hollow Drive (3120-3132)	254,000	-	-	-	-		-	-	-	254,000	-	-	254,000	254,000
	Falcon Crest Lane	408,000	-	-	-	-		-	-	-	408,000	-	-	408,000	408,000
	Getha Lane Overlay	93,000	-	-	-	-		-	-	-	93,000	-	-	93,000	93,000
	Granite Alley	118,800	-	-	-	-		-	-	-	118,800	-	-	118,800	118,800
	Herring Circle	609,600	-	-	-	-		-	-	-	609,600	-	-	609,600	609,600
	Jewel Street (Salmon East to 7th)	355,600	-	-	-	-		-	-	-	355,600	-	-	355,600	355,600
	Jewel Street (7th East to Salmon)	609,600	-	-	-	-		-	-	-	609,600	-	-	609,600	609,600
	Pintail Drive (Sachse to Mallard)	261,750	-	-	-	-		-	-	-	261,750	-	-	261,750	261,750
	Rebecca Drive Alley	112,200	-	-	-	-		-	-	-	112,200	-	-	112,200	112,200
	Ridgeview Alley	300,000	-	-	-	-		-	-	-	300,000	-	-	300,000	300,000
	Salmon Street (78 to Jewel)	671,200	-	-	-	-		-	-	-	671,200	-	-	671,200	671,200
	Sandi Lane	105,600	-	-	-	-		-	-	-	105,600	-	-	105,600	105,600
	Scott/Creekside Alley	118,800	-	-	-	-		-	-	-	118,800	-	-	118,800	118,800
	Scott/Lance/Todd Alleys	250,800	-	-	-	-		-	-	-	250,800	-	-	250,800	250,800
	Southridge Drive (Ben Davis to Highridge)	711,200	-	-	-	-		-	-	-	711,200	-	-	711,200	711,200
	Timber Creek Circle/Meadow Creek Lane Reconstruction	406,400	-	-	-	-		-	-	-	406,400	-	-	406,400	406,400
	Widgeon Ct	228,600	-	-	-	-		-	-	-	228,600	-	-	228,600	228,600
	William Street	558,800	-	-	-	-		-	-	-	558,800	-	-	558,800	558,800
Subtotal Bond Proposition 2028		9,697,850	-	-	-	-	-	-	-	-	9,697,850	-	-	9,697,850	9,697,850

TOTAL CAPITAL IMPROVEMENT PLAN	185,577,986	60,431,659	23,481,012	36,950,647	33,200,977	150,000	70,301,624	60,676,000	8,541,500	15,567,850	2,130,000	4,880,000	91,795,350	185,577,986
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Note- Projects are not assigned a CIP number until budget is requested.

LEGEND

Budget Amendment

Closed, Completed Projects

Roadway		Parks & Trails		Water		Drainage	
IF-21-01	Impact Fee Study	P-24-08	Joe Stone Park Restroom	IF-21-01	Impact Fee Study	D-22-02	Third Garland Connection Creek Stabilization
R-22-01	Alley Reconstruction	T-24-09	Joe Stone Loop Trail	W-21-05	Public Works Pump Station Generator	D-22-03	Sachse South Drainage Study
R-22-05	5th Street Project			W-21-07	5th Street District Improvements		
R-23-02	6th Street Alley and Street Repair	Neighborhood Services		W-21-08	Hilltop Trail/Meadow Lane Utility Rehab		
R-24-01	Eastview Drive - Pleasant Valley to End	NS-23-08	Hudson Crossing Screening Wall Replacement				
R-24-02	Hilltop Trail & Meadow Lane Rehabilitation	Facilities/Other		Sewer			
R-24-05	Dewitt Street and Sachse Street - Ben Davis to 3rd St	F-23-05	Outdoor Warning Sirens	SS-18-01	Ingram Road Sewer Relief		
R-24-06	Highridge Alley Repairs	F-24-10	Opticom Traffic Signal Upgrades	IF-21-01	Impact Fee Study		
		F-24-11	City Facility Maintenance and Repairs	SS-21-10	Sable Hills Lift Station Expansion		
				SS-21-11	Hilltop Trail/Meadow Lane Utility Rehab		

E. Action Items

Subject:	4. Consider an ordinance of the City of Sachse, Texas, adopting the budget for fiscal year beginning October 1, 2025, and ending September 30, 2026; providing that expenditures for said fiscal year shall be made in accordance with said budget; appropriating and setting aside the necessary funds out of the general and other revenues for said fiscal year for the maintenance and operation of the various departments and for various activities and improvements of the City; providing a repealing clause; providing a severability clause; and providing an effective date.
Meeting	September 15, 2025 - City Council Meeting
Access	Public
Type	Action, Discussion
Fiscal Impact	The fiscal year budget sets the financial and operational direction of the City for the next year.
Recommended Action	Approve the ordinance approving and adopting the budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026.
Goals	Be a model of financial stewardship through growth management; responsible investment; and financial transparency.

BACKGROUND

The Proposed Budget was submitted to the City Council, posted on the City's website at www.cityofsachse.com/budget, placed on file with the City Secretary, and placed at the Sachse Public Library for inspection.

On September 2, in accordance with Section 7.05 of the City Charter, the City held a public hearing on the proposed budget of programs and services for the ensuing year. In accordance with Section 7.06 of the City Charter, after the public hearing, the City Council shall analyze the budget, make any additions or deletions which they feel appropriate, and shall, at least ten days prior to the next fiscal year, adopt the budget by a favorable majority vote of the full membership of the City Council. Final adoption of the budget by the City Council shall constitute the official appropriations as proposed by the City Manager for the fiscal year beginning October 1, 2025, and ending September 30, 2026.

Changes since the Proposed Budget as provided on August 15 include the following:

Property Tax

Minor property tax revenue adjustments were made to more accurately and consistently budget property tax by fund. No expenditure adjustments were made in association with these changes.

Incremental Revenue Adjustments:	
<u>Fund Name</u>	<u>Amount</u>
General Fund	(\$385)
Debt Service Fund	(164)
TIRZ 3 - Highway 78	732
TOTAL	183

Effective September 1, 2025, this taxpayer impact statement is required by Government Code § 551.043(c) to be posted on the notice of a meeting at which a governmental body will discuss or adopt a budget for the governmental body.

This Taxpayer Impact Statement shows for the median-value homestead property in the City, a comparison of the property tax bill in dollars pertaining to the property for the current fiscal year to an estimate of the property tax bill in dollars for the same property for the upcoming fiscal year.

	Current Fiscal Year	Upcoming Fiscal Year	
	FY 2025	FY 2026 No-New Revenue	FY 2026 Proposed
Tax Rate (per \$100 of value)	\$0.650416	\$0.657453	\$0.650416
Median Homestead Taxable Value	\$398,168	\$425,546	\$425,546
Tax on Median Homestead	\$2,589.75	\$2,797.76	\$2,767.82

This item requires a record vote.

POLICY CONSIDERATIONS

The proposed tax rate is \$0.650416 per \$100 assessed value. House Bill 1522, passed by the Texas Legislature in 2025, amends section 551.043 of the Texas Government Code to require a taxpayer impact statement for a meeting in which a governmental body will discuss or adopt a budget for the governmental body.

RECOMMENDATION

Approve the ordinance approving and adopting the budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026.

File Attachments

1. Ordinance_Adopting Budget for Fiscal Year 2025-2026_FINAL
2. Exhibit B 2025-2026 Capital Improvement Plan

ORDINANCE NO. O-2025-

AN ORDINANCE OF THE CITY OF SACHSE, TEXAS, ADOPTING THE BUDGET FOR FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; PROVIDING THAT EXPENDITURES FOR SAID FISCAL YEAR SHALL BE MADE IN ACCORDANCE WITH SAID BUDGET; APPROPRIATING AND SETTING ASIDE THE NECESSARY FUNDS OUT OF THE GENERAL AND OTHER REVENUES FOR SAID FISCAL YEAR FOR THE MAINTENANCE AND OPERATION OF THE VARIOUS DEPARTMENTS AND FOR VARIOUS ACTIVITIES AND IMPROVEMENTS OF THE CITY; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, an annual budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026, has been duly created by the financial office of the City of Sachse, Texas, in accordance with Chapter 102.002 of the Local Government Code; and

WHEREAS, as required by Section 7.02 of the City Charter, the City Manager has prepared and submitted to the City Council a proposed budget reflecting financial policies for the year and forecasting revenues and expenditures for conducting the affairs of the City and providing a complete financial plan for the fiscal year beginning October 1, 2025, and ending September 30, 2026; and

WHEREAS, as required by Section 7.04 of the City Charter, the proposed budget has been filed with the office of the City Secretary, and the proposed budget was made available for public inspection in accordance with Chapter 102.005 of the Local Government Code and Section 7.04 of the City Charter; and

WHEREAS, a public hearing was held by the City in accordance with Chapter 102.006 of the Local Government Code and Section 7.05 of the City Charter, following due publication of notice thereof, at which time all citizens and parties of interest were given the opportunity to be heard regarding the proposed budget; and

WHEREAS, after full and final consideration, it is the opinion of the Sachse City Council that the 2025-2026 fiscal year budget as hereinafter set forth should be adopted; and

WHEREAS, in conjunction with the adoption of the 2025-2026 fiscal year budget, it is the opinion of the Sachse City Council that the Capital Improvement Plan should be adopted.

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

SECTION 1. That the proposed budget of the revenue and expenditures necessary for conducting the affairs of the City of Sachse, Texas, for the fiscal year beginning October 1, 2025, and ending September 30, 2026, as submitted to the City Council by the City Manager, attached hereto as Exhibit "A", be and the same is hereby adopted as the budget of the City of Sachse for the fiscal year beginning October 1, 2025, and ending September 30, 2026.

SECTION 2. That the expenditures during the fiscal year beginning October 1, 2025, and ending September 30, 2026, shall be made in accordance with the budget approved by this Ordinance unless otherwise authorized by a duly enacted ordinance of the City of Sachse, Texas.

SECTION 3. That the Capital Improvement Plan, as submitted to the City Council by the City Manager, attached hereto as Exhibit “B,” be and the same is hereby adopted as the Capital Improvement Plan of the City of Sachse, Texas.

SECTION 4. That all budget amendments and transfers of appropriations budgeted from one account or activity to another within any individual activity for the fiscal year 2024-2025 are hereby ratified, and the budget approval for fiscal year 2024-2025, heretofore enacted by the City Council, be and the same is hereby amended to the extent of such transfers and amendments for all purposes.

SECTION 5. That all Ordinances of the City of Sachse, Texas, in conflict with the provisions of this Ordinance be, and the same are hereby, repealed; provided, however, that all other provisions of said Ordinances not in conflict with the provisions of this Ordinance shall remain in full force and effect.

SECTION 6. That should any word, sentence, paragraph, subdivision, clause, phrase, or section of this Ordinance, be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said Ordinance which shall remain in full force and effect.

SECTION 7. That this Ordinance shall take effect immediately from and after its passage as the law in such cases provides.

PASSED AND APPROVED by the City Council of the City of Sachse, Texas, this the 15th day of September 2025.

APPROVED:

Jeff Bickerstaff, Mayor

DULY ENROLLED:

Leah K Granger, City Secretary

APPROVED AS TO FORM:

Joseph J. Gorfida, Jr., City Attorney

City of Sachse
Budget Fiscal Year Beginning October 1, 2025
Exhibit "A"

Fund	Operating Budget	Capital Budget	2025-2026 Budget
General Fund	\$31,181,759	\$0	\$31,181,759
<u>Other Governmental Funds</u>			
Bond Construction Fund	349,980	40,504,273	40,854,253
Capital Projects Fund	350,000	53,001,124	53,351,124
Debt Service Fund	8,403,638	-	8,403,638
General Vehicle/Equipment Replacement Fund	1,234,828	-	1,234,828
Hotel Occupancy Tax Fund	5,000	-	5,000
Roadway Impact Fee Fund	-	-	-
Sewer Impact Fee Fund	-	402,721	402,721
Special Revenue Fund	456,323	-	456,323
Station - O&M PID	125,000	-	125,000
Street Maintenance Tax Fund	550,000	998,794	1,548,794
Water Impact Fee Fund	850,000	4,184,864	5,034,864
<u>Internal Service Funds</u>			
Health Insurance Fund	119,000	-	119,000
<u>Enterprise Funds</u>			
Utility Fund	16,737,132	15,360,852	32,097,984
Utility Vehicle/Equipment Replacement Fund	-	-	-
<u>Component Units</u>			
Economic Development Corporation	2,145,704	-	2,145,704
Municipal Development District	950,000	-	950,000
TIRZ 1	1,300,000	-	1,300,000
TIRZ 2	300,000	-	300,000
TIRZ 3	2,000,000	-	2,000,000
Total City Budget	\$67,058,364	\$114,452,628	\$181,510,992

Exhibit "B"
2025-2026 Capital Improvement Plan

2025-2026 Capital Improvement Plan	FY 25-26 Beginning CIP Balance <i>(thru FY 24-25)</i>	FY 25-26 Budget	FY 26-27 Estimate	FY 27-28 Estimate	FY 28-29 Estimate	FY 29-30 Estimate	FY 30-31 Estimate	5-Year Est. Total	Total Project Cost
REVENUES									
Beginning Fund Balance		72,212,987	50,978,008	72,305,008	55,808,008	72,642,508	77,394,508	50,978,008	
General Capital Revenues									
Notes/Bonds/Certificates of Obligations									
November 2021 Proposition - General Obligation Bond Funds	40,089,468	8,710,000	-	-	-	-	-	-	
Certificates of Obligation - General		3,666,667	-	-	-	-	-	-	
May 2027 Proposition - General Obligation Bond Funds		-	28,735,000	-	13,546,500	-	12,725,500	55,007,000	
Grants/Reimbursements									
TxDot Grants	-	30,000,000	-	-	-	-	-	-	
Other Agency Grants	-	3,000,000	-	-	-	-	-	-	
Other Government Reimbursements	-	-	-	-	-	-	-	-	
Transfers									
General Fund (one-time)	4,759,408	-	-	-	-	-	-	-	
General Fund (on-going programs)	-	705,000	705,000	705,000	705,000	705,000	705,000	3,525,000	
Roadway Impact Fees	1,464,021	200,000	200,000	200,000	200,000	200,000	200,000	1,000,000	
Other									
Economic Development Corporation	150,000	300,000	-	-	-	-	-	-	
General Capital Project Available Fund Balance	1,352,324	-	-	-	-	-	-	-	
Street Maintenance Sales Tax	792,394	790,000	829,000	870,000	913,000	958,000	1,005,000	4,575,000	
Municipal Development District Sales Tax	688,703	775,000	813,000	853,000	895,000	939,000	985,000	4,485,000	
Developer Contributions	-	-	-	-	-	-	-	-	
Mitigation Plan Fees	250,190	-	-	-	-	-	-	-	
Investment Interest	-	600,000	550,000	500,000	450,000	400,000	350,000	2,250,000	
Sale of Assets	-	-	-	-	-	-	-	-	
Miscellaneous Revenues	-	-	-	-	-	-	-	-	
Subtotal General Capital Revenues	49,546,507	48,746,667	31,832,000	3,128,000	16,709,500	3,202,000	15,970,500	70,842,000	
Utility Revenues									
Notes/Bonds/Certificates of Obligations									
Certificates of Obligation - Utility		7,333,333	-	-	-	-	-	-	
Transfers									
Utility Fund Operations (unallocated)	14,864,051	-	-	-	-	-	-	-	
Utility Fund Water Operations	-	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	11,250,000	
Utility Fund Sewer Operations	-	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	5,000,000	
Stormwater Drainage Fee	353,419	265,000	270,000	275,000	280,000	285,000	290,000	1,400,000	
Water Impact Fees	4,985,407	400,000	400,000	400,000	400,000	400,000	400,000	2,000,000	
Sewer Impact Fees	2,463,603	250,000	250,000	250,000	250,000	250,000	250,000	1,250,000	
Subtotal Utility Revenues	22,666,480	11,498,333	4,170,000	4,175,000	4,180,000	4,185,000	4,190,000	20,900,000	
	72,212,987	60,245,000	36,002,000	7,303,000	20,889,500	7,387,000	20,160,500	91,742,000	
Beginning Fund Balance		72,212,987	50,978,008	72,305,008	55,808,008	72,642,508	77,394,508	50,978,008	
Total Revenues		60,245,000	36,002,000	7,303,000	20,889,500	7,387,000	20,160,500	91,742,000	
Total Expenditures		114,452,628	14,675,000	23,800,000	4,055,000	2,635,000	7,565,000	52,730,000	184,341,913
Ending Fund Balance		18,005,359	72,305,008	55,808,008	72,642,508	77,394,508	89,990,008	89,990,008	

Exhibit "B"														
2025-2026 Capital Improvement Plan														
CIP No.	Project	Estimated Capital Project Cost	Inception-to-Date (ITD) <i>(thru FY 24-25)</i>			FY 25-26 New Requests	FY 25-26 Budget <i>(New & Carry-Forward)</i>	FY 26-27 Estimate	FY 27-28 Estimate	FY 28-29 Estimate	FY 29-30 Estimate	FY 30-31 Estimate	5-Year Est. Total	Total Project Cost
			Budget	Projected Actuals	Remaining Budget (Carry-fwd)									
EXPENDITURES														
Roadway														
R-OG-01	Street and Alley Maintenance (on-going) ^(U)	3,635,000	905,000	468,380	436,620	455,000	891,620	455,000	455,000	455,000	455,000	455,000	2,275,000	3,635,000
R-OG-02	Sidewalk Maintenance (on-going) ^(U)	2,130,000	200,000	81,825	118,175	200,000	318,175	200,000	200,000	200,000	200,000	200,000	1,000,000	1,400,000
R-12-13	Merritt Road Re-alignment & Widening ^(U)	36,500,000	6,500,000	5,532,438	967,562	30,000,000	30,967,562	-	-	-	-	-	-	36,500,000
R-13-03	Pleasant Valley Road ^(U)	300,000	300,000	54,297	245,703	-	245,703	-	-	-	-	-	-	300,000
R-23-03	Miscellaneous Street Repair ^{(U)*}	2,250,000	550,000	550,000	-	250,000	250,000	250,000	300,000	300,000	300,000	300,000	1,450,000	2,250,000
R-24-03	Woodbridge Parkway ^(U)	3,000,000	2,600,000	18,488	2,581,512	400,000	2,981,512	-	-	-	-	-	-	3,000,000
R-24-04	Traffic Signal Maintenance and Upgrades	360,000	120,000	-	120,000	-	120,000	120,000	-	120,000	-	-	240,000	360,000
R-25-02	Old Ben Davis - Ben Davis Road to Bunker Hill Road ^(U)	650,000	100,000	85,206	14,794	550,000	564,794	-	-	-	-	-	-	650,000
R-25-03	Mapleshade/Harvest Alley ^(U)	184,000	132,000	-	132,000	52,000	184,000	-	-	-	-	-	-	184,000
R-26-01	Sachse Road - Hwy 78 to Fifth St	200,000	-	-	-	200,000	200,000	-	-	-	-	-	-	200,000
R-26-02	Country Club Road at SH 78 Traffic Signal Improvements	650,000	-	-	-	100,000	100,000	-	550,000	-	-	-	550,000	650,000
	Bonanza and Second Street Asphalt Reconstruction	400,000	-	-	-	-	-	400,000	-	-	-	-	400,000	400,000
	Cartwright/Big Valley Mill and Overlay	415,000	-	-	-	-	-	415,000	-	-	-	-	415,000	415,000
	Third Street	350,000	-	-	-	-	-	350,000	-	-	-	-	350,000	350,000
	Spring Creek Alley (Orchard-Parklake)	225,000	-	-	-	-	-	-	225,000	-	-	-	225,000	225,000
	Meadow Creek Lane (West Creek-Orchard)	350,000	-	-	-	-	-	-	350,000	-	-	-	350,000	350,000
	Timber Creek Ct	380,000	-	-	-	-	-	-	-	250,000	130,000	-	380,000	380,000
	FY28 Alley Projects	725,000	-	-	-	-	-	-	-	310,000	415,000	-	725,000	725,000
	Cedar Creek/Cedar Hill Alley	320,000	-	-	-	-	-	-	-	-	110,000	210,000	320,000	320,000
	Blackburn - Ingram Reconstruction	2,575,000	-	-	-	-	-	-	-	-	-	-	-	-
	Pleasant Valley Road (S. of PGBT)	2,375,000	-	-	-	-	-	-	-	-	-	-	-	-
	Sachse Road Phase 4 (Country Club to City Limits)	11,000,000	-	-	-	-	-	-	-	-	-	-	-	-
	Woodbridge Parkway (Creek Crossing to Sachse Road)	3,800,000	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Roadway		72,774,000	11,407,000	6,790,634	4,616,366	32,207,000	36,823,366	2,190,000	2,080,000	1,635,000	1,610,000	1,165,000	8,680,000	52,294,000
Parks & Trails														
P-OG-01	Park Improvement Projects (on-going)	550,000	-	-	-	300,000	300,000	50,000	50,000	50,000	50,000	50,000	250,000	550,000
	Murphy-Sachse-Wylie-NTMWD Trail	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Parks & Trails		550,000	-	-	-	300,000	300,000	50,000	50,000	50,000	50,000	50,000	250,000	550,000
Facilities/Other														
F-OG-01	City Facility Maintenance and Repairs (on-going)	272,500	-	-	-	147,500	147,500	25,000	25,000	25,000	25,000	25,000	125,000	272,500
F-24-12	Service Center ^(U)	17,000,000	6,000,000	463,808	5,536,192	11,000,000	16,536,192	-	-	-	-	-	-	17,000,000
F-25-13	EDC Strategic Plan ^{(U)*}	150,000	150,000	107,140	42,860	-	42,860	-	-	-	-	-	-	150,000
F-26-03	GIS System Improvements and Management	200,000	-	-	-	100,000	100,000	100,000					100,000	200,000
Subtotal Facilities/Other		17,622,500	6,150,000	570,948	5,579,052	11,247,500	16,826,552	125,000	25,000	25,000	25,000	25,000	225,000	17,622,500
*Reflects anticipated approval of FY 24-25 Amendment to be brought to Council on September 15, 2025														
Note- Projects are not assigned a CIP number until budget is requested.														
LEGEND														
^(U) - Project Underway														

Exhibit "B"														
2025-2026 Capital Improvement Plan														
CIP No.	Project	Estimated Capital Project Cost	Inception-to-Date (ITD) <i>(thru FY 24-25)</i>			FY 25-26 New Requests	FY 25-26 Budget <i>(New & Carry-Forward)</i>	FY 26-27 Estimate	FY 27-28 Estimate	FY 28-29 Estimate	FY 29-30 Estimate	FY 30-31 Estimate	5-Year Est. Total	Total Project Cost
			Budget	Projected Actuals	Remaining Budget (Carry-fwd)									
Neighborhood Services														
NS-OG-01	Neighborhood Programs (on-going)	175,000	25,000	-	25,000	25,000	50,000	25,000	25,000	25,000	25,000	25,000	125,000	175,000
Subtotal Neighborhood Services		175,000	25,000	-	25,000	25,000	50,000	25,000	25,000	25,000	25,000	25,000	125,000	175,000
Bond Proposition 2021														
BP-21-A01	Sachse Road Phase 2 ^(U)	25,575,000	14,675,000	1,871,114	12,803,886	-	12,803,886	10,900,000	-	-	-	-	10,900,000	25,575,000
BP-21-A02	Sachse Road Phase 3	8,710,000	-	-	-	8,710,000	8,710,000	-	-	-	-	-	-	8,710,000
BP-21-B01	Streets & Roads - Bailey-Hooper Road ^(U)	11,860,000	11,860,000	5,261,272	6,598,728	-	6,598,728	-	-	-	-	-	-	11,860,000
BP-21-B02	Streets & Roads - Westcreek ^(U)	2,970,000	2,820,000	231,523	2,588,477	150,000	2,738,477	-	-	-	-	-	-	2,970,000
BP-21-B03	Streets & Roads - Williford Road ^(U)	7,170,000	7,170,000	753,355	6,416,645	-	6,416,645	-	-	-	-	-	-	7,170,000
BP-21-C01	Neighborhood Package ^(U)	5,000,000	4,975,000	870,382	4,104,618	25,000	4,129,618	-	-	-	-	-	-	5,000,000
Subtotal Bond Proposition 2021		61,285,000	41,500,000	8,987,646	32,512,354	8,885,000	41,397,354	10,900,000	-	-	-	-	10,900,000	61,285,000
Water														
W-24-15	Tank Maintenance and Cleaning ^(U)	205,000	65,000	32,227	32,773	-	32,773	70,000	-	70,000	-	-	140,000	205,000
W-24-16	Public Works Pump Station - Pump Installation and Upgrades ^(U)	5,000,000	1,300,000	253,479	1,046,521	3,700,000	4,746,521	-	-	-	-	-	-	5,000,000
W-25-05	Maxwell Creek Pump Station GST Painting**	1,100,000	-	-	-	-	-	-	1,100,000	-	-	-	1,100,000	1,100,000
W-25-06	Utility Master Plan Updates ^(U)	250,000	250,000	30,496	219,504	-	219,504	-	-	-	-	-	-	250,000
W-25-07	Large Water Valve Replacement Program***	600,000	-	-	-	-	-	300,000	-	300,000	-	-	600,000	600,000
W-26-04	Industrial Water Line Upgrades	850,000	-	-	-	850,000	850,000	-	-	-	-	-	-	850,000
	AMI Water Meter Updates	1,440,000	-	-	-	-	-	40,000	700,000	700,000	-	-	1,440,000	1,440,000
	Dewitt Street Water Line Improvements	405,000	-	-	-	-	-	-	405,000	-	-	-	405,000	405,000
	Fifth Street Water Tower Painting	1,200,000	-	-	-	-	-	-	-	-	-	-	-	-
	Herring Circle Water & Sewer Lines	1,303,709	-	-	-	-	-	-	-	-	-	-	-	-
	Elevated Water Storage Tower (Ingram Road)	5,000,000	-	-	-	-	-	-	-	-	-	-	-	-
	8-inch WL from Pecan Grove to Ponderosa	1,209,318	-	-	-	-	-	-	-	-	-	-	-	-
	Sachse South Estates Water Main Replacement	1,723,297	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Water		20,286,324	1,615,000	316,202	1,298,798	4,550,000	5,848,798	410,000	2,205,000	1,070,000	-	-	3,685,000	9,850,000
** Reflects removal of \$200,000 in water utility funds, authorized in the FY24-25 budget, to make funds available for higher prioritized projects.														
*** Reflects removal of \$300,000 in water utility funds, authorized in the FY24-25 budget, to make funds available for higher prioritized projects.														
Note- Projects are not assigned a CIP number until budget is requested.														
LEGEND														
^(U) - Project Underway														

Exhibit "B"														
2025-2026 Capital Improvement Plan														
CIP No.	Project	Estimated Capital Project Cost	Inception-to-Date (ITD) <i>(thru FY 24-25)</i>			FY 25-26 New Requests	FY 25-26 Budget <i>(New & Carry-Forward)</i>	FY 26-27 Estimate	FY 27-28 Estimate	FY 28-29 Estimate	FY 29-30 Estimate	FY 30-31 Estimate	5-Year Est. Total	Total Project Cost
			Budget	Projected Actuals	Remaining Budget (Carry-fwd)									
Sewer														
SS-21-12	Sewer Rehab Hwy 78 at Old City Hall ^(U)	249,000	249,000	10,950	238,050	-	238,050	-	-	-	-	-	-	249,000
SS-24-18	Southeast Sewer Expansion: Trunk Line A from Sachse Rd to SE Lift Station ^(U)	13,011,413	11,398,413	482,905	10,915,508	1,613,000	12,528,508	-	-	-	-	-	-	13,011,413
SS-24-19	Sewer Manhole Odor and Gas Remediation	110,000	60,000	-	60,000	-	60,000	50,000	-	-	-	-	50,000	110,000
	Manhole Lining and Rehabilitation (on-going)	150,000	-	-	-	-	-	-	-	-	-	-	-	-
	Natchez 8" Sewer Line (Jefferson to Cornwall)	350,000	-	-	-	-	-	-	-	-	-	-	-	-
	Merritt Road 16" Forcemain Replacement	150,000	-	-	-	-	-	-	-	-	-	-	-	-
	Sachse Street - Ben Davis Street to Third Street	450,000	-	-	-	-	-	-	-	-	-	-	-	-
	Oak Ridge Circle SS Repair	200,000	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Sewer		14,670,413	11,707,413	493,855	11,213,558	1,613,000	12,826,558	50,000	-	-	-	-	50,000	13,370,413
Drainage														
D-23-04	Small Drainage Projects ^(U)	1,130,000	80,000	-	80,000	100,000	180,000	125,000	150,000	200,000	225,000	250,000	950,000	1,130,000
D-25-10	Heritage Park Pond Maintenance	50,000	50,000	-	50,000	-	50,000	-	-	-	-	-	-	50,000
D-25-11	Cornwall Street Drainage Improvements	550,000	150,000	-	150,000	-	150,000	400,000	-	-	-	-	400,000	550,000
	Rowlett Creek Gabion Improvements	2,200,000	-	-	-	-	-	200,000	1,000,000	1,000,000	-	-	2,200,000	2,200,000
	Willow Lake Inspection and Maintenance	250,000	-	-	-	-	-	50,000	50,000	50,000	50,000	50,000	250,000	250,000
	Bunker Hill Detention Pond Maintenance	150,000	-	-	-	-	-	150,000	-	-	-	-	150,000	150,000
	CIP Roadway Projects	500,000	-	-	-	-	-	-	-	-	500,000	-	500,000	500,000
	Jackson Meadows Pond Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
	Anthony Lane Creek Maintenance	150,000	-	-	-	-	-	-	-	-	150,000	-	150,000	150,000
	Spring Meadows Estates Detention Pond Re-design	2,000,000	-	-	-	-	-	-	-	-	-	2,000,000	2,000,000	2,000,000
	Long Branch from Dewitt to SH78	4,000,000	-	-	-	-	-	-	-	-	-	4,000,000	4,000,000	4,000,000
Subtotal Drainage		10,980,000	280,000	-	280,000	100,000	380,000	925,000	1,200,000	1,250,000	925,000	6,300,000	10,600,000	10,980,000
Note- Projects are not assigned a CIP number until budget is requested.														
LEGEND														
^(U) - Project Underway														

Exhibit "B"														
2025-2026 Capital Improvement Plan														
CIP No.	Project	Estimated Capital Project Cost	Inception-to-Date (ITD) <i>(thru FY 24-25)</i>			FY 25-26 New Requests	FY 25-26 Budget <i>(New & Carry-Forward)</i>	FY 26-27 Estimate	FY 27-28 Estimate	FY 28-29 Estimate	FY 29-30 Estimate	FY 30-31 Estimate	5-Year Est. Total	Total Project Cost
			Budget	Projected Actuals	Remaining Budget (Carry-fwd)									
Bond Proposition 2027														
	Ashwood Lane (3314-3400)	335,000	-	-	-	-	-	-	335,000	-	-	-	335,000	335,000
	Blossom Drive	1,910,000	-	-	-	-	-	-	1,910,000	-	-	-	1,910,000	1,910,000
	Brookhollow Drive	1,110,000	-	-	-	-	-	-	1,110,000	-	-	-	1,110,000	1,110,000
	Brookview Drive Alley	215,000	-	-	-	-	-	-	215,000	-	-	-	215,000	215,000
	Country Club Road at SH 78 Traffic Signal Improvements	2,000,000	-	-	-	-	-	-	2,000,000	-	-	-	2,000,000	2,000,000
	Country Club Road Extension (PW Facility)	1,000,000	-	-	-	-	-	-	1,000,000	-	-	-	1,000,000	1,000,000
	Creek Hollow Drive (3120-3132)	420,000	-	-	-	-	-	-	420,000	-	-	-	420,000	420,000
	Falcon Crest Lane	1,545,000	-	-	-	-	-	-	1,545,000	-	-	-	1,545,000	1,545,000
	Getha Lane Overlay	140,000	-	-	-	-	-	-	140,000	-	-	-	140,000	140,000
	Herring Circle	675,000	-	-	-	-	-	-	675,000	-	-	-	675,000	675,000
	Jewel Street (Salmon East to Seventh)	680,000	-	-	-	-	-	-	680,000	-	-	-	680,000	680,000
	Jewel Street (Seventh East to Salmon)	420,000	-	-	-	-	-	-	420,000	-	-	-	420,000	420,000
	Maxwell Creek Subdivision	1,410,000	-	-	-	-	-	-	1,410,000	-	-	-	1,410,000	1,410,000
	Pintail Drive (Sachse to Mallard)	410,000	-	-	-	-	-	-	410,000	-	-	-	410,000	410,000
	Rebecca Drive Alley	95,000	-	-	-	-	-	-	95,000	-	-	-	95,000	95,000
	Ridgeview Alley	515,000	-	-	-	-	-	-	515,000	-	-	-	515,000	515,000
	Salmon Street (78 to Jewel)	730,000	-	-	-	-	-	-	730,000	-	-	-	730,000	730,000
	Sandi Lane	1,665,000	-	-	-	-	-	-	1,665,000	-	-	-	1,665,000	1,665,000
	Scott/Creekside Alley	120,000	-	-	-	-	-	-	120,000	-	-	-	120,000	120,000
	Scott/Lance/Todd Alleys	210,000	-	-	-	-	-	-	210,000	-	-	-	210,000	210,000
	Southridge Drive (Ben Davis to Highridge)	820,000	-	-	-	-	-	-	820,000	-	-	-	820,000	820,000
	Timber Creek Circle/Meadow Creek Lane Reconstruction	935,000	-	-	-	-	-	-	935,000	-	-	-	935,000	935,000
	Widgeon Ct	235,000	-	-	-	-	-	-	235,000	-	-	-	235,000	235,000
	William Street	620,000	-	-	-	-	-	-	620,000	-	-	-	620,000	620,000
Subtotal Bond Proposition 2027		18,215,000	-	-	-	-	-	-	18,215,000	-	-	-	18,215,000	18,215,000
TOTAL CAPITAL IMPROVEMENT PLAN		216,558,237	72,684,413	17,159,285	55,525,128	58,927,500	114,452,628	14,675,000	23,800,000	4,055,000	2,635,000	7,565,000	52,730,000	184,341,913

Closed, Completed Projects

<u>Roadway</u>		<u>Facilities/Other</u>		<u>Water</u>		<u>Sewer</u>	
R-25-01	Asphalt Overlay - Sachse Road (Merritt to City Limits)	F-24-13	Comprehensive Plan Update	W-14-01	Maxwell Creek Pump Station	SS-24-21	Murphy Road Sewer Main Repair
R-25-04	4th Street/Sachse Street/Floyd Street Overlay			W-21-05	Public Works Pump Station Generator	SS-25-09	Ponderosa/Bonanza Sewer Main Replacement
<u>Parks & Trails</u>		<u>Bond Proposition 2021</u>		W-24-14	Third Street - SH 78 to Ingram		
P-22-04	J.K. Sachse Park Construction	BP-21-D01	Animal Shelter	W-25-08	Maxwell Creek Pump Station Fence Improvements	<u>Drainage</u>	
F-24-07	Heritage Park Expansion Project					D-17-15	Vicksburg Drainage Easement
						D-24-20	Stormwater Utility Rate Study
						D-25-12	Sachse Road Parking Lot Detention

E. Action Items

Subject: 5. Consider ratifying the property tax increase in the budget for Fiscal Year 2025-2026.

Meeting September 15, 2025 - City Council Meeting

Access Public

Type Discussion, Action

Fiscal Impact None

Recommended Action Consider ratifying the property tax increase in the budget for Fiscal Year 2025-2026.

Goals Be a model of financial stewardship through growth management; responsible investment; and financial transparency.

BACKGROUND

According to Texas Local Government Code Section 102.007(c), "Adoption of a budget that will require raising more revenue from property taxes than in the previous year requires a separate vote of the governing body to ratify the property tax increase reflected in the budget. A vote under the subsection is in addition to and separate from the vote to adopt the budget or a vote to set the tax rate required by Chapter 26 (Assessment), Tax Code, or other law."

Per the Budget Cover Page, the proposed 2025-2026 Fiscal Year Budget calls for \$1,376,721 more in property tax revenue than the previous year's budget. The associated calculation includes revenues calculated from new construction totaling \$580K. The \$1.38M increase over the prior year includes a \$929K decrease to Tax Increment Reinvestment Zones (TIRZ) and \$685K to the Debt Service Fund, leaving \$1.61M as an increase to the General Fund.

Although the property tax rate remains flat and is not changing, this is a statutory requirement that must be done in accordance with the Tax Code.

This item requires a record vote.

POLICY CONSIDERATIONS

This action is a required step in adoption of the Budget and Tax Rate.

RECOMMENDATION

Consider ratifying the property tax increase in the budget for Fiscal Year 2025-2026.

File Attachments

1. Presentation_Property Tax Ratification
2. Budget Cover Page

Property Tax Ratification

City Council
September 15, 2025



Property Tax Ratification

- Texas Local Government Code Section 102.007(c)
 - Adopting budget raising more revenue from property taxes than previous year requires separate vote from governing body to ratify the property tax increase reflected in the budget
- Budget cover page shows budget will raise \$1.38M more revenue from property taxes
 - Calculation includes new construction (\$580K)
 - Increase consists of:
 - Tax Increment Reinvestment Zone (TIRZ) revenue (\$929K decrease)
 - Debt Service Fund (\$685K increase)
 - General Fund (\$1.61M increase)



City of Sachse

Fiscal Year 2025-2026

Budget Cover Page

This budget will raise more revenue from property taxes than last year's budget by an amount of \$1,376,721 which is a 4.77 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 \$579,687.

The members of the governing body voted on the budget as follows:

FOR:

AGAINST:

PRESENT and not voting:

ABSENT:

Property Tax Rate Comparison	2025-2026	2024-2025
Property Tax Rate:	\$0.650416/100	\$0.650416/100
No-New-Revenue Tax Rate:	\$0.657453/100	\$0.683919/100
No-New-Revenue Maintenance & Operations Tax Rate:	\$0.461793/100	\$0.480573/100
Voter-Approval Tax Rate:	\$0.793341/100	\$0.797018/100
Debt Rate:	\$0.194207/100	\$0.194207/100

Total debt obligation for City of Sachse secured by property taxes: \$8,435,388.



E. Action Items

Subject:	6. Consider an ordinance of the City of Sachse, Texas, levying ad valorem taxes for the year 2025 (Fiscal Year 2025-2026) at a Maintenance and Operations rate of \$0.456209 and a Debt Service rate of \$0.194207 for a total rate of \$0.650416 per One Hundred Dollars (\$100) assessed valuation on all taxable property within the corporate limits of the City of Sachse as of January 1, 2025, to provide revenue for the payment of current expenses; providing for an Interest and Sinking fund for all outstanding debt of the City of Sachse; providing for due and delinquent dates together with penalties and interest; providing a severability clause; providing a repealing clause; and providing an effective date.
Meeting	September 15, 2025 - City Council Meeting
Access	Public
Type	Action, Discussion
Fiscal Impact	This ordinance levies ad valorem taxes for the year 2025 (Fiscal Year 2025-2026).
Recommended Action	Approve an ordinance of the City of Sachse, Texas, levying ad valorem taxes for the year 2025 (Fiscal Year 2025-2026) at a Maintenance and Operations rate of \$0.456209 and a Debt Service rate of \$0.194207 for a total rate of \$0.650416 per One Hundred Dollars (\$100) assessed valuation on all taxable property within the corporate limits of the City of Sachse as of January 1, 2025.
Goals	Be a model of financial stewardship through growth management; responsible investment; and financial transparency.

BACKGROUND

This item is to adopt the 2025 tax rate to generate sufficient revenues as required in the fiscal year 2025-2026 Adopted Budget. While the tax rate of \$0.650416 reflects no change from the 2024 tax rate, the rate is \$0.007037, or 1.07% below the no-new-revenue rate. In addition, the Maintenance & Operations (M&O) rate of \$0.456209 reflects a 1.21% decrease from the no-new-revenue M&O rate of \$0.461793.

This item requires a record vote. As this year's proposed tax rate does not exceed the no-new-revenue tax rate, a motion to adopt the ordinance setting the tax rate does not require the language about "tax increase" as stated in Texas Tax Code 26.05(b).

This item requires a record vote.

POLICY CONSIDERATIONS

Texas Tax Code 26.05 states the requirements for tax rate adoption.

RECOMMENDATION

Approve an ordinance of the City of Sachse, Texas, levying ad valorem taxes for the year 2025 (Fiscal Year 2025-2026) at a Maintenance and Operations rate of \$0.456209 and a Debt Service rate of \$0.194207 for a total rate of \$0.650416 per One Hundred Dollars (\$100) assessed valuation on all taxable property within the corporate limits of the City of Sachse as of January 1, 2025.

File Attachments

1. Ordinance_Levyng Ad Valorem Taxes for Fiscal Year 2025-2026_FINAL
2. Notice of Meeting to Vote_Tax Rate_2025

ORDINANCE NO. O-2025-_____

AN ORDINANCE OF THE CITY OF SACHSE, TEXAS, LEVYING AD VALOREM TAXES FOR THE YEAR 2025 (FISCAL YEAR 2025-2026) AT A MAINTENANCE AND OPERATIONS RATE OF \$0.456209 AND A DEBT SERVICE RATE OF \$0.194207 FOR A TOTAL RATE OF \$0.650416 PER ONE HUNDRED DOLLARS (\$100) ASSESSED VALUATION ON ALL TAXABLE PROPERTY WITHIN THE CORPORATE LIMITS OF THE CITY OF SACHSE AS OF JANUARY 1, 2025, TO PROVIDE REVENUE FOR THE PAYMENT OF CURRENT EXPENSES; PROVIDING FOR AN INTEREST AND SINKING FUND FOR ALL OUTSTANDING DEBT OF THE CITY OF SACHSE; PROVIDING FOR DUE AND DELINQUENT DATES TOGETHER WITH PENALTIES AND INTEREST; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALING CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

SECTION 1. There is hereby levied for the tax year 2025 on all taxable property, real, personal, and mixed, situated within the corporate limits of the City of Sachse, Texas, and not exempt by the Constitution of the State and valid State laws, a tax of \$0.650416 on each One Hundred Dollars (\$100) assessed valuation of taxable property, and shall be, apportioned and distributed as follows:

- (a) For the purpose of defraying the current expenditures of the municipal government of the City of Sachse, a tax of \$0.456209 on each and every One Hundred Dollars (\$100) assessed value on all taxable property; and
- (b) For the purpose of creating a sinking fund to pay the interest and principal maturities of all outstanding debt of the City of Sachse, not otherwise provided for, a tax of \$0.194207 on each One Hundred Dollars (\$100) assessed value of taxable property within the City of Sachse and shall be applied to the payment of interest and maturities of all such outstanding debt of the City.

THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE.

SECTION 2. The rate adopted is lower than the no-new-revenue rate and lower than the voter-approval rate as calculated according to the Truth In Taxation provisions of the Texas Tax Code, as amended, and the total levy for maintenance and operations is equal to last year's levy for same.

SECTION 3. All ad valorem taxes shall become due and payable on October 1, 2025, and all ad valorem taxes for the year shall become delinquent if not paid prior to February 1, 2026. There shall be no discount for payment of taxes prior to February 1, 2026. A delinquent tax shall

incur all penalties and interest authorized by law, to wit:

- (a) A penalty of six percent on the amount of the tax for the first calendar month payment is delinquent, plus one percent for each additional month or portion of a month the tax remains unpaid prior to July 1 of the year in which it becomes delinquent.
- (b) Provided, however, a tax delinquent on July 1, 2026, incurs a total penalty of twelve percent of the amount of delinquent tax without regard to the number of months the tax has been delinquent. A delinquent tax shall also accrue interest at the rate of one percent for each month or portion of a month the tax remains unpaid. Taxes for the year 2025 and taxes for all future years that become delinquent on or after February 1 but not later than May 1, that remain delinquent on July 1 of the year in which they become delinquent, incur an additional penalty in the amount of twenty percent (20%) of taxes, penalty and interest due, pursuant to Texas Property Tax Code Section 6.30 and 33.07, as amended. Taxes assessed against tangible personal property for the year 2024 and for all future years that become delinquent on or after February 1 of a year incur an additional penalty on the later of the date the personal property taxes become subject to the delinquent tax attorney's contract, or 60 days after the date the taxes become delinquent, such penalty to be in the amount of twenty percent (20%) of taxes, penalty and interest due, pursuant to Texas Property Tax Code Section 33.11. Taxes for the year 2025 and taxes for all future years that remain delinquent on or after June 1 under Texas Property Tax Code Sections 26.07(f), 26.15(e), 31.03, 31.031, 31.032 or 31.04 incur an additional penalty in the amount of twenty percent (20%) of taxes, penalty and interest due, pursuant to Texas Property Tax Code Section 6.30 and Section 33.08, as amended.

SECTION 4. The taxes are payable at the Dallas County Tax Office if the property is located in Dallas County; or, at the Collin County Tax Office if the property is located in Collin County.

SECTION 5. The City shall have available all the rights and remedies provided by law for the enforcement of the collection of taxes levied under this Ordinance.

SECTION 6. The tax roll as presented to the City Council, together with any supplements thereto, be and the same are hereby approved.

SECTION 7. Should any word, sentence, paragraph, subdivision, clause, phrase, or section of this Ordinance, be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said Ordinance which shall remain in full force and effect.

SECTION 8. All Ordinances of the City of Sachse, Texas, in conflict with the provisions of this Ordinance be, and the same are hereby, repealed; provided, however, that all other provisions of said Ordinances not in conflict with the provisions of this Ordinance shall remain in full force and effect.

SECTION 9. This Ordinance shall take effect immediately from and after its passage, as the law and charter in such cases provide.

PASSED AND APPROVED by the City Council of the City of Sachse, Texas this the 15th day of September 2025.

APPROVED:

Jeff Bickerstaff
Mayor

DULY ENROLLED:

Leah K. Granger
City Secretary

APPROVED AS TO FORM:

Joseph J. Gorfida, Jr.
City Attorney
(09-10-2024: 4889-7808-5603, v. 1)

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	\$0.657453 per \$100
VOTER-APPROVAL TAX RATE	\$0.793341 per \$100

The no-new-revenue tax rate is the tax rate for the 2025 tax year that will raise the same amount of property tax revenue for City of Sachse from the same properties in both the 2024 tax year and the 2025 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 not greater than the no-new-revenue tax rate. This means that City of Sachse is not proposing to increase property taxes for the 2025 tax year.

A PUBLIC MEETING TO VOTE ON THE PROPOSED TAX RATE WILL BE HELD ON September 15, 2025, 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 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 meeting 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:	Jeff Bickerstaff Michelle Howarth Frank Millsap	Chance Lindsey Lindsay Buhler Matt Prestenberg
AGAINST the proposal:	None	
PRESENT and not voting:	None	
ABSENT:	Brett Franks	

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.

	2024	2025	Change
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Total tax rate (per \$100 of value)	\$0.650416	\$0.650416	increase of \$0.000000, or 0%
Average homestead taxable value	\$421,341	\$452,788	increase of \$31,447, or 7.46%
Tax on average homestead	\$2,740.47	\$2,945.01	increase of \$204.54, or 7.46%
Total tax levy on all properties	\$28,868,854	\$30,245,575	increase of \$1,376,721, or 4.77%

E. Action Items

Subject:	7. Consider a resolution of the City Council of the City of Sachse, Texas, calling a portion of the City of Sachse, Texas, General Obligation Refunding Bonds, Series 2015, for redemption prior to maturity; and enacting other provisions relating to the subject.
Meeting	September 15, 2025 - City Council Meeting
Access	Public
Type	Action, Discussion, Information
Fiscal Impact	None
Recommended Action	Approve a resolution of the City Council of the City of Sachse, Texas, calling a portion of the City of Sachse, Texas, General Obligation Refunding Bonds, Series 2015, for redemption prior to maturity.
Goals	Be a model of financial stewardship through growth management; responsible investment; and financial transparency.

BACKGROUND

The City has a General Obligation Refunding Bond, Series 2015, that is outstanding. The issue is currently callable, meaning that the remaining principal may be paid off early without penalty. Staff is recommending that Council approve the redemption resolution, which is a legal requirement allowing for the early payment of the General Obligation Refunding Bond. Early payment of the refunding bond will result in the avoidance of interest paid and provide future debt service capacity.

Financial advisor, Jason Hughes, will present this item for Council review.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Approve a resolution of the City Council of the City of Sachse, Texas, calling a portion of the City of Sachse, Texas, General Obligation Refunding Bonds, Series 2015, for redemption prior to maturity.

File Attachments

1. Resolution_Redeem General Obligation Refunding Bonds_Series 2015_FINAL

RESOLUTION NO. R-2025-

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SACHSE,
TEXAS, CALLING A PORTION OF THE CITY OF SACHSE, TEXAS,
GENERAL OBLIGATION REFUNDING BONDS, SERIES 2015, FOR
REDEMPTION PRIOR TO MATURITY; AND ENACTING OTHER
PROVISIONS RELATING TO THE SUBJECT**

WHEREAS, the City of Sachse, Texas (the "City"), previously issued its General Obligation Refunding Bonds, Series 2015 (the "Bonds"); and

WHEREAS, in the ordinance and pricing certificate that authorized the issuance of the Bonds (jointly, the "Bond Ordinance"), the City reserved the option to redeem the Bonds maturing on and after February 15, 2030, in whole or in part, at a price equal to the principal amount of the Bonds so called for redemption plus accrued interest to the redemption date, beginning on February 15, 2026, or on any date thereafter; and

WHEREAS, the City Council of the City (the "Council") finds and determines that it is necessary and in the best interests of the City to redeem a portion of the outstanding Bonds (the "Redeemed Bonds") with funds available for such purpose in accordance with the terms hereof; and

WHEREAS, the funds available to the City for such redemption will be known by the City after February 1, 2025, when current taxes become delinquent; and

WHEREAS, to accomplish the purpose of this Resolution, the Council has determined to authorize the Mayor, the Mayor Pro Tem, the City Manager, and the Director of Finance of the City (the "Authorized Officers" and, each individually, an "Authorized Officer"), any one or more of said officials, to determine the principal amount and maturities of the Redeemed Bonds (the "Amount to be Redeemed"), up to a maximum of \$950,000 in principal amount of Bonds, based on tax collections on or before February 1, 2025 (the "Determination Date"); and

WHEREAS, the City will, on or prior to February 15, 2026 (the "Funding Date"), deposit cash and/or Defeasance Securities (as defined in the Bond Ordinance) with U.S. Bank (defined below) in an amount sufficient to pay the redemption price of the Redeemed Bonds on the Redemption Date; and

WHEREAS, it is officially found, determined, and declared that the meeting at which this Resolution has been adopted was open to the public and public notice of the date, hour, place, and subject of said meeting, including this Resolution, was given, all as required by the applicable provisions of Texas Government Code, Chapter 551;

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

Section 1. Findings. The declarations, determinations and findings declared, made, and found in the preamble to this Resolution are hereby adopted, restated, and made a part of the operative provisions hereof.

Section 2. Redemption of Bonds. The Amount to be redeemed shall be calculated and determined by an Authorized Officer on or before the Determination Date, and thereupon, the form of the notice of redemption attached hereto as **Exhibit A** (the "Notice") shall be (i) completed to show the principal amounts and maturities to be redeemed and (ii) delivered to U.S. Bank Trust Company, National Association, Dallas, Texas, the Paying Agent/Registrar for the Bonds ("U.S. Bank"). Such delivery of the Notice shall complete the act of the Council in calling the Redeemed Bonds for redemption.

Section 3. Authorization of Actions. (a) The Authorized Officers are hereby authorized and directed to deliver the completed Notice to U.S. Bank.

(b) The redemption price for the Redeemed Bonds shall be the principal amount thereof, plus accrued and unpaid interest to the Redemption Date. The Redeemed Bonds shall be presented for redemption at U.S. Bank and shall not bear interest after the Redemption Date.

(c) On or before the Funding Date, each Authorized Officer is hereby authorized and directed to deposit with U.S. Bank cash and/or Defeasance Securities in an amount sufficient to provide for the redemption of the Redeemed Bonds on the Redemption Date. Lawfully available funds of the City are hereby authorized and appropriated in the amounts necessary for such purpose.

(d) The Authorized Officers are hereby authorized and directed to take such actions and to execute and deliver such documents, resolutions, and receipts as necessary or appropriate to consummate the transactions authorized by this Resolution and to redeem the Redeemed Bonds in accordance with the provisions and requirements hereof and of the Bond Ordinance.

PASSED, APPROVED AND EFFECTIVE this 15th day of September 2025.

Jeff Bickerstaff, Mayor

ATTEST:

Leah K Granger, City Secretary

Exhibit A

NOTICE OF REDEMPTION

CITY OF SACHSE, TEXAS, GENERAL OBLIGATION REFUNDING BONDS, SERIES 2015

NOTICE IS HEREBY GIVEN that the City of Sachse, Texas (the "City") has called for redemption the outstanding Bonds (the "Redeemed Bonds") of the City described as follows:

CITY OF SACHSE, TEXAS, GENERAL OBLIGATION REFUNDING BONDS, SERIES 2015, maturing on February 15 in the years shown below. Such Redeemed Bonds have been called for redemption on ____, 20__ (the "Redemption Date") at a redemption price equal to the principal amount thereof plus accrued interest to the Redemption Date (the "Redemption Price"):

<u>Maturity Date</u>	<u>Principal Amount Outstanding</u>	<u>Principal Amount Being Redeemed</u>	<u>Principal Amount Remaining</u>	<u>CUSIP No.</u>
2026 ⁽¹⁾	\$ 70,000	\$ _____	\$ _____	785751ME5
2027 ⁽¹⁾	75,000	_____	_____	785751ME5
2028 ⁽¹⁾	75,000	_____	_____	785751ME5
2029 ⁽¹⁾	80,000	_____	_____	785751ME5
2030 ⁽²⁾	80,000	_____	_____	785751ME5
2031	930,000	_____	_____	785751MF2
2032	2,315,000	_____	_____	785751MG0
2033	2,400,000	_____	_____	785751MH8
2034	2,475,000	_____	_____	785751MJ4

⁽¹⁾ Represents a mandatory sinking fund payment for a term bond with a final maturity of February 15, 2030.

⁽²⁾ Represents the final mandatory sinking fund payment for a term bond with a final maturity of February 15, 2030.

THE REDEEMED BONDS have been called for redemption in accordance with the terms of the ordinance authorizing their issuance, and such Redeemed Bonds shall be redeemed at U.S. Bank Trust Company, National Association, the Paying Agent/Registrar for the Redeemed Bonds.

UPON PRESENTATION of the Redeemed Bonds at the Paying Agent/Registrar on the Redemption Date, the holder thereof shall be entitled to receive the Redemption Price equal to par and accrued interest to the Redemption Date.

NOTICE IS FURTHER GIVEN that due and proper arrangements have been made for providing the place of payment of the Redeemed Bonds called for redemption with funds sufficient to pay the principal amount of the Redeemed Bonds and the interest thereon to the Redemption Date. In the event the Redeemed Bonds are not presented for redemption by the Redemption Date, they shall not thereafter bear interest.

THIS NOTICE is issued and given pursuant to the redemption provisions in the proceedings authorizing the issuance of the Redeemed Bonds and in accordance with the recitals and provisions of each of the Redeemed Bonds, respectively.

CITY OF SACHSE, TEXAS

F. Discussion Items

Subject:	1. Receive a report on credit card processing fees incurred by the City of Sachse.
Meeting	September 15, 2025 - City Council Meeting
Access	Public
Type	Discussion, Information
Fiscal Impact	None
Recommended Action	Discuss and provide feedback on credit card processing fees.
Goals	Be a model of financial stewardship through growth management; responsible investment; and financial transparency.

BACKGROUND

At Council's request, staff will provide details regarding the City's credit card processing fees and associated cost recovery efforts.

POLICY CONSIDERATIONS

Comprehensive Financial Management Policy III.B.1. — For services that benefit specific users, the City shall establish and collect fees to recover the costs of those services. Where services provide a general public benefit, the City shall recover the costs of those services through property and sales taxes.

Comprehensive Financial Management Policy III.E.2. — The City shall follow a consistent yet reasonable approach to collecting revenues to the fullest extent allowed by law.

RECOMMENDATION

Discuss and provide feedback on credit card processing fees.

File Attachments

1. Presentation_Credit Card Processing Fees_FINAL

Credit Card Processing Fees

City Council
September 15, 2025

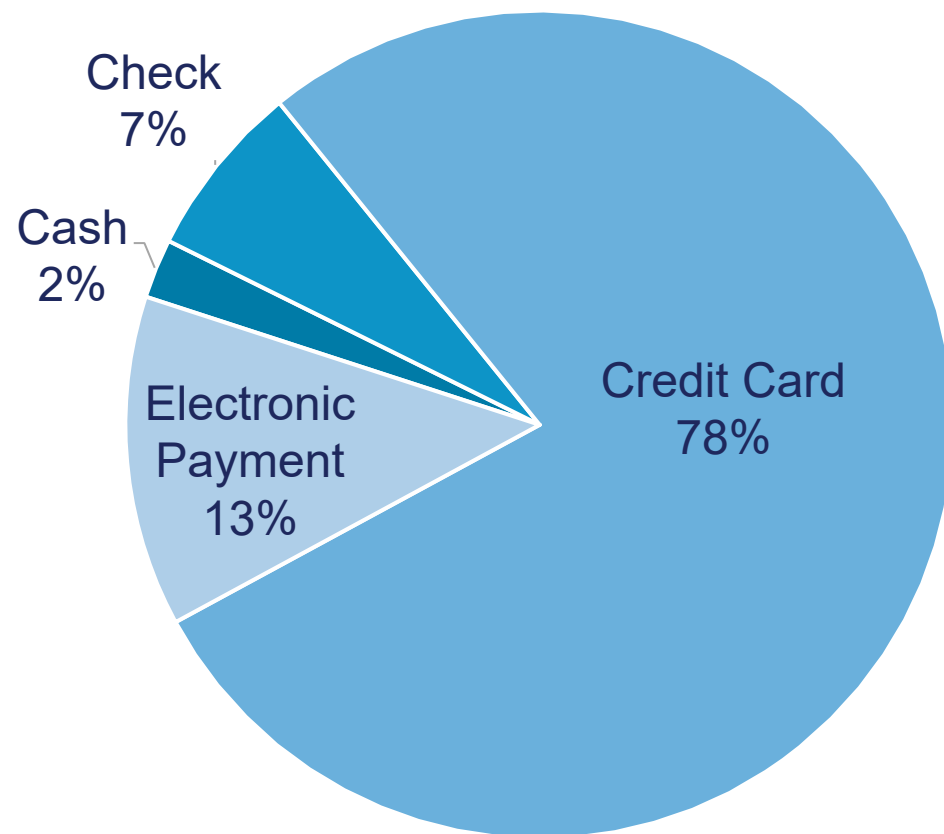


Overview

- Utility Billing Transaction Volume
- Card Payment Charges
 - Credit card transaction fees vs. online portal fees
- Card Payment Fees by Department
- Cost Recovery Practices
- Comparator Cities
- Forms of Payment Available
- Next Steps



Utility Billing Transaction Volume



May - July 2025 Transactions
(Monthly Average)

	<u>Count</u>	<u>Amount</u>
Cash	205	\$7,543
Check	606	\$182,328
Credit Card	6,893	\$1,142,933
Electronic Payment	1,142	\$171,190
	8,846	\$1,503,994

Card Payment Charges

Credit Card Processing Fees

- Merchant processor companies act as an intermediary between a business and the customer to facilitate electronic payments
 - The City uses multiple merchant processors to facilitate card payments
- Merchant processors charge fixed and variable fees that can vary based on:
 - Card type used (Visa, MasterCard, American Express), credit, debit, reward card
 - Method of processing (card present, over the phone, swipe, dip, tap)
 - Volume of transactions
- The average charge is typically 1.5% to 3.5% of the transaction amount

Online Portal Fees

- Third party vendors also charge payment portal fees to facilitate payment



Card Payment Fees by Department

Department	Location	Credit Card Processing	American Express	Online Payment Portal Fees	TOTAL
Animal Services	Counter	\$912	\$-	\$-	\$912
Development Services	Counter	8,460	168	-	9,732
	Online	1,104		-	
Library	Counter	396	12	-	408
Municipal Court	Counter	3,096	348	-	9,156
	Online	5,712		-	
Police	Counter	996	-	-	996
Recreation	Online/Counter	7,200	-	-	7,200
Utility Billing	Counter	5,376	16,308	-	315,892
	Online	194,208		100,000	
TOTAL		\$227,460	\$16,836	\$100,000	\$344,296

Cost Recovery Practices

- Current

- Development Services charges a 3% customer fee for card transactions exceeding \$1,000
 - Recovers ~\$200/month in fees
- Municipal Court – online payment portal fees charged directly to the customer

- Historical

- Utility Billing – online payment portal fees charged directly to the customer prior to COVID
- As a reminder, this practice was halted during COVID since there were more restrictions in place due to social distancing practices



Municipal Court Fees- Comparator Cities

Location	Counter		Online	
Fee Type:	Transaction	Processing	Transaction	Processing
Anna	3.95%	-	3.95%	\$2.50
Celina				
Farmers Branch	-	-	-	Tyler
Murphy	2.00%	-	2.00%	-
Princeton	-	-	-	ETS
Richardson	-	-	-	Tyler
Rockwall	\$3.00	-	\$3.00	\$2.50
Rowlett	-	-	-	Tyler
Royse City	-	-	-	Tyler
Sachse	-	-	-	Tyler* \$2.50
Wylie	-	-	-	-

*\$2.50 per transaction for web payments of \$100+. \$1.00 per transaction for web payments < \$100



Utility Billing Fees- Comparator Cities

Location:	Counter		Online	
Fee Type:	Transaction	Processing	Transaction	Processing
Anna	-	-	-	-
Celina	-	-	-	\$1.25
Farmers Branch	-	-	-	-
Murphy	2.00%	-	2.00%	-
Princeton	-	-	-	-
Richardson	-	-	-	-
Rockwall	-	-	-	-
Rowlett	-	-	-	-
Royse City	3.5%	-	-	-
Sachse	-	-	-	-
Wylie	-	-	-	-



Forms of Payment Available

	Cash	Check	Card	Electronic
<u>Department</u>	Dollars, Coin	Money order, cashier's check	Credit, Debit	Automated Clearing House (ACH)
Animal Services	✓ ¹	✓ ¹	✓ 1	
Development Services*	✓ ¹	✓ ¹	✓ 1,2 \$	
Library	✓ ¹	✓ ¹	✓ 1	
Municipal Court	✓ ¹	✓ ¹	✓ 1,2 	
Police	✓ ¹	✓ ¹	✓ 1	
Recreation	✓ ¹	✓ ¹	✓ 1,2	
Utility Billing	✓ ¹	✓ ^{**1}	✓ 1,2,3,4	✓

Payment Options

- 1- In person
- 2- Online
- 3- Phone
- 4- Text

Customer Fees

\$ - 3% above \$1,000

 - \$1.00 - \$2.50

pass-through payment portal fee

*Includes Fire-Rescue and Public Works activity

**Drop boxes available outside and inside of City Hall



Next Steps

- Staff is seeking Council's feedback and direction regarding the credit card processing fees and online portal fees the City is currently absorbing
 - Does Council desire to change its approach on covering these fees?
 - If so, is there a desired implementation timeline?



H. Action Resulting from Executive Session

Subject: 1. Take any action as a result of Executive Session regarding the deliberation of real property.

Meeting September 15, 2025 - City Council Meeting

Access Public

Type Action

Recommended Action Take any action as a result of Executive Session regarding the deliberation of real property.

Goals

BACKGROUND

POLICY CONSIDERATIONS

RECOMMENDATION

Take any action as a result of Executive Session regarding the deliberation of real property.

File Attachments

None

H. Action Resulting from Executive Session

Subject: 2. Take any action as a result of Executive Session regarding confidential legal advice from the City Attorney regarding the City's obligation under the Texas Public Information Act.

Meeting September 15, 2025 - City Council Meeting

Access Public

Type Action

Recommended Action Take any action as a result of Executive Session regarding confidential legal advice from the City Attorney regarding the City's obligation under the Texas Public Information Act.

Goals

BACKGROUND

POLICY CONSIDERATIONS

RECOMMENDATION

Take any action as a result of Executive Session regarding confidential legal advice from the City Attorney regarding the City's obligation under the Texas Public Information Act.

File Attachments None
