



**Monday, August 3, 2026
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, August 3, 2026, at 6:30 PM to consider the following items of business:
2. Invocation and Pledges of Allegiance.

B. Recognition

1. Present a proclamation celebrating the completion of the Bailey Road project and recognizing the team that worked on it.
2. Present a proclamation to NO-DIGTEC in appreciation for their service above and beyond that of a typical contractor demonstrating invaluable community partnership.

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 shall 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.

D. Council/Staff Reports and Updates

1. Report on Public Comment from the June 15, 2026, City Council meeting.
2. Mayor and City Council announcements regarding special events, current activities, and local achievements.

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 June 15, 2026, meeting minutes.
2. Approve the June 24, 2026, special meeting minutes.
3. Accept the monthly revenue and expenditure report for the period ending May 31, 2026.

4. Consider approving a resolution approving the terms and conditions of the Interlocal Cooperation Agreement between the City of Sachse and Collin County, Texas, for road improvements; and providing for an effective date.
5. Accept the 2026 certified tax rolls as approved by the Dallas County Appraisal District and the Collin County Appraisal District.
6. Accept the submission of the estimated 2026 no-new-revenue tax rate of \$0.64999 per \$100 taxable value and the estimated voter-approval tax rate of \$0.77187 per \$100 taxable value.
7. Approve scheduling a public hearing on the FY 2026-2027 Proposed Budget at the August 17, 2026, City Council meeting.
8. Offer the second caption reading and approve an ordinance granting to Oncor Electric Delivery Company LLC, it's successors and assigns, an electric power franchise to use the present and future streets, alleys, highways, public utility easements, public ways, and public property of the City of Sachse, Texas, providing for compensation therefor, providing for an effective date and a term of said franchise, providing for written acceptance of this franchise, providing for the repeal of all existing franchise ordinances to Oncor Electric Delivery Company LLC, it's predecessors and assigns, and finding that the meeting at which this Ordinance is passed is open to the public. (SECOND READING)
9. Approve a resolution accepting a preliminary 2026 Annual Service Plan Update for Operation and Maintenance for the Sachse Public Improvement District No. 1, including a determination of cost, a service plan, and assessment rolls; directing that the Preliminary 2026 Annual Service Plan Update be made available for public inspection; ordering a public hearing for August 17, 2026, to consider an ordinance levying assessments against that assessed property within the District that is specially benefitted by authorized services being financed; authorizing and directing the publication and mailing of notices for the public hearing; providing a severability clause; and providing an effective date.
10. Approve an ordinance approving the 2026 Annual Service Plan Update and 2026 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.
11. Consider rejecting all bids for the construction of the Southeast Sewer Expansion Project (Muddy Creek) Project, SS-24-18.

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 shall be given to the City Secretary prior to the start of the meeting.

1. Consider receipt of the City Manager's Proposed Budget for programs and services for the 2026-2027 fiscal year.
2. Consider, discuss, and take a record vote to establish a maximum ad valorem tax rate of \$0.650416 per \$100 of assessed property value and schedule a public hearing regarding the proposed ad valorem tax rate for the September 8, 2026, Council meeting.
3. Consider an ordinance authorizing the issuance of City of Sachse, Texas, Combination Tax and Limited Surplus Revenue Certificates of Obligation, Series 2026; levying an annual ad valorem tax and providing for the security for and payment of said certificates; approving an official statement; providing an effective date; and enacting other provisions relating to the subject.

G. Discussion Items

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

1. Receive the quarterly 2021 Bond update.

H. Executive Session

1. The City Council will convene into executive session pursuant to Section 551.071(2) of the Texas Government Code for the purpose of seeking legal consultation with the City Attorney regarding Section 363.112(a) of the Texas Health and Safety Code and City Ordinance No. 3980 prohibiting the processing or disposal of solid waste.
2. The City Council shall convene into Executive Session pursuant to the Texas Government Code, Section §551.074 Personnel Matters: Regarding the annual review of the City Attorney.

I. 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 shall be given to the City Secretary prior to the start of the meeting.

1. Take any action as a result of Executive Session regarding Section 363.112(a) of the Texas Health and Safety Code and City Ordinance No. 3980 prohibiting the processing or disposal of solid waste.
2. Take any action as a result of executive session regarding the annual review of the City Attorney.

J. 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 July 28, 2026, by 8 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.

B. Recognition

Subject: 1. Present a proclamation celebrating the completion of the Bailey Road project and recognizing the team that worked on it.

Meeting August 3, 2026 - City Council Meeting

Access Public

Type Recognition

Fiscal Impact None

Recommended Action Present a proclamation celebrating the completion of the Bailey Road project and recognizing the team that worked on it.

Goals Provide excellent government services to Sachse citizens.
Provide a high quality of life environment for families; individuals; businesses; and other organizations in Sachse.
Strategically invest in the City's existing and future infrastructure.

BACKGROUND

Reconstruction of Bailey Road was an important project to improve the mobility, safety, and quality of life for the community. The successful completion was made possible through an exceptional partnership between the City of Sachse and its engineering and construction collaborators. The professionalism, expertise, and dedication of the team including Garver, LLC, McMahon Contracting, City Construction Inspector Paul Dungan, and Public Works, ensured a final product that reflects the highest standards of excellence. This proclamation celebrates the completion and recognizes the efforts of the project team.

Team present to accept the proclamation:

Garver, LLC: Jake Bennett, Andrew Chilton, and Quinn Spann, Jr.

McMahon Contracting: Jeremiah Brooks, Scott Cummings, Chris Young, and Gilberto Medrano

City of Sachse: Corey Nesbit, Jeremy Wiseman, Paul Dungan, and Jon Lara

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Present a proclamation celebrating the completion of the Bailey Road project and recognizing the team that worked on it.

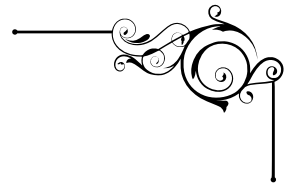
File Attachments

1. Proclamation_Bailey Road Recognition



Proclamation

City of Sachse, Texas



Whereas, the City of Sachse is committed to providing safe, reliable, and high-quality infrastructure that enhances the daily lives of residents and supports the continued growth and vitality of our community; and

Whereas, the Bailey Road project represents a significant investment in improved mobility, safety, and neighborhood quality of life for all who travel, live, and work in Sachse and along the important State Highway 78 corridor; and

Whereas, the successful completion of this project was made possible through the exceptional partnership between the City of Sachse and its engineering and construction collaborators, including Garver, LLC and McMahon Contracting, whose professionalism, expertise, and dedication ensured a final product that reflects the highest standards of excellence; and

Whereas, the City further recognizes the outstanding commitment of Construction Inspector Paul Dungan and the entire Public Works team, who devoted countless hours to overseeing project progress, coordinating with residents, and ensuring that community needs were prioritized throughout construction; and

Whereas, their responsiveness, stewardship, and attention to detail safeguarded the wellbeing of Bailey Road residents and upheld the City's promise to deliver improvements with care, transparency, and respect;

Now, Therefore, I, Jeff Bickerstaff, Mayor of the City of Sachse, do hereby celebrate the completion of the Bailey Road project and extend sincere appreciation to Garver, LLC, McMahon Contracting, Construction Inspector Paul Dungan, and the Public Works team for their exemplary service, partnership, and dedication to the Sachse community.

In Witness Whereof, I have hereunto set my hand and caused the Seal of the City of Sachse, Texas, to be affixed on this 3rd day of August 2026.

Gold
Seal



Jeff Bickerstaff, Mayor

B. Recognition

Subject: 2. Present a proclamation to NO-DIGTEC in appreciation for their service above and beyond that of a typical contractor demonstrating invaluable community partnership.

Meeting August 3, 2026 - City Council Meeting

Access Public

Type Recognition

Fiscal Impact None

Recommended Action Present a proclamation to NO-DIGTEC.

Goals

BACKGROUND

On June 10, 2026, the Sachse Road sewer line experienced a serious backup. City crews had already worked multiple 15–17 hour shifts trying to clear the blockage. Upon hearing of the issue and while working on another project for the City, Cole Eby and Elvis Arenas of NO-DIGTEC sent reinforcements to assist City crews. NO-DIGTEC has proven to be an outstanding partner on all pipe bursting projects for the City and their customer service and craftsmanship have exceeded all expectations. Staff greatly appreciates the help they were willing to provide and look forward to continuing the partnership.

NO-DIGTEC attendees receiving the proclamation:

Cole Eby
Elvis Arenas
Luis Martinez
Humberto Ortiz
Artemio Colemanares

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Present a proclamation to NO-DIGTEC.

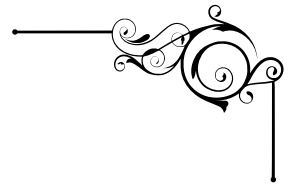
File Attachments

1. Proclamation_NO-DIGTEC Recognition



Proclamation

City of Sachse, Texas



Whereas, on June 10, 2026, the City of Sachse experienced a significant sewer backup on Sachse Road, during which City crews had already endured multiple 15 to 17-hour shifts working diligently to clear a major blockage; and

Whereas, NO-DIGTEC, a valued contractor for the City, has consistently demonstrated professionalism and exceptional craftsmanship across multiple pipe-bursting projects within the community; and

Whereas, upon learning of the sewer emergency, NO-DIGTEC—led on-site by team members Cole Eby and Elvis Arenas—immediately paused their work on the West Creek water line project and deployed additional manpower and equipment to assist City crews in resolving the emergency; and

Whereas, this timely and voluntary response significantly alleviated the strain on City resources, supported essential public infrastructure, and exemplified the company's strong commitment to service and partnership; and

Whereas, following the event, NO-DIGTEC expressed their appreciation for the City's ongoing relationship and reaffirmed their willingness to step in and support the community when needed; and

Whereas, their actions reflect the highest standards of customer service, collaboration, and dedication to the residents of Sachse.

Now, Therefore, I, Jeff Bickerstaff, Mayor of the City of Sachse, do hereby extend sincere appreciation to NO-DIGTEC for their outstanding service, swift response, and steadfast partnership with the City of Sachse.

In -Witness Whereof, I have hereunto set my hand and caused the Seal of the City of Sachse, Texas, to be affixed on this 3rd day of August 2026.

Gold
Seal



Jeff Bickerstaff, Mayor

E. Consent Agenda

Subject: 1. Approve the June 15, 2026, meeting minutes.

Meeting August 3, 2026 - City Council Meeting

Access Public

Type Action (Consent), Minutes

Fiscal Impact None

Recommended Action Approve the minutes as presented.

Goals

BACKGROUND

Minutes from the June 15, 2026, City Council regular meeting are presented for approval.

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_06.15.2026-unsigned

CITY COUNCIL OF THE CITY OF SACHSE JUNE 15, 2026, MEETING MINUTES

The City Council of the City of Sachse held a regular meeting on Monday, June 15, 2026, 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 Monday, June 15, 2026, 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 Howarth led the pledges.

B. Recognition

1. Present a proclamation declaring Makayla Hoermann as Junior Mayor for the Day in Sachse.

This item will be rescheduled.

2. Present a proclamation recognizing the City of Sachse Finance Department's efforts for achieving the Distinguished Budget Presentation Award from the Government Finance Officers Association.

Mayor Bickerstaff presented a proclamation to Finance Director David Baldwin and Assistant Finance Director Jonah Nance to recognize the Finance Department's efforts to achieve the Distinguished Budget Presentation Award for the 14th year.

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 shall 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, Robert Harris, addressed the Council regarding permits for his property.

D. Council/Staff Reports and Updates

1. Report on Public Comment from the June 1, 2026, City Council meeting.

No comments were offered.

2. Mayor and City Council announcements regarding special events, current activities, and

local achievements.

Councilmember Prestenberg introduced the featured pet, Cosmo, who has been a resident of the Sachse Animal Shelter for 288 days--nearly his entire life. Anyone interested in making Cosmo a part of their family should contact the shelter at 972-675-9662 to schedule a meet-and-greet. Councilmember Buhler announced the upcoming Lord of the Rings themed Teen Night on June 29. She also encouraged teens to join the beginner-friendly American Mahjong series at the Michael J. Felix Community Center. Participants will meet on Thursdays from 4 to 6 PM from July 9 through July 23. To register, call 469-429-0275 or use Activity No. 7485 at www.cityofsachse.com/classregistration. Councilmember Millsap invited all readers to join the Library's Reading Challenge running through July 31. He also invited adults to the Make & Mingle on June 17.

City Manager Gina Nash congratulated Communications Business Partner, Esther Weaver, for receiving the Award of Honor for Best Small Shop at the annual Texas Association of Municipal Information Officers (TAMIO) Awards. She recognized the achievement as a reflection of the City's core value of Excellence.

Mayor Bickerstaff thanked voters for casting their ballots in the June 13 Runoff Election. He invited anyone interested in discussing the budget process or asking related questions to attend the Budget & Burgers event on June 25. Mayor Bickerstaff commended City Secretary Leah Granger for being a recipient of the Texas Municipal Clerk's Office Achievement of Excellence Award from the Texas Municipal Clerk's Association. The recognition reflects the high standard of professionalism and service that Ms. Granger brings to her role every day. He shared that the North Central Texas Council of Governments presented the Mike Eastland Regional Cooperation Award to the North Texas Municipal Water District and its partner cities and consultants for solving a decades-long regional water rate challenge. Specifically, Ms. Nash was recognized for her leadership and role in coordinating the effort. Mayor Bickerstaff also congratulated Ms. Nash for receiving the Administrator of the Year Award from the Texas City Management Association. This is the highest award a City Manager can receive in the state, and it honors her exceptional leadership, dedication, and skill as well as the strength of the organization she has built.

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 June 1, 2026, meeting minutes.
2. Accept the monthly revenue and expenditure report for the period ending April 30, 2026.

Mayor Pro Tem Franks 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 shall be given to the City Secretary prior to the start of the meeting.

1. Consider authorizing the City Manager to approve and execute Change Order No. 2 for

Bailey Road Reconstruction (BP-21-B01) an amount not to exceed Four Hundred Ninety-Four Thousand, Twelve and 59/100 Dollars (\$494,012.59).

Director of Public Works and CIP Corey Nesbit reviewed the Bailey Road Reconstruction project to date. This roadway project was approved in the 2021 Bond Election. Change Order #2 revises material and labor quantities associated with changes to the project scope. Costs associated with the change order will be funded from the West Creek Lane project savings, a project that was proposed in the same bond proposition.

Councilmember Lindsey made a motion to approve the item as presented. Councilmember Howarth seconded the motion, and it carried 6 - 1. Councilmember Millsap voted against.

G. Discussion Items

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

1. Discuss the Fiscal Year 2026-2027 Preliminary Budget and provide feedback.

Finance Director David Baldwin, Assistant City Manager Lauren Rose, and City Manager Gina Nash presented the preliminary budget.

Mr. Baldwin focused on the current financial overview, projected revenues, and debt capacity. Ms. Rose discussed some areas that are straining the budget. She stressed that the preliminary budget was being presented six weeks earlier this year and not all the pertinent information had been received from the appraisal districts; therefore, this is an opening conversation. She reviewed cost recovery approaches that should be evaluated and considered in the budget process. Staff will return in early August with the proposed budget. Ms. Nash went over the strategic priorities of the Council as discussed at the Council retreat in February and reviewed some takeaways. In particular, revenue is not projected to be as strong as it once was, and increased costs will continue to be considered. She reviewed opportunities for the public to give feedback, general assumptions, and anticipated expenditures from the General Fund. Mr. Baldwin summarized the preliminary budget projections and anticipated recommendations. The preliminary budget book is available at www.cityofsachse.com/Budget and the public is invited to submit comments at budget@cityofsachse.com.

H. Executive Session

1. The City Council shall convene into Executive Session pursuant to the Texas Government Code, Section §551.074 Personnel Matters: Regarding the mid-year review of the City Secretary.

Mayor Bickerstaff adjourned the Council to Executive Session at 8:16 PM.
The Council returned to Regular Session at 9:10 PM.

I. 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 shall 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 mid-year review of the City Secretary.

No action was taken.

J. Adjournment

Mayor Bickerstaff adjourned the meeting at 9:10 PM.

Jeff Bickerstaff, Mayor

ATTEST:

Leah K Granger, TRMC, City Secretary

E. Consent Agenda

Subject: 2. Approve the June 24, 2026, special meeting minutes.

Meeting August 3, 2026 - City Council Meeting

Access Public

Type Action (Consent), Minutes

Fiscal Impact None

Recommended Action Approve the minutes as presented.

Goals

BACKGROUND

Minutes from the June 24, 2026, City Council special meeting are presented for approval.

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_Special_Minutes_06.24.2026-unsigned

CITY COUNCIL OF THE CITY OF SACHSE JUNE 24, 2026, MEETING MINUTES

The City Council of the City of Sachse held a special meeting on Wednesday, June 24, 2026, at 6:00 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 Lindsay Buhler, Councilmember Matt Prestenberg, Councilmember Timothy Legh-Page.

A. Meeting Opening

1. Call to Order: The City Council of the City of Sachse will hold a special meeting on Wednesday, June 24, 2026, at 6:00 PM to consider the following items of business:

Mayor Bickerstaff called the meeting to order at 6:13 PM.

2. Administer the Oath of Office to the recently elected official.

Ms. Granger administered the Oath of Office to newly elected Councilmember Tim Legh-Page. The Council welcomed Councilmember Legh-Page and thanked Councilmember Lindsey for his years of service.

3. Consider approving the June 23, 2026, special meeting minutes.

Councilmember Howarth made a motion to approve the minutes as presented. Mayor Pro Tem Franks seconded the motion, and it carried 7 - 0. None voted against.

B. 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 shall be given to the City Secretary prior to the start of the meeting.

1. Consider electing the Mayor Pro Tem for 2026-2027.

Councilmember Prestenberg made a motion to re-elect Brett Franks as Mayor Pro Tem for 2026-2027. Councilmember Howarth seconded the motion, and it carried 7 - 0. None voted against.

2. Consider appointments of Council liaisons to the City's boards and commissions.

Councilmember Buhler made a motion to appoint Councilmember Legh-Page as the liaison to Wylie ISD. Councilmember Prestenberg seconded the motion, and it carried 7 - 0. None voted against.

Mayor Pro Tem Franks made a motion to appoint liaisons as follows:

- Councilmember Howarth to the Economic Development Corporation Board
- Councilmember Millsap to the Library Board
- Councilmember Buhler to the Parks and Recreation Board and the Municipal Development District Board
- Councilmember Prestenberg to the Planning and Zoning Commission and Garland ISD
- Councilmember Legh-Page to the Animal Shelter Advisory Committee

- Mayor Bickerstaff to the North Texas Tollway Authority, North Central Texas Council of Governments, Regional Transportation Council, and the North Central Texas Emergency Communications District (NCT911)

Councilmember Howarth seconded the motion, and it carried 7 - 0. None voted against.

3. Consider authorizing the City Manager to utilize contingency funds in an amount not to exceed Forty-Thousand and No/100 Dollars (\$40,000.00) for the mowing and vegetation management of the CPKC railroad right-of-way areas along SH 78 in Sachse.

Ms. Rose reviewed recent interactions with the railroad and explained that the new owners are not interested in maintaining the vegetation along the right-of-way. Ms. Nash explained that the item is intended to provide staff an opportunity to handle the mowing during the remainder of the fiscal year.

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

C. Discussion Items

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

1. Offer the first caption reading of an ordinance granting to Oncor Electric Delivery Company LLC, it's successors and assigns, an electric power franchise to use the present and future streets, alleys, highways, public utility easements, public ways, and public property of the City of Sachse, Texas, providing for compensation therefor, providing for an effective date and a term of said franchise, providing for written acceptance of this franchise, providing for the repeal of all existing franchise ordinances to Oncor Electric Delivery Company LLC, its predecessors and assigns, and finding that the meeting at which this Ordinance is passed is open to the public. (FIRST READING)

Mr. Baldwin explained the process to extend the Oncor Electric Franchise Agreement. As required by the Home Rule Charter, Mayor Bickerstaff satisfied the first reading of the ordinance. The second reading will be at the August 3 meeting.

D. Executive Session

1. The City Council will convene into executive session pursuant to Section 551.071(2) of the Texas Government Code for the purpose of seeking legal consultation with the City Attorney regarding Section 363.112(a) of the Texas Health and Safety Code and City Ordinance No. 3980 prohibiting the processing or disposal of solid waste.

Mayor Bickerstaff adjourned the Council to Executive Session at 6:55 PM.
The Council returned to Regular Session at 7:56 PM.

E. 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 shall be given to the City Secretary prior to the start of the meeting.

1. Take any action as a result of Executive Session regarding Section 363.112(a) of the

Texas Health and Safety Code and City Ordinance No. 3980 prohibiting the processing or disposal of solid waste.

No action was taken.

F. Adjournment

Mayor Bickerstaff adjourned the meeting at 7:56 PM.

Jeff Bickerstaff, Mayor

ATTEST:

Leah K Granger, TRMC, City Secretary

E. Consent Agenda

Subject: 3. Accept the monthly revenue and expenditure report for the period ending May 31, 2026.

Meeting August 3, 2026 - City Council Meeting

Access Public

Type Action (Consent)

Fiscal Impact None

Recommended Action Accept the monthly revenue and expenditure report for the period ending May 31, 2026.

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

BACKGROUND

The Finance Department prepares a report each month to update the City Council regarding revenues and expenditures for the City. Included in the report are unaudited summaries for the General Fund, Utility Fund, Debt Service Fund, Sachse Economic Development Corporation, and the Sachse Municipal Development District. Also included is a report of year-to-date sales tax revenue through June 2026.

POLICY CONSIDERATIONS

City Charter section 7.16(4) says the City Manager shall submit to the City Council each month a report covering revenues and expenditures of the City in such a form as requested by the City Council.

RECOMMENDATION

Accept the monthly revenue and expenditure report for the period ending May 31, 2026.

File Attachments

1. All Funds May 2026
2. Sales Tax Report June 2026

City of Sachse

Monthly Revenue and Expenditure Report

May 31, 2026 (Unaudited)

GENERAL FUND

	67% of Year Completed				
	Current Month		YTD Actuals		
	Annual Budget	Actual	YTD Actuals	% of Budget	Note
Revenue Summary					
Property Tax	\$ 19,777,959	\$ 25,749	\$ 19,723,759	100%	A
Sales Tax	3,170,000	336,046	2,216,247	70%	
Franchise Fees	2,354,536	349,686	1,646,001	70%	
Licenses and Permits	555,000	17,733	212,999	38%	B
Service Fees	1,850,050	63,884	816,251	44%	C
Fines	335,000	23,670	207,678	62%	D
Interest Income	600,000	38,797	320,141	53%	E
Miscellaneous Income	1,689,255	114,786	1,069,891	63%	
Intergovernmental Revenue	1,802,756	146,862	1,174,896	65%	
Total Revenue	\$ 32,134,556	\$ 1,117,213	\$ 27,387,863	85%	
Expenditure Summary					
Animal Services	\$ 391,590	\$ 42,344	\$ 293,228	75%	F
City Manager	1,216,386	97,347	763,996	63%	
City Secretary	341,924	114,778	331,361	97%	G
Combined Services	1,149,752	15,106	1,423,758	124%	H
Development Services	1,079,687	61,341	529,204	49%	I
Engineering	395,268	34,498	290,549	74%	J
Facilities Maintenance	772,281	64,451	521,653	68%	
Finance	1,098,959	106,819	726,154	66%	
Fire-Rescue	8,290,233	681,145	5,497,262	66%	
Human Resources	577,103	42,617	374,805	65%	
Information Technology	1,178,269	68,835	933,190	79%	K
Library	920,564	68,170	565,367	61%	L
Municipal Court	374,499	31,017	250,779	67%	
Neighborhood Services	414,242	38,871	251,336	61%	M
Parks	1,693,843	139,526	926,969	55%	N
Police	8,607,672	701,055	5,560,310	65%	
Recreation	982,324	110,798	703,881	72%	O
Senior Activity Center	236,797	17,001	144,023	61%	P
Streets	2,344,713	158,349	1,440,862	61%	Q
Total Expenditures	\$ 32,066,106	\$ 2,594,069	\$ 21,528,686	67%	
Revenue Over/(Under) Expenses	\$ 68,450	\$ (1,476,856)	\$ 5,859,176		R
Beginning Fund Balance October 1, 2025			\$ 8,498,082		

*Includes City Council-approved budget amendment - O-2026-02 (March 2, 2026).

See following page for explanation of major variances

Explanation of General Fund Major Variances:

- A** Property tax receipts peak in December and January.
- B** Licenses and Permits activity less than YTD Actuals % of Budget primarily due to low building permit activity
- C** Service Fee activity less than YTD Actuals % of Budget primarily due to low Developer Fees, Plan Review Fees, and Building Inspection Fees
- D** Municipal Court Fines currently trending below YTD % of Budget spent trend
- E** Interest revenue trending low due to lower fund balance prior to receipt of bulk of property tax collections
- F** Expenses trending high due to water utility, veterinarian services, and animal shelter supplies
- G** Expenses trending high due to timing of election services, software licensing, and special events and programs
- H** A property purchase, insurance expense timing, and vacancy savings budgeted as a negative amount increase YTD Actuals % of Budget spent trend. The MDD Fund will fully reimburse the General Fund for the property purchase over time as funds are available
- I** Professional Services timing and vacancy savings decreases YTD % of Budget spent trend
- J** Maintenance and Support Contracts timing increases YTD % of Budget spent trend
- K** Software licensing and web page services expense timing increases YTD % of Budget spent trend
- L** Library Materials expense timing decreases YTD % of Budget spent trend
- M** Vacancy savings timing decreases YTD % of Budget spent trend
- N** Expenses below "YTD Actuals % of Budget" spend primarily due to water expense and contract mowing timing due to seasonality
- O** Special Events and Programs timing increases YTD % of Budget spent trend
- P** Office Supply and Special Programming Supplies timing decreases YTD % of Budget spent trend
- Q** Maintenance and Support Contracts and Street Signs and Barricades timing decreases YTD % of Budget spent trend
- R** Current month actual variance due to timing of revenue collections and expenses

City of Sachse

Monthly Revenue and Expenditure Report

May 31, 2026 (Unaudited)

UTILITY FUND

	67% of Year Completed				Note
	Annual Budget	Current Month Actual	YTD Actuals	YTD Actuals % of Budget	
Revenue Summary					
Water Revenue	\$ 11,103,536	\$ 829,384	\$ 6,147,213	55%	A
Sewer Revenue	7,058,587	640,743	4,913,779	70%	
Drainage Revenue	265,000	59,878	477,590	180%	B
Fees	236,500	39,913	188,803	80%	
Interest Income	1,000,000	68,034	639,168	64%	
Total Revenue	\$ 19,663,623	\$ 1,637,951	\$ 12,366,552	63%	
Expenditure Summary					
Utility Administration	\$ 682,765	\$ 45,715	\$ 433,061	63%	
Water	10,697,346	751,614	8,545,380	80%	C
Sewer	19,462,873	464,524	4,297,564	22%	D
Stormwater Projects	405,000	2,083	51,487	13%	E
Total Expenditures	\$ 31,247,984	\$ 1,263,935	\$ 13,327,492	43%	
Revenue Over/(Under) Expenses	\$ (11,584,361)	\$ 374,016	\$ (960,939)		F
Beginning Fund Balance October 1, 2025			\$ 26,489,827		

Explanation of Major Variances:

- A** Water revenue collections trending low due to seasonality
- B** Drainage revenue collections exceed budget due to drainage utility system fee increase
- C** Water expense trending high due to capital project and maintenance and support contract expenses timing
- D** Sewer expenses trending low due to timing of capital project expenses
- E** Stormwater project expenses trending low due to timing of capital project expenses
- F** Variance due to timing of revenue collections and expenses

City of Sachse

Monthly Revenue and Expenditure Report

May 31, 2026 (Unaudited)

SACHSE ECONOMIC DEVELOPMENT CORPORATION

	67% of Year Completed				Note
	Annual Budget	Current Month Actual	YTD Actuals	YTD Actuals % of Budget	
Revenue Summary					
Sales Tax	\$ 1,550,000	\$ 164,001	\$ 1,088,545	70%	
Other Income	10,000	-	-	0%	A
Interest Income	290,000	18,599	161,173	56%	B
Total Revenue	\$ 1,850,000	\$ 182,600	\$ 1,249,719	68%	
Expenditure Summary					
Expenditures	\$ 2,145,704	\$ 99,033	\$ 668,464	31%	C
Total Expenditures	\$ 2,145,704	\$ 99,033	\$ 668,464	31%	
Revenue Over/(Under) Expenses	\$ (295,704)	\$ 83,567	\$ 581,254		
Beginning Fund Balance October 1, 2025			\$ 6,349,722		

Explanation of Major Variances:

- A** Garland ISD grant and auction proceeds anticipated to be received later in the fiscal year
- B** Interest revenue trending low due to timing of revenue collections
- C** Expenses trending low due to timing of Local Business Grant Program and Professional Services expenses

City of Sachse

Monthly Revenue and Expenditure Report May 31, 2026 (Unaudited)

DEBT SERVICE FUND

			67% of Year Completed		
	Annual Budget	Current Month Actual	YTD Actuals	YTD Actuals % of Budget	Note
Revenue Summary					
Property Tax	\$ 8,403,985	\$ 10,951	\$ 8,394,903	100%	A
Interest Income	165,000	10,931	105,903	64%	
Total Revenue	\$ 8,568,985	\$ 21,882	\$ 8,500,806	99%	
Expenditure Summary					
Fees	\$ 13,000	\$ 500	\$ 2,550	20%	B
Principal	5,800,000	-	5,076,825	88%	C
Interest	2,590,638	-	1,199,419	46%	D
Total Expenditures	\$ 8,403,638	\$ 500	\$ 6,278,794	75%	
Revenue Over/(Under) Expenses	\$ 165,347	\$ 21,382	\$ 2,222,012		
Beginning Fund Balance October 1, 2025			\$ 1,720,989		

Explanation of Major Variances:

- A** Property tax receipts peak in December and January.
- B** Includes estimated financing costs for anticipated debt issuance
- C** Principal payments are primarily due in February. Remaining balance is for anticipated debt redemption
- D** Interest payments are primarily due in February and August

City of Sachse

Monthly Revenue and Expenditure Report May 31, 2026 (Unaudited)

MUNICIPAL DEVELOPMENT DISTRICT

	67% of Year Completed				
	Annual Budget	Current Month Actual	YTD Actuals	YTD Actuals % of Budget	Note
Revenue Summary					
Sales Tax	\$ 760,000	\$ 80,215	\$ 533,594	70%	
Interest Income	5,000	1,207	12,937	259%	A
Total Revenue	\$ 765,000	\$ 81,422	\$ 546,532	71%	
Expenditure Summary					
Expenditures	\$ 950,000	\$ 75,605	\$ 626,826	66%	
Total Expenditures	\$ 950,000	\$ 75,605	\$ 626,826	66%	
Revenue Over/(Under) Expenses	\$ (185,000)	\$ 5,817	\$ (80,295)		B
Beginning Fund Balance October 1, 2025			\$ 296,154		

Explanation of Major Variances:

- A** Interest revenue trending strong due to fund balance currently greater than anticipated
- B** Variance due to timing of revenue collections and expenses

CITY OF SACHSE

2025/2026 SALES TAX REPORT

FY 2026										FY 2025	
Month	Municipal Dev. Dist.	Street Maint.	Economic Dev. Corp.	General Fund					Total ¹	General Fund	Total ¹
				Year-To-Date (YTD)						Year-To-Date (YTD)	
				Monthly Growth Over Prior Yr	% of Collections	% of Budget	Growth Over Prior Yr				
	0.25%	0.25%	0.50%	1.00%					2.00%		2.00%
October	\$56,712	\$57,888	\$115,776	\$231,552	-6%	\$231,552	8%	-6%	\$461,928	\$246,884	\$492,690
November	70,401	72,776	145,552	291,104	20%	522,656	17%	7%	579,833	490,077	484,245
December	62,523	63,601	127,201	254,402	8%	777,059	25%	7%	507,727	725,878	469,742
January	62,675	63,496	126,993	253,985	9%	1,031,044	33%	8%	507,150	959,016	464,237
February	89,124	90,694	181,388	362,776	0%	1,393,820	45%	5%	723,982	1,322,939	725,046
March	57,282	58,045	116,090	232,180	15%	1,626,000	53%	7%	463,598	1,525,166	403,379
April	54,663	55,772	111,544	223,089	10%	1,849,089	60%	7%	445,068	1,728,782	405,918
May	80,215	82,000	164,001	328,002	19%	2,177,091	71%	9%	654,217	2,003,482	546,975
June	62,857	64,002	128,005	256,010	11%	2,433,100	79%	9%	510,874	2,234,345	460,930
July										2,469,105	468,182
August										2,751,433	563,924
September										3,001,707	499,363
TOTAL	\$596,452	\$608,275	\$1,216,550	\$2,433,100					\$4,854,377		\$5,984,632
BUDGET	\$760,000	\$780,000	\$1,550,000	\$3,080,000					\$6,170,000		\$6,400,000
% collected	78%	78%	78%	79%					79%		94%

Notes

- ¹ - Includes General Fund, Economic Development, Municipal Development District, Street Maintenance, and General Fund
- Sales tax displayed as cash-basis, reflecting distributions from Texas Comptroller for month revenue was received
 - Texas Comptroller provides separate sales tax distributions for Sachse (Street Maintenance, EDC, General Fund) and the Municipal Development District
 - Distributions are received around the 10th of each month
 - Cash receipts are received two months after month of activity (i.e. October sales tax transaction revenue received in December)
 - Excludes 380 Agreement grants/incentives
 - Excludes mixed beverage sales tax

E. Consent Agenda

Subject: 4. Consider approving a resolution approving the terms and conditions of the Interlocal Cooperation Agreement between the City of Sachse and Collin County, Texas, for road improvements; and providing for an effective date.

Meeting August 3, 2026 - City Council Meeting

Access Public

Type Action (Consent)

Fiscal Impact None

Recommended Action Consider approving a resolution approving the terms and conditions of the Interlocal Cooperation Agreement between the City of Sachse and Collin County, Texas, for road improvements; and providing for an effective date.

Goals Strategically invest in the City's existing and future infrastructure.

BACKGROUND

Collin County and the City of Sachse have partnered through Interlocal Cooperation Agreements over the last 24 years on multiple roadway construction and maintenance projects. This is the latest renewal of the agreement. This Interlocal Cooperation Agreement will be valid for four (4) years starting October 1, 2026, through September 30, 2030, and will allow the City to partner with Collin County on future roadway improvements.

This Interlocal Cooperation Agreement is required in order to move forward on projects identified in Collin County's Call for Projects and other project specific agreements or funding agreements between the City and Collin County.

There are no specific projects identified at this time.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Consider approving a resolution approving the terms and conditions of the Interlocal Cooperation Agreement between the City of Sachse and Collin County, Texas, for road improvements; and providing for an effective date.

File Attachments

1. Resolution_Approve Collin Co Interlocal Cooperation Agreement_Road Improvements
2. Exhibit A_Collin County Interlocal Agreement_SACHSE 2026-2030 R&B_FINAL
3. Collin County Road Policy 2.1.21

RESOLUTION NO. R-2026-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS, APPROVING THE TERMS AND CONDITIONS OF THE INTERLOCAL COOPERATION AGREEMENT BETWEEN THE CITY OF SACHSE AND COLLIN COUNTY, TEXAS, FOR ROAD IMPROVEMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Sachse and Collin County, Texas, desire to enter into this Interlocal Cooperation Agreement (“Agreement”) for road improvements which is attached hereto as Exhibit “A;” and

WHEREAS, the Interlocal Cooperation Act in Chapter 791 of the Texas Government Code authorizes the Interlocal Agreement between the City of Sachse and Collin County, Texas and;

WHEREAS, upon full review and consideration of the Agreement, and all matters related thereto, the City Council is of the opinion and finds that the terms and conditions thereof should be approved, and that the City Manager is authorized to execute the Agreement on behalf of the City of Sachse, Texas.

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 the Agreement between the City of Sachse and Collin County, which is attached hereto as Exhibit “A,” on behalf of the City of Sachse.

SECTION 2. This Resolution shall take effect immediately from and after its passage and publication of the caption, as the law and Charter in such case provide.

DULY RESOLVED AND ADOPTED by the City Council of the City of Sachse, Texas, this the 3rd day of August 2026.

CITY OF SACHSE, TEXAS

Jeff Bickerstaff, Mayor

ATTEST:

Leah K Granger, City Secretary
(07-22-2026: 4918-4328-0063, v. 1)

INTERLOCAL COOPERATION AGREEMENT

Whereas, the Interlocal Cooperation Act, Title 7, Chapter 791, Texas Government Code (the "Act"), and the Constitution of the State of Texas, Article III, Section 64(b) (the "Constitution") specifically authorizes counties and other political subdivisions comprised or located within the county, to contract with one another for the performance of governmental functions and/or services required or authorized by the Constitution, or the laws of this State, under the terms and conditions prescribed in the Act: and

WHEREAS, the functions and/or services contemplated to be performed by Collin County, Texas, as set out herein, are governmental functions and/or services contemplated by the terms of the Act and are functions and/or services which each of the parties hereto have independent authority to pursue, notwithstanding this Agreement; and

WHEREAS, both Collin County, Texas, and the political subdivision named herein are desirous of entering into this Interlocal Cooperation Agreement, as is evidenced by the resolutions or orders of their respective governing bodies approving this Agreement which are attached hereto and made a part hereof.

NOW, THEREFORE, THIS AGREEMENT is hereby made and entered into by and between Collin County, Texas, a political subdivision of the State of Texas, and the City of Sachse, political subdivision of the State of Texas, which is wholly or partially located within Collin County, Texas. Consideration for this Agreement consists of the mutual covenants contained herein, as well as any monetary consideration, which may be stated herein. This agreement is as follows, to wit:

I.

As requested by the political subdivision named herein, Collin County, Texas, acting by and through its duly authorized agents and employees, agrees to provide said political subdivision with the following described governmental functions and/or services:

ROAD IMPROVEMENTS IN ACCORDANCE WITH
COURT ORDER NO. 2021-109-02-01 (Copy Attached)

II.

As consideration for the above-described governmental functions and/or services, said political subdivision agrees to timely pay to Collin County, Texas, in accordance with the advance cost estimate submitted to them for work they have requested in the amount and upon the following terms and conditions:

- 1) PAYMENT IN FULL UPON COMPLETION OF WORK AND RECEIPT OF BILL FOR SAME.

2) PAYMENT TO EQUAL REIMBURSEMENT IN FULL FOR LABOR, EQUIPMENT, AND MATERIAL EXPENDED BY COLLIN COUNTY.

Any payments for Work performed under this Agreement that are not made within thirty days from when such payments are due shall accrue interest as prescribed by the Texas Prompt Payment Act (Tex. Gov't Code ch. 2251).

Each party agrees to perform all other acts and execute and deliver all other documents as may be necessary or appropriate to carry out the intent and purposes of this Agreement.

III.

To the fullest extent allowed by law, each party hereto agrees to defend and indemnify the other from any claims, demands, costs, or judgments arising out of any negligent act or omission of their respective employees or agents in the performance of the governmental functions and/or services under this Agreement.

Failure of a Party to exercise any right or remedy in the event of default by any other Party shall not constitute a waiver of such right or remedy for any subsequent breach or default.

Should any provision of this Agreement or the application thereof be held invalid or unenforceable to any extent, the remainder of this Agreement and the application thereof shall not be affected thereby and shall continue to be valid and enforceable to the fullest extent, consistent with the intent of the Parties as evidenced by this Agreement.

IV.

This Agreement shall be effective October 1, 2026, or from the passage of enabling resolutions or orders by the governing bodies of the parties hereto and the execution hereof by each of the authorized representatives of the political subdivision who are parties hereto and shall remain in effect through September 30, 2030, unless terminated by either party upon giving thirty (30) days written notice to the other party of its intent to terminate the agreement.

Notices, correspondence, and all other communications shall be addressed as follows; However, the Parties hereto shall have the right from time to time to change their respective addresses by giving at least fifteen (15) days' written notice to the other Party.

If to Collin County:

Public Works
700A Wilmeth Rd.
McKinney, TX 75069
972-548-3700

Purchasing
2300 Bloomdale Rd, #3160
McKinney, TX 75071
972-548-4165

Administration
2300 Bloomdale Rd, #4192
McKinney, TX 75071
972-548-4698

If to City:

Corey Nesbit, PE
3815-B Sachse Rd
Sachse, TX 75048
469-429-4792
cnesbit@cityofsachse.com

V.

Notwithstanding the foregoing, it is understood that each party paying for the performance of governmental functions or services must make those payments from current revenues available to the paying party. In the event of a non-appropriation by the paying party, the performing party shall be relieved of its responsibilities hereunder as of the first day of the fiscal year of such non-appropriation. All payments must be in an amount that fairly compensates the performing party for the services or functions performed under this agreement.

Force Majeure: No party shall be liable or responsible to the other party, nor be deemed to have defaulted under or breached this Agreement, for any failure or delay in fulfilling or performing any term of this Agreement, when and to the extent such failure or delay is caused by or results from acts beyond the affected party's reasonable control, including, without limitation: acts of God; flood, fire or explosion; war, invasion, riot or other civil unrest; actions, embargoes or blockades in effect on or after the date of this Agreement; or national or regional emergency (each of the foregoing, a "Force Majeure Event"). A party whose performance is affected by a Force Majeure Event shall give notice to the other party, stating the period of time the occurrence is expected to continue and shall use diligent efforts to end the failure or delay and minimize the effects of such Force Majeure Event.

VI.

Dispute Resolution

Notice & Conference

If a party believes that the other party has not met, or is not meeting, an obligation under this agreement, the party will contact the other's representative to discuss the issue. If the aggrieved party does not believe that this informal contact, discussion, and ensuing efforts have fixed the issue, then the party will notify the other party's representative in writing of the party's belief or complaint with reasonable detail to permit the other party to address the issue. The other party will then have a reasonable time to address the issue and improve its performance. This initial process will take no more than 14 calendar days, unless the parties agree otherwise.

If discussions between the parties' representatives do not resolve the issue, then the County Judge, or County Administrator from Collin County, and the Mayor and City Manager from the City of Sachse will meet in person to discuss and try to resolve the issue. This process will take no more than five (5) business days, unless the parties agree otherwise.

Prerequisites to Filing for ADR or a Lawsuit

Neither party may file a claim or lawsuit in any forum before the parties are finished using the cooperation procedures set forth above.

Expenses for Enforcement. In the event either Party hereto is required to employ an attorney to enforce the provisions of this Agreement or is required to commence legal proceedings to enforce the provisions hereof, the prevailing Party shall be entitled to recover from the other, reasonable attorney's fees and court costs incurred in connection with such enforcement, including collection.

This agreement will be governed and construed according to the laws of the State of Texas. This agreement is performable in Collin County, TX.

VII.

By entering into this Agreement, the parties do not intend to create any obligations, express or implied, other than those specifically set out in this Agreement.

The Parties represent that the individuals signing this Agreement on their behalf possess full power and authority to enter into this Agreement from their respective governing boards in compliance with the laws of the State of Texas.

By signing this agreement, no party waives any immunity or defense that would otherwise be available to it against claims arising in the exercise of governmental powers and functions.

Nothing in this Agreement shall create any rights or obligations as to any party who is not a signatory to this Agreement. This agreement does not confer any rights or remedies upon any person or entity other than the Parties.

Should any provision of this Agreement or the application thereof be held invalid or unenforceable to any extent, the remainder of this Agreement and the application thereof shall not be affected thereby and shall continue to be valid and enforceable to the fullest extent, consistent with the intent of the Parties as evidenced by this Agreement.

A party will not assign its rights or obligations under this agreement, in whole or in part, to another person or entity without first obtaining the other party's written consent.

This Agreement is the entire agreement of the Parties. This Agreement may not be altered or amended except by mutual written agreement as provided herein.

If the Parties desire to modify this Agreement during or after the initial term, any modifications may be either incorporated herein by written amendment or set forth in a new written agreement.

This Agreement may be executed in one or more identical counterparts, each of which will be deemed an original for all purposes.

COLLIN COUNTY, TEXAS

Date: _____

By: _____

Title: County Judge

CITY OF SACHSE

Date: _____

By: _____

Title: City Manager

State of Texas
Collin County
Commissioners Court

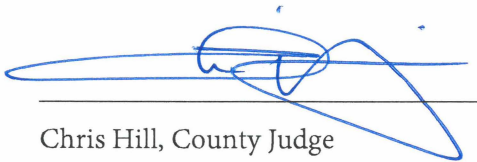
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Court Order
2021-109-02-01

An order of the Collin County Commissioners Court adopting a policy.

The Collin County Commissioners Court hereby approves the amended Collin County Road and Right of Way policies, as detailed in the attached documentation.

A motion was made, seconded, and carried by a majority of the court members in attendance during a regular session on Monday, February 2, 2021.



Chris Hill, County Judge



Susan Fletcher, Commissioner, Pct 1



Cheryl Williams, Commissioner, Pct 2



Darrell Hale, Commissioner, Pct 3



Duncan Webb, Commissioner, Pct 4



ATTEST: Stacey Kemp, County Clerk



COLLIN COUNTY ROADWAY POLICY

Approved by the Collin County Commissioners Court on February 1, 2021
Court Order Number 2021-109-02-01

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1.01 INTRODUCTION

A. Purpose

This Roadway Policy has been adopted by Commissioners Court to put standards in place by which roadways and right of way in unincorporated Collin County are maintained. Commissioners Court reserves the right to amend any portion of this court order as deemed necessary and/or when required by changes in the law of Texas, state statutes or transportation codes.

B. Applicability

This Policy applies to roadways within Collin County that are located outside of the corporate limits of a municipality. Additionally, this policy may exclude areas within Collin County that are located within the extraterritorial jurisdiction (ETJ) of a municipality, provided that an ETJ has been established by the municipality and the municipality has entered into a written interlocal agreement with the County that identifies the municipality as the entity authorized to maintain roadways and rights of way within their respective ETJ.

Collin County will not be responsible for any damage caused by County crews to any facility installed that is not in compliance with this Policy.

Any extenuating circumstances not covered under this Policy shall be brought to the attention of Commissioners Court for consideration.

1.02 DEFINITIONS

For the purpose of this Policy, the following terms, phrases, words and their derivations shall have the meaning given herein. Definitions not expressly prescribed herein are to be determined in accordance with customary usage in planning and engineering practice. The word “shall” is mandatory and the word “may” is permissive.

AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) - An association of state highway and transportation officials.

BUSINESS DAY – the days of the week when County offices are normally open (excludes official holidays and weekends). Collin County holidays may be found online at:

<https://www.collincountytx.gov/government/Pages/Holidays.aspx>

COLLIN COUNTY ROADWAY SYSTEM – Any roadway maintained by Collin County Public Works.

COMMISSIONERS COURT – The Commissioners Court of Collin County.

COUNTY – Collin County, Texas.

COUNTY CLERK – the County Clerk of Collin County.

COUNTY ROADWAY – a public roadway under the control and maintenance of the

County.

DEDICATION – the appropriation of land, or an easement therein, by an Owner, for the use of the public and accepted for such use by or on the behalf of the public.

DEVELOPER – any person, partnership, firm association, corporation (or combination thereof), or any officer, agent, employee, servant or trustee thereof, who performs or participates in the performing of any act toward the development of a subdivision, within the intent, scope and purview of the Collin County Subdivision Regulations.

DEVELOPMENT – all land modification activity, including grading or construction of buildings, roadways, parking lots and/or other impervious structures or surfaces.

DIRECTOR OF PUBLIC WORKS – where used in this Policy, “Director of Public Works” shall mean the Collin County Director of Public Works and his/her authorized and/or appointed representatives.

EASEMENT – an area for restricted use on private property upon which a public or private utility/entity/HOA or Lot Owner responsible for maintenance shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growth which in any way endanger or interfere with the construction, maintenance and/or efficiency of its respective systems on or within any of these easements.

ENGINEER – a person licensed under the provisions of the Texas Engineering Registration Act to practice the profession of engineering in the State of Texas.

EXISTING ROADWAYS – roadways that have been constructed and are in place prior to the passage of this Policy.

EXTRATERRITORIAL JURISDICTION (ETJ) – the unincorporated land area, not a part of any city, which is contiguous to the corporate limits, as defined in [Local Government Code, Chapter 42](#).

FACILITY - any permanent or temporary non-County owned improvement placed within the right of way. Such facilities may involve underground, surface, or overhead facilities, either singularly or in combination. (Accessories are any attachments, appurtenances, or integral parts of the facility such as fire hydrants, valves, gas regulators, etc.).

FINAL ACCEPTANCE – formal acceptance by order of the Collin County Commissioners Court.

HOMEOWNERS ASSOCIATION – an organized, non-profit corporation with mandatory membership when property is purchased.

INCORPORATED AREA – See Extraterritorial Jurisdiction.

INTERLOCAL AGREEMENT (ILA) – A written contract between local government agencies.

MINIMUM REQUIREMENTS – Minimum acceptable requirements; such requirements may be modified by the Director of Public Works as may be necessary to protect the public

health, safety, and welfare.

OWNER – the Owner of the parent tract or lot of record.

PUBLIC WORKS – Collin County Public Works.

RESIDENT – a person who lives somewhere permanently or on a long-term basis.

RIGHT OF WAY – a parcel of land that is occupied or intended to be occupied, by a roadway or alley. Where appropriate, “right of way” may include other facilities and/or utilities such as sidewalks; railroad crossings; and/or electrical, telecommunication, oil, gas, water, sanitary sewer and/or storm sewer facilities. The term “right of way” shall also include parkways and medians which are located outside of the actual pavement. The usage of the term “right of way” for land platting purposes shall mean that every public right of way hereafter established and shown on a final plat is to be separate and distinct from the lots or parcels adjoining such right of way and shall not be included within the dimensions or areas of such lots or parcels. The right of way is the distance between property lines measured at right angles to the centerline of the roadway or alley.

ROADWAY – a paved right of way (or easement), whether public or private and however designated, which provides vehicular access to adjacent land and/or connection to other roadways or highways.

SUBDIVISION – the division of a tract of land situated within Collin County and outside the corporate limits of any municipality into two (2) or more lots, parcels or tracts for the purpose of sale or development, or for the purpose of laying out roadways, alleys, squares, parks, public utility easements, public rights of way, private ingress/egress easements, drainage or stormwater improvements, or other parts of the tract intended to be dedicated for public use or for the use of purchasers or owners of lots or parcels fronting on or adjacent to such facilities.

TAA– a Temporary Access Agreement between Collin County and property owner.

TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD) - The most recent edition, including any additions or corrections, of the Texas Manual on Uniform Traffic Control Devices for Streets and Highways.

THOROUGHFARE - a principle traffic artery, carrying higher volumes of traffic, more or less continuously, which is intended to connect remote parts of the area adjacent thereto and to act as a principle connecting roadway with state highways.

THOROUGHFARE PLAN – the most recently adopted Collin County Thoroughfare Plan <https://www.collincountytx.gov/mobility/Documents/CCThoroughfarePlan.pdf>

1.03 EXISTING ROADWAYS – MAINTENANCE RESPONSIBILITIES

Only public roadways that have been determined by Commissioners Court to be approved County Roads shall be maintained at County expense by Public Works. The County shall not maintain U.S. Highways, state roadways, private roadways, and other roadways or sections of a roadway within the city limits of an incorporated city.

A. Roadways within an Incorporated Area or within a City

1. Each city within Collin County is responsible for maintaining the bridges and roadways within their city limits.
2. Commissioners Court may consider making or participating in general maintenance items including rocking, grading, asphalt, leveling, seal coating, oiling for dust control, installation of culverts, warning signs, cleaning of drainage ditches, mowing or brush cutting and emergency repairs to bridges.
3. The following requirements must be met before Public Works can perform maintenance within an incorporated area or within city limits:
 - a. An Interlocal Agreement (ILA) must be presented to and approved by Commissioners Court. This currently executed ILA must be on file with the County.
 - b. Commissioners Court has granted approval of maintenance request(s).
 - c. Schedule will be set forth by Public Works and will be dependent upon the work schedule of County crews.
 - d. Emergency requests will be evaluated by Commissioners Court based upon the merits presented by the requesting city. Commissioners Court authorization is required for work performed within incorporated Cities.

B. Roadways adjacent to a City

1. Roads or sections of roadways bordered by a city or cities may be maintained at County expense as follows:
 - a. A portion of a public roadway adjacent to property that has been annexed by a city or cities before 2015, from the centerline of the roadway to the edge of the roadway on the opposite side from the City, may be maintained at County expense. The city's responsibility for maintenance of the roadway shall extend to the centerline of the roadway.
 - b. Any portion of a public roadway adjacent to property that has been annexed by a city or cities after 2015, shall not be maintained at County expense. The city's responsibility for maintenance of the roadway shall extend to the entire roadway.
 - c. Any portion of a public roadway that is bordered by a city or cities on both sides will be considered to lie entirely within an Incorporated Area and shall

not be maintained at County expense.

C. Roadways within a Subdivision

1. Maintenance of roadways in a Subdivision shall be performed by the Developer or Homeowners Association until roadways have been approved for County maintenance by Commissioners Court. See Collin County Subdivision Regulations for further information.

D. Abandonment of County Roads

1. The Commissioners Court, by unanimous vote, may abandon a County roadway upon following specific procedures as required by Vernon's Civil Statutes and the Texas Transportation Code Section 251.057.
<https://statutes.capitol.texas.gov/Docs/TN/htm/TN.251.htm#251.057>
2. In order for the public to request the relinquishment of the public's right of way and use of a roadway, the following conditions must be met:
 - a. Petition and Notice signed by eight (8) freeholders of land in the Commissioners' Precinct where the roadway is located is required to abandon a roadway.
 - b. Original signatures are needed on three (3) copies of both the Notice and Petition.
 - c. Signatures should be exactly as name appears on tax roll.
 - d. The roadway and its location should be described on the Notice and Petition prior to signatures being obtained.
 - e. Twenty (20) days public notice posted at the County Courthouse and along the subject roadway is required before Commissioners Court can consider taking action to abandon a roadway. Collin County will post the Notice at these locations upon verification of signatures.
 - f. Unanimous consent of Commissioners Court is required to abandon a roadway.
 - g. In some instances, as required by law, Collin County shall be compensated for the abandonment of right of way.

1.04 EXISTING ROADWAYS – MAINTENANCE SCHEDULE

A. Roadway Oiling – Residents with Respiratory Conditions

1. The County will oil a 500-foot portion of a County rock roadway for dust control in front of a resident's house whereas:
 - a. The resident has a chronic respiratory condition.
 - b. The condition is documented by a Medical Doctor (MD).

- c. The County's Application for Dust Control Oiling is signed by a doctor and submitted once each 36 months or 3 years.
 - d. Application for Dust Control Oiling due to chronic respiratory condition is available by calling Public Works (972-548-3700) and requesting an application. This form can be returned by mail to: Public Works, 700 A. West Wilmeth Road, McKinney, Texas, 75069 (or faxed to (972) 548-3754). Residents may also print the form from the Public Works webpage at: https://www.collincountytx.gov/public_works/road_bridge/Documents/HealthLetter.pdf
- 2. If the house is located at a roadway intersection the roadway will be oiled 500-feet in both directions from the intersection.
- 3. Road oiling for dust control will be performed one time each year and only between Mid-March and early October.
- B. Roadway Oiling – Cemetery Locations
 - 1. The County will oil 500 feet of a rock roadway in front of a cemetery for dust abatement at no cost, with approved advanced notice as indicated below:
 - a. Public Works receives 48 hours advanced notice of a graveside service date or;
 - b. Public Works receives 10-day advanced notice of the date scheduled for a recognized cemetery "clean up day"
- C. Roadway Oiling – Additional Applications
 - 1. Routine roadway grading will not warrant additional applications of oil. All additional applications of oil whether health related or otherwise will be at the requestor's expense.
 - 2. When construction causes heavier than normal truck traffic on a rock road the County may, at the discretion of the Director of Public Works, apply oil.
 - 3. All other requests for oiling in unincorporated areas of the County shall be at the requester's expense. Collin County shall be reimbursed for the cost of materials; requestor to call County for cost estimate based on current price. This process will consist of three (3) separate applications per 500 linear feet, typically two applications on a specific day with the remaining application a day or two thereafter. This service will be performed only between the warmer months of Mid-March through Early October. Requests for roadway oiling during the warmer months shall be made no later than September 30 of the year prior.
- D. Temporary Roadway Closures

Requests for Temporary Road Closures shall be made as far in advance as possible, with minimum submittal dates listed below. Late requests may be denied due to not having enough time to evaluate impacts.

1. Non-Emergency Temporary Road Closure Request: Complete and submit the County's Roadway Closure Request Form at least 72 hours of the proposed closure. This form can be found on the County's website at: https://www.collincountytx.gov/public_works/road_bridge/Pages/roadclose.aspx The Director of Public Works will review the request and notify the applicant in writing of their decision within 24 hours of the road closure. If approved, County staff will notify affected parties such as USPS, school districts, law enforcement, emergency responder agencies, and adjacent landowners. Applicant is responsible for deploying and retrieving all necessary equipment including barricades, cones, signs, etc.
 2. Special Event Temporary Road Closure Request: Complete and submit the County's Roadway Closure Request Form at least 90 days prior to the special event. This form can be found on the County's website at: https://www.collincountytx.gov/public_works/road_bridge/Pages/roadclose.aspx The Director of Public Works will review the request and notify the applicant in writing of their decision within 14 days of the road closure. The event sponsor shall be responsible for funding any County personnel and equipment provided for traffic control.
 3. Emergency Temporary Road Closure Request: In the event of an Emergency Temporary Road Closure, call 972-548-3700 to submit verbal request. Requests will be executed expeditiously by on-duty Public Works staff or on-call staff during non-business hours. Public Works will promptly deploy barricades, cones, and/or other appropriate equipment to the roadway(s). Once the situation is stabilized (flood waters subside, public safety restored, etc.) and the Director of Public Works has communicated approval, Public Works staff will collect all equipment and re-open the roadway(s).
- E. Mowing/Brush Cutting
1. Public Works will mow all County right of way property as follows:
 - a. Spring/Summer months – Mow all County Roadways one mower width (8' to 12') once per year.
 - b. Fall/Winter months – Mow all County Roadways total right of way width (including fence lines as instructed by the Director of Public Works) once per year. This may include areas between the pavement and fences where fences are outside of the right of way limits.
 2. Brush cutting is typically performed during dormant fall and winter (non- growth) months:
 - a. Tree and limb removal by use of hydraulic boom mowers will serve to minimize vehicle damage from overhanging limbs/brush and improve vehicle/driver line of sight. Branches over the roadway will be trimmed to provide 18' of vertical

clearance, while branches outside the roadway but within the right of way will be trimmed to a height of 14' vertical clearance.

- b. Hand cutting and pruning is completed as manpower and scheduling permit. Requests for hand cutting are handled and approved on a case by case basis.
- 3. Brush and vegetation will be cut anywhere necessary to maintain adequate line of sight on roadways.

F. Herbicide Application

- 1. Public Works will treat all County right of way 2 times per year with contact herbicide at required or allowable rates. This includes facility obstructions (i.e. fire hydrants, water valves, guardrails, pole guy wires, phone pedestals, etc.) to improve visibility of object.
- 2. All asphalt roadway shoulders are treated with herbicides.
- 3. Residents and business owners may request that the County not spray the right of way adjacent to their property by calling 972-548-3700. The resident or business owner accepts responsibility for maintaining the right of way according to this Roadway Policy. Non-spray requests may be denied based on the following conditions:
 - a. Where roadway shoulder vegetation encroachment has caused or shows the potential to cause damage to the roadway surface.
 - b. Where herbicide treatment of facility obstructions poses a liability to County maintenance.
 - c. Line of sight and visibility issues.
 - d. Any other condition as deemed by the Director of Public Works.

G. Inspections

- 1. Inspection of County-maintained asphalt and concrete roadways will be conducted on a schedule to be determined by the Director of Public Works.
- 2. Inspection of city roadways will be conducted as per parameters set forth in the ILA. If inspection parameters are not defined in the ILA, inspections will be conducted on a schedule determined by the Director of Public Works.
- 3. Inspection of subdivision roadways will be conducted prior to County takeover of maintenance as per Collin County Subdivision Regulations.
- 4. Additional inspections will be performed as determined by the Director of Public Works. Inspection results will be used as a guide to determine budget and repair/maintenance requirements.

1.05 EXISTING ROADWAYS - IMPROVEMENTS

A. Improvements to Roadways Within City Limits

1. Commissioners Court may consider performing or participating in improvements to roads and bridges within the corporate limits of a city. These improvements include but are not limited to general maintenance items including rocking, grading, asphalt, leveling, seal coating, oiling for dust control, installation of culverts, warning signs, cleaning of drainage ditches, mowing or brush cutting and emergency repairs to bridges. The following requirements must be met before Public Works can perform improvements within city limits:
 - a. An Interlocal Agreement (ILA) must be presented to and approved by Commissioners Court. This currently executed ILA must be on file with the County.
 - b. Schedule will be set forth by Public Works and will be dependent upon the work schedule of County crews.
 - c. Emergency requests will be evaluated by Commissioners Court based upon the merits presented by the requesting city. Commissioners Court authorization is required for work performed within incorporated Cities.
- B. Major Improvements to Roadways Within City Limits
 1. Major improvements such as the construction or reconstruction of roadways will be considered on a case by case basis.
 2. All major improvement requests must be submitted in letter format to the Director of Public Works by April 1st of the year prior to the year improvements are anticipated.
- C. Reimbursement for Work Performed by Public Works
 1. Prior to beginning any improvements, the city shall make reimbursement arrangements. If the city is unable to reimburse for the full amount, the city may petition Commissioners Court for a payment schedule including interest. A cost matrix for roadway and bridge repair costs shall be approved by Commissioners Court. The fee schedule shall be reviewed annually or as directed by the Director of Public Works.
 2. Reimbursement costs for roadway and bridge repairs or improvements will be as per the Collin County Cost Matrix. The Collin County Cost Matrix for Cities can be found here:
https://www.collincountytx.gov/public_works/road_bridge/Pages/cost_matrix.aspx
and is subject to change. Any deviation from this cost matrix must be approved by Commissioners Court.

1.06 COUNTY ROADWAY FEATURES AND ADJACENT AREAS

A. Right of Way

1. Right of way shall be donated by transfer of title, easement, or purchased through negotiations and/or eminent domain proceedings. Property owners have the option to donate the same by transfer of title. Public Works does not purchase right of way or utilize condemnation for any roadway improvement. The requested right of way must be acquired prior to the commencement of the project.
 2. The minimum right of way width for road projects performed by Public Works shall be 40 ft. The County may require right of way wider than the minimum where it is determined that the existing width and drainage are not adequate for roadway improvements.
 3. The required right of way width for subdivision roadways shall be as shown in the Collin County Subdivision Regulations.
 4. County right of way shall be kept clear of trees and brush. Collin County has the right to exercise a right of way easement to prevent the planting of trees and shrubs in the right of way and to remove or cause to be removed trees or shrubs growing there by Court Order 2010-722-09-13.
 5. An easement will establish the right of the County to enter onto a property in order to perform necessary work but shall not establish the responsibility to do so.
 6. No work may occur in County right of way or easement without obtaining a permit from the County prior to beginning work. See Collin County Right of Way Use Policy for more information.
- B. Temporary Access Agreement
1. The County may propose to enter into a Temporary Access Agreement (TAA) with the Owner in the event that private property will be needed for roadway improvements. A TAA could grant the County the ability to use private property for the following:
 - a. Parking of County vehicles or equipment
 - b. Stockpile, burn, or chip debris or dirt
 - c. Any other access as approved by the Director of Public Works
 2. TAA's that are required in order to place permanent improvements on private property require Commissioners Court approval.
 3. The County shall, at its expense, restore private property to substantially the same appearance as previously existed following the expiration of the TAA.
 4. A TAA may be used in lieu of a permanent easement to perform minimally intrusive work as part of a right of way issue.
- C. Reimbursement by Property Owners

1. Upon Commissioners Court approval of roadway maintenance or improvements requiring reimbursement from the adjacent property owner, the required amount of money shall be placed in a non-interest bearing escrow account at a bank located within Collin County.
2. Reimbursement amount may include the cost involved for surveying, preparation of Deed or Easement, re-location of fences, facilities (if in a dedicated easement), culverts or other existing improvements. When property owners are required to incur total cost for the upgrade of a roadway, the above cost shall not be borne by Collin County.

D. Fencing/Gates

1. Fences installed inside the right of way will be removed at Owner's expense.
2. Right of way obtained as required for roadway improvements may require an existing fence to be removed. The existing fence will be removed and replaced with a fence of the same size and material at County expense. The new fence will be placed at the property line adjacent to the roadway frontage. Existing gates will be reused and re-hung.
3. Reimbursement for any changes to an existing fence is subject to approval by Director of Public Works and authorization by Commissioners Court.
4. All negotiations regarding fence replacement must be completed prior to right of way easement return to Public Works for recording at the Collin County Clerk's Office.
5. Temporary electric fencing, if warranted, will be provided, installed, maintained, and removed by Collin County as related to any roadway improvement project.

E. Mail Boxes

1. Mailboxes and their installation in County right of way shall meet specifications found in both the Texas Department of Transportation Regulations and United States Postal Service Regulations. Further information can be found here:
<https://www.txdot.gov/inside-txdot/division/maintenance/mailboxes.html>
<https://www.usps.com/manage/mailboxes.htm>
2. Installation of brick/masonry/ornamental metal or other mailboxes that do not conform to these regulations are prohibited inside the right of way.
3. In the event that an existing mailbox is damaged by Public Works crews, the County will replace the damaged mailbox with a standard United States Postal Service approved mailbox on a light weight bendable or break-away pole, regardless of the original construction design.
4. Roadway maintenance or improvements may require the relocation of existing mailboxes within the County right of way.

F. Roadway Drainage and Driveway Culverts

Refer to Collin County Drainage Design Manual.

1.07 MISCELLANEOUS

A. Signs

1. For installation of regulatory, warning signs and other traffic control devices, Public Works utilizes the most recently adopted versions of the FHWA Manual on Uniform Traffic Control Devices (MUTCD) and the TxDOT Texas Manual on Uniform Traffic Control Devices (TMUTCD).
2. Commissioners Court Order Number 2002-247-04-08 Section B was amended regarding signage (both Regulatory and warning) placed adjacent to County roadways November 9th, 2004 to read as follows:
 - a. All roadway signs shall meet the specifications of Public Works. Private roadway signs are the responsibility of the property owner. The property owner shall pay for fabrication and installation, and any necessary future maintenance of the sign. All signs must meet Collin County standards.
 - b. Collin County does not authorize the use or installation any private signs on County Road right of way. This includes, but is not limited to:
 - i. Business Advertisements
 - ii. Real estate signs (house for sale, open house, etc.)
 - iii. Personal signs (garage sale, puppies for sale, etc.)
 - iv. Political signsIn addition it has been proven in courts of law throughout the country that the below signs provide a false sense of security to those the signs are intended to benefit. As such, these signs become a liability. Additional signs not allowed on County roadways or their respective right of way include but are not limited to the following:
 - v. Children At Play
 - vi. Watch For Children
 - vii. Cattle Crossing
 - viii. Deaf Child

B. Striping

1. The Director of Public Works will determine if a roadway requires striping.
2. Roadway striping shall be installed as per the most recently adopted versions of the FHWA Manual on Uniform Traffic Control Devices (MUTCD) and the TxDOT Texas Manual on Uniform Traffic Control Devices (TMUTCD).

C. Guard Rail

1. Requests for guardrail installation to be performed by the County are considered on a case-by-case basis. Determining factors for installation depend upon traffic studies, evaluation of the area requested, and availability of applicable warning signs in lieu of guardrail.
- D. Speed Bumps
1. Speed bumps are not allowed on any County roadway.
- E. Parking
1. Parking is not allowed within County right of way unless the roadway is designed to include a parking lane.
- F. Historical Markers
1. Historic persons must be deceased for at least 10 years in order to qualify, unless they are of statewide or national significance. Historic events that changed the course of state or local history must have occurred at least 30 years ago. Most other topics, including institutions, organizations and businesses must date back to at least 50 years in order to qualify. For the Recorded Texas Historic Landmark designation, buildings and structures need to be at least 50 years of age. The topic must also have demonstrated historical significance and, in the case of buildings and structures, possess architectural significance as well.
 2. Collin County must receive a written request detailing the historical site and marker specifications and logistics. A request must be made and placed on Commissioners Court. Upon receipt of a signed Court Order, the Marker can be made or received and placed at the site.
- G. Inclement Weather
1. County forces will apply sand at the discretion of the Director of Public Works.

E. Consent Agenda

Subject:	5. Accept the 2026 certified tax rolls as approved by the Dallas County Appraisal District and the Collin County Appraisal District.
Meeting	August 3, 2026 - City Council Meeting
Access	Public
Type	Action (Consent)
Fiscal Impact	None
Recommended Action	Accept the 2026 certified tax rolls as approved by the Dallas County Appraisal District and the Collin County Appraisal District.
Goals	Be a model of financial stewardship through growth management; responsible investment; and financial transparency.

BACKGROUND

The City received the certified 2026 appraisal rolls from Dallas County and Collin County Chief Appraisers. The combined Appraisal Review Board approved taxable values are \$4,990,506,530. Taxable values include the City's TIRZ districts and values subject to tax ceilings.

The 2026 appraisal roll taxable value for Collin County was certified at \$1,816,225,385 and includes the Appraisal Review Board approved taxable values, plus the lower value used for properties remaining under protest, minus exemptions already granted on properties remaining under protest. The taxable value certified by the Dallas County Central Appraisal District is \$3,174,281,145 and includes estimated net taxable values under protest. The total appraisal roll increased by \$54,406,568, or 1.1% compared to the 2025 taxable value of \$4,936,099,962.

POLICY CONSIDERATIONS

Section 26.01(a) of the Texas Tax Code states that by July 25, the chief appraiser shall prepare and certify to the assessor for each taxing unit participating in the district that part of the appraisal roll for the district that lists the property taxable by the unit.

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

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

RECOMMENDATION

Accept the 2026 certified tax rolls as approved by the Dallas County Appraisal District and the Collin County Appraisal District.

File Attachments

1. Collin CAD 2026 Certified Totals
2. Dallas CAD 2026 Certified Totals



Collin Central Appraisal District

2026 APPRAISAL ROLL CERTIFICATION

PROPERTY TAX CODE §26.01(a) CERTIFICATION OF APPRAISAL ROLL

I, Marty Wright, Chief Appraiser for the Collin Central Appraisal District, do hereby certify that the attached appraisal records constitute the certified appraisal roll for taxable property located in Collin County, together with the accompanying Certified Totals report pages identified as **ARB Approved Totals**.

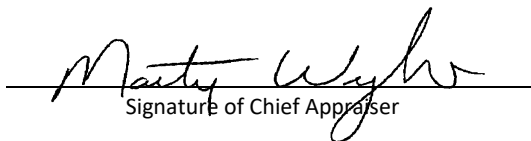
PROPERTY TAX CODE §26.01(c) CERTIFICATION OF PROPERTIES UNDER PROTEST

I, Marty Wright, Chief Appraiser for the Collin Central Appraisal District, do hereby certify that the attached appraisal records identify taxable property that was not included in the certified appraisal roll because the property remained under protest as of the Appraisal Review Board approval date.

The values for these properties are shown on the accompanying totals pages identified as **Under ARB Review Totals**.

If no pages titled "Under ARB Review Totals" are included, all protests were resolved on or before the ARB approval date and are included in the certified appraisal roll.

The Collin Appraisal Review Board approved the appraisal records on July 10, 2026.


Signature of Chief Appraiser

07/23/2026
Date

Important Information for Tax Rate Calculations

The values shown on the Under ARB Review Totals pages reflect the current "raw" market and taxable values for the properties remaining under protest. These values have not been adjusted as required by Property Tax Code §26.01(c).

For purposes of calculating the no-new-revenue and voter-approval tax rates, taxing units should use:

- [Taxable Value from the "ARB Approved Totals"]
- + [Total Value Used from the "Effective Rate Assumption" (Lower Value Used section)]
- [Total Exemptions Amount from the "Under ARB Review Totals"]

The Grand Totals page is simply the sum of the ARB Approved Totals plus the Under ARB Review Totals and does not reflect the statutory §26.01(c) adjustments.

(taxing entity list on next page)



Collin Central Appraisal District

- ALLEN CITY [CAL]
- ANNA CITY [CAN]
- BLUE RIDGE CITY [CBL]
- CARROLLTON CITY [CCR]
- CELINA CITY [CCL]
- DALLAS CITY [CDA]
- FAIRVIEW TOWN [CFV]
- FARMERSVILLE CITY [CFC]
- FRISCO CITY [CFR]
- GARLAND CITY [CGA]
- JOSEPHINE CITY [CJO]
- LAVON CITY [CLA]
- LOWRY CROSSING CITY [CLC]
- LUCAS CITY [CLU]
- MCKINNEY CITY [CMC]
- MELISSA CITY [CML]
- MURPHY CITY [CMR]
- NEVADA CITY [CNV]
- NEW HOPE TOWN [CNH]
- PARKER CITY [CPK]
- PLANO CITY [CPL]
- PRINCETON CITY [CPN]
- PROSPER TOWN [CPR]
- RICHARDSON CITY [CRC]
- ROYSE CITY [CRY]
- SACHSE CITY [CSA]
- ST PAUL TOWN [CSP]
- VAN ALSTYNE CITY [CVA]
- WESTON CITY [CWS]
- WYLIE CITY [CWY]
- ALLEN ISD [SAL]
- ANNA ISD [SAN]
- BLAND ISD [SBD]
- BLUE RIDGE ISD [SBL]
- CELINA ISD [SCL]
- COMMUNITY ISD [SCO]
- FARMERSVILLE ISD [SFC]
- FRISCO ISD [SFR]
- LEONARD ISD [SLN]
- LOVEJOY ISD [SLV]
- MCKINNEY ISD [SMC]
- MELISSA ISD [SML]
- PLANO ISD [SPL]
- PRINCETON ISD [SPN]
- PROSPER ISD [SPR]
- ROCKWALL ISD [SRW]
- ROYSE CITY ISD [SRY]
- TRENTON ISD [STR]
- VAN ALSTYNE ISD [SVA]
- WHITEWRIGHT ISD [SWH]
- WYLIE ISD [SWY]
- COLLIN COUNTY [GCN]
- COLLIN COLLEGE [JCN]
- COLLIN COUNTY EMERGENCY SERVICES DIST #1 [ECC1]
- COLLIN COUNTY ROAD DIST (Trls of Blue Rdg) [RDTBR]
- BAINBRIDGE MUD [WBM]
- BLUE MEADOW MUD #1 [WBMM1]
- BLUE MEADOW MUD #2 [WBMM2]
- BLUE MEADOW MUD #3 [WBMM3]
- BLUE MEADOW MUD #4 [WBMM4]
- CELINA MMD #2 [MCL02]
- CHAMBERS GROVE MUD #1 [WCGM1]
- COLLIN COUNTY MUD #01 [WCCM1]
- COLLIN COUNTY MUD #02 [WCCM2]
- COLLIN COUNTY MUD #04 [WCCM4]
- COLLIN COUNTY MUD #05 [WCCM5]
- COLLIN COUNTY MUD #06 [WCCM6]
- COLLIN COUNTY MUD #10 [WCM10]
- COLLIN COUNTY MUD #12 [WCM12]
- COLLIN COUNTY MUD CR412 [WM412]
- COLLIN COUNTY WCID #3 [WCCW3]
- DOUBLE R MUD #2A [WDRM2]
- EAST COLLIN COUNTY MUD #1 [WECM1]
- EAST FORK FWSD #1A [WEF1A]
- ELEVON MUD #1A [WEM1A]
- LAKEHAVEN MUD [WLHM]
- LC MUD #1 [WLCM1]
- MAGNOLIA POINTE MUD #1 [WDRM1]
- MCKINNEY MUD #1 [WMM1]
- MCKINNEY MUD #2 [WMM2]
- MCKINNEY MUD #2A [WMM2A]
- NORTH COLLIN COUNTY MUD #1 [WNCM1]
- NORTH PARKWAY MMD #1 (SF Defined Area #1) [MNP1]
- RAIN TREE MUD #1 [WRTM1]
- RAINWATER CROSSING MMD [MRWC]
- RIVERFIELD MUD #1 [WRFM1]
- SEIS LAGOS UTILITY DIST [WSE]
- SERENADE MUD [WSM]
- SEVEN SPRINGS MUD [WSPM]
- SOUTHEAST COLLIN COUNTY MUD #1 [WSEM1]
- TICKEY CREEK MUD [WTCM]
- UPTOWN MUD #1 [WUM1]
- VAN ALSTYNE MUD #2 [WVAM2]
- VAN ALSTYNE MUD #3 [WVAM3]
- WEST PRESTON MUD #1 [WWPM1]

2026 CERTIFIED TAXABLE VALUE WORKSHEET FOR: CITY OF SACHSE

ENTITY NAME: CITY OF SACHSE

DATE CERTIFIED

July 23, 2026

CERTIFIED TOTALS DATE: July 20, 2026

			INSTRUCT	NOTES
2026 TAXABLE VALUE OF PROPERTIES NOT UNDER ARB REVIEW:	\$1,597,800,094		(A)	Comptroller's No-New-Revenue Rate Worksheet Line 17.A Certified Taxable Value
EFFECTIVE RATE ASSUMPTION, LOWER VALUE USED PAGE, 'TOTAL VALUE USED':	\$220,356,791	+	(B)	Comptroller's No-New-Revenue Rate Worksheet Line 18.A Certified Taxable Value
UNDER ARB REVIEW TOTALS, EXEMPTIONS GRANTED:	\$1,931,500	-	(C)	Exemptions already approved on properties under review
2026 TOTAL CERTIFIED TAXABLE VALUE:	\$1,816,225,385	=		

SCHOOL DISTRICTS MUST COMPLETE THIS SECTION, SINCE BY LAW THEY HAVE A HOMESTEAD FREEZE. OTHER ENTITIES COMPLETE THIS SECTION IF THEY GRANT THE HOMESTEAD FREEZE

2026 NOT UNDER ARB REVIEW, FREEZE TAXABLE:	\$229,932,822	-	(D)	loss in taxable value due to Senior Citizen exemption, 'Actual Tax' added back at frozen amount.
2026 NOT UNDER ARB REVIEW, TRANSFER ADJUSTMENT TAXABLE:	\$0	-	(E)	loss in taxable value due to Senior Citizen or Disable Person "transferring" their exemption into tax entity.
2026 NOT UNDER ARB REVIEW FREEZE ADJUSTED TAXABLE:	\$1,367,867,272	=		
2026 UNDER ARB REVIEW TOTALS, FREEZE TAXABLE:	\$18,065,084	-	(F)	loss in taxable value due to Senior Citizen exemption, 'Actual Tax' added back at frozen amount.
2026 UNDER ARB REVIEW TOTALS, TRANSFER ADJ. TAXABLE:	\$0	-	(G)	loss in taxable value due to Senior Citizen or Disable Person "transferring" their exemption into tax entity.
2026 UNDER ARB REVIEW FREEZE ADJUSTED TAXABLE:	\$200,360,207	=		
2026 TOTAL CALCULATED FREEZE ADJUSTED TAXABLE VALUE:	\$1,568,227,479	=		SUM OF FREEZE ADJ. TAXABLE NOT UNDER ARB REVIEW + FREEZE ADJ. TAXABLE UNDER ARB REVIEW

2026 CALCULATED FREEZE TAXABLE + TRANSFER ADJUSTMENT \$247,997,906

2025 KEY CHAPTER 42 (LITIGATION) & TAXABLE VALUE INFORMATION FOR 2026 INITIAL SETUP OF THE TAX RATE WORKSHEET

2025 CURRENT TAXABLE VALUE (From 2025 Supplement # 22)	\$1,795,913,285			
25.25(d) Taxable Loss (add back to current 2025 taxable value)	\$0	+		25.25(d) Value Loss Taken From 25.25(d) Report Uploaded to Certification Folder on CCAD Entity Website
SUB TOTAL 2025 CURRENT TAXABLE VALUE BEFORE CHAPTER 42 ADJ LITIGATION ADJ:	\$1,795,913,285	=		2025 Taxable Value Calculation, before adjusting for Taxable to be shown in Liine 6
2025 ARB CERTIFIED VALUE OF PROPERTIES REMAINING IN LITIGATION UNDER CHAPTER 42:	\$13,604,654		LINE 6.A	Comptroller's No-New-Revenue Rate Worksheet Line 6.A
2025 DISPUTED TAXABLE VALUE FOR PROPERTIES REMAINING IN LITIGATON, UNDER CHAPTER 42:	\$895,186		LINE 6.B	Comptroller's No-New-Revenue Rate Worksheet Line 6.B
2025 UNDISPUTED TAXABLE VALUE (TAX RATE FORM WILL CALC):	\$12,709,468		LINE 6.C	Calculated Field on No-New-Revenue Worksheet (Line 6.C will subtract line 6.B from 6.A)
2025 CALCULATED TAXABLE VALUE FOR LINE 1 OF NO-NEW-REVENUE WORKSHEET:	\$1,782,308,631		LINE 1	Comptroller's No-New-Revenue Rate Worksheet Line 1 (formula is Latest Supp Taxable, plus 25.25(d), minus Certified Taxable of 2025 Remaining Litigation)

THE SECTION BELOW IS AN UNOFFICIAL CALCULATION OF 2026 ESTIMATED TAX LEVY, BASED ON YOUR ESTIMATED TAX RATE, AND IS NOT THE RESULT OF YOUR NO-NEW-REVENUE RATE CALCULATION.

2026 TAXABLE OR FREEZE ADJUSTED TAXABLE, PULLED DOWN FROM CALC. ABOVE:	\$1,568,227,479			
ESTIMATED TAX RATE:	0.65041600	X		2025 TAX RATE LOADED HERE, BUT IT CAN BE REPLACED TO ESTIMATE TAX LEVY IMPACT
CALCULATED BASE TAX LEVY ESTIMATE FOR 2026	\$10,200,002	=		IF YOU DO NOT GRANT THE HOMESTEAD FREEZE, STOP HERE.
2026 'ACTUAL TAX' FROM NOT UNDER ARB REVIEW (Freeze Taxable Section):	\$967,758	+	(H)	this is actual tax levied on frozen accounts, approved by ARB
2026 'ACTUAL TAX' FROM UNDER ARB REVIEW TOTALS (Freeze Taxable Section):	\$88,910	+	(I)	this is actual tax levied on frozen accounts, still under protest
CALCULATED BASE TAX, PLUS FROZEN TAX LEVY:	\$11,256,670			
2026 CALCULATED ACTUAL TAX FOR FROZEN ACCOUNTS FROM ARB APPROVED + UNDER REVIEW	\$1,056,668			

GENERAL NOTES REGARDING CALCULATIONS FOR: CITY OF SACHSE

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**DALLAS CENTRAL APPRAISAL DISTRICT
CERTIFICATION OF APPRAISAL ROLL**

Year: 2026

Jurisdiction: City of SACHSE

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

Market Value of all Real & Business Personal Property Before Qualified Exemptions*	\$3,332,568,260
Taxable Value of all Real & Business Personal Property	\$2,996,216,796

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

	Market Value	Taxable Value
Values under protest as determined by the Appraisal District**	\$265,947,590	\$254,377,641
Values under protest as claimed by property owner or estimated by Appraisal District in event property owner's claim is upheld	\$186,541,673	\$178,064,349
Freeport Estimated Loss		\$0
Estimated Net Taxable		\$178,064,349

I, Shane Docherty, Executive Director/Chief Appraiser of the Dallas Central Appraisal District, do hereby certify the aforementioned values and totals to the taxing jurisdiction indicated above, in accordance with the requirements of the laws of the State of Texas on this 25th day of July, 2026 .

Dallas Central Appraisal District

Shane Docherty
Executive Director/Chief Appraiser

*Total Value of New Construction in Certified Market Value above	\$9,282,270
**Value of Disputed New Construction in Protested Market Value Above	\$35,590

E. Consent Agenda

Subject:	6. Accept the submission of the estimated 2026 no-new-revenue tax rate of \$0.64999 per \$100 taxable value and the estimated voter-approval tax rate of \$0.77187 per \$100 taxable value.
Meeting	August 3, 2026 - City Council Meeting
Access	Public
Type	Action (Consent)
Fiscal Impact	None
Recommended Action	Accept the submission of the estimated 2026 estimated no-new-revenue tax rate of \$0.64999 per \$100 taxable value and the estimated voter-approval tax rate of \$0.77187 per \$100 taxable value.
Goals	Be a model of financial stewardship through growth management; responsible investment; and financial transparency.

BACKGROUND

State law requires municipalities to submit to their governing boards and post on the City's website a notice showing their no-new-revenue and voter-approval tax rates for the upcoming fiscal year. This item is being submitted for transparency purposes relative to the no-new-revenue rate.

The no-new revenue rate is the rate that will produce the same amount of tax revenue if applied to the same properties in both 2025 and 2026. The voter-approval rate is the highest tax rate the City can set without holding an election to seek voter approval of the rate.

All taxing units that levied property taxes in 2025 and intend to levy them in 2026 must calculate a no-new-revenue tax rate and a voter-approval tax rate. Although the actual calculation is more detailed, the City's no-new-revenue tax rate is generally equal to the prior year's taxes divided by the current taxable value of properties that were also on the tax roll in the prior year.

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

The voter-approval rate is split into two separate components: an operating and maintenance rate and a debt rate. The voter-approval rate calculation allows municipalities to raise 3.5 percent of the prior year's operating and maintenance money, plus the necessary debt rate. The City's current property tax rate of \$0.650416 per \$100 of taxable value is slightly above the estimated no-new-revenue tax rate of \$0.64999.

As of the date of posting, the City had not received final numbers for the rates from the Appraisal Districts. The packet will be updated to reflect final numbers once those are received.

POLICY CONSIDERATIONS

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

RECOMMENDATION

Accept the submission of the estimated 2026 estimated no-new-revenue tax rate of \$0.64999 per \$100 taxable

value and the estimated voter-approval tax rate of \$0.77187 per \$100 taxable value.

File Attachments

None

E. Consent Agenda

Subject: 7. Approve scheduling a public hearing on the FY 2026-2027 Proposed Budget at the August 17, 2026, City Council meeting.

Meeting	August 3, 2026 - City Council Meeting
Access	Public
Type	Action (Consent)
Fiscal Impact	None
Recommended Action	Approve scheduling a public hearing on the FY 2026-2027 Proposed Budget at the August 17, 2026, City Council meeting at 6:30 PM with the meeting taking place in the Council Chambers of Sachse City Hall, located at 3815-B Sachse Road, Sachse, Texas 75048.
Goals	Be a model of financial stewardship through growth management; responsible investment; and financial transparency.

BACKGROUND

The Texas Local Government Code requires the City to hold a public hearing on the proposed budget and publish the notice for this meeting in addition to the notice required under Truth in Taxation guidelines. The August 17 City Council meeting fulfills the public hearing requirements of the Local Government Code. Staff will submit the notice of the public hearing on the proposed budget to print in the Sachse News.

POLICY CONSIDERATIONS

Chapter 102 of the Texas Local Government Code requires the City to hold a public hearing on the proposed budget and publish the notice for this meeting in addition to the notice required under Truth in Taxation guidelines. Government Code Section 551.043 requires a taxpayer impact statement for median-valued homestead property, comparing current fiscal year to the upcoming fiscal year for the proposed budget rate and no-new-revenue rate.

RECOMMENDATION

Approve scheduling a public hearing on the FY 2026-2027 Proposed Budget at the August 17, 2026, City Council meeting at 6:30 PM with the meeting taking place in the Council Chambers of Sachse City Hall, located at 3815-B Sachse Road, Sachse, Texas 75048.

File Attachments None

E. Consent Agenda

Subject: 8. Offer the second caption reading and approve an ordinance granting to Oncor Electric Delivery Company LLC, it's successors and assigns, an electric power franchise to use the present and future streets, alleys, highways, public utility easements, public ways, and public property of the City of Sachse, Texas, providing for compensation therefor, providing for an effective date and a term of said franchise, providing for written acceptance of this franchise, providing for the repeal of all existing franchise ordinances to Oncor Electric Delivery Company LLC, it's predecessors and assigns, and finding that the meeting at which this Ordinance is passed is open to the public. (SECOND READING)

Meeting	August 3, 2026 - City Council Meeting
Access	Public
Type	Action (Consent)
Fiscal Impact	Yes
Dollar Amount	\$575,000 of revenue budgeted in FY 2025-2026
Budgeted	Yes
Budget Source	Electricity Franchise Fee revenue receipted in the General Fund
Recommended Action	Offer the second caption reading and approve an ordinance granting to Oncor Electric Delivery Company LLC, it's successors and assigns, an electric power franchise to use the present and future streets, alleys, highways, public utility easements, public ways, and public property of the City of Sachse, Texas. (SECOND READING)
Goals	Provide excellent government services to Sachse citizens.

BACKGROUND

The City's current 20-year agreement with Oncor expired July 31, 2026, and remains in effect until a new agreement is in force. The City worked with Oncor to prepare a renewal agreement that mirrors the current franchise agreement while adjusting for any case law. Sachse's charter requires a summary of the agreement ordinance to be read at a Council meeting, for the summary to be available for public review at one additional meeting, and for the summary to be published in a newspaper of general circulation in the city. The first reading of the ordinance summary was provided at the June 24 City Council meeting and the ordinance summary was published in The Sachse News on July 9.

The ordinance summary is now available for review at this August 3 Council meeting and is submitted for Council approval. If approved, this agreement will be extended for 20 years, expiring on July 31, 2046.

POLICY CONSIDERATIONS

Sachse Home Rule Charter Article X, Utility and Public Service Franchises and Licenses, addresses the regulation of franchises and franchise agreements.

RECOMMENDATION

Offer the second caption reading and approve an ordinance granting to Oncor Electric Delivery Company LLC, it's successors and assigns, an electric power franchise to use the present and future streets, alleys, highways, public utility easements, public ways, and public property of the City of Sachse, Texas. (SECOND READING)

File Attachments 1. Presentation_Oncor Renewal Ordinance



Oncor Agreement Renewal

City Council
August 3, 2026



Agreement Renewal

- The City's current 20-year agreement with Oncor expired July 31, 2026, and will remain in effect until a new agreement is in force
- The City worked with Oncor to prepare a renewal agreement for Council approval
- The agreement mirrors the current franchise agreement while adjusting for any case law



Charter Requirement

Article X Utility and Public Service Franchises and Licenses

- 10.02 ORDINANCE GRANTING FRANCHISE

A summary of an ordinance granting, renewing, extending or amending a public service or utility franchise, shall be read at one meeting of the city council and also be available for public review at one additional meeting and shall not take effect until thirty (30) days after the second meeting. Within fifteen (15) days following the first reading of the ordinance summary, the ordinance summary shall be published once in a newspaper of general circulation in the city. The expense of such publication shall be borne by the prospective franchisee.

- First reading at the June 24 City Council meeting
- Published in The Sachse News on July 9
- Second reading and Council consent agenda approval tonight to approve the agreement
- Agreement to be effective 30 days after tonight's meeting and expire on July 31, 2046



Recommended Action

- Offer the second caption reading and approve an ordinance granting to Oncor Electric Delivery Company LLC, it's successors and assigns, an electric power franchise to use the present and future streets, alleys, highways, public utility easements, public ways, and public property of the City of Sachse, Texas. (SECOND READING)

ORDINANCE NO. O-2026-

AN ORDINANCE GRANTING TO ONCOR ELECTRIC DELIVERY COMPANY LLC, ITS SUCCESSORS AND ASSIGNS, AN ELECTRIC POWER FRANCHISE TO USE THE PRESENT AND FUTURE STREETS, ALLEYS, HIGHWAYS, PUBLIC UTILITY EASEMENTS, PUBLIC WAYS, AND PUBLIC PROPERTY OF THE CITY OF SACHSE, TEXAS, PROVIDING FOR COMPENSATION THEREFOR, PROVIDING FOR AN EFFECTIVE DATE AND A TERM OF SAID FRANCHISE, PROVIDING FOR WRITTEN ACCEPTANCE OF THIS FRANCHISE, PROVIDING FOR THE REPEAL OF ALL EXISTING FRANCHISE ORDINANCES TO ONCOR ELECTRIC DELIVERY COMPANY LLC, ITS PREDECESSORS AND ASSIGNS, AND FINDING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED IS OPEN TO THE PUBLIC.

WHEREAS, Oncor Electric Delivery Company LLC (“Company”) currently provides electric delivery services for the City of Sachse, Texas (the “City”) under a Franchise ordinance, which shall expire on July 31, 2026 (the “Prior Franchise Ordinance”); and

WHEREAS, the City and the Company desire to enter into a new Franchise establishing conditions under which Company will operate and establishing a term of twenty (20) years for said Franchise; and

WHEREAS, the Company and the City Council of the City of Sachse finds that it is to the mutual advantage of both the City and Company to enter into a new Franchise; and

WHEREAS, the City Council has determined that a grant of a non-exclusive Franchise pursuant to this Ordinance is in the best interest and will inure to the benefit of the City and its citizens.

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

SECTION 1. Public Purpose. All of the provisions contained in this Ordinance are hereby declared to be for a public purpose, and are in the interests of the health, safety, and welfare of the general public. City shall have the ability at any time to request Company to repair, remove or abate any distribution pole, wire, cable, or other distribution structure in City's Public Rights-of-Way that is determined to be unnecessarily dangerous to life or property. After receipt of notice, Company shall either cure said dangerous condition within a reasonable time, or provide City with facts defending its position that said condition is not a condition that is unnecessarily dangerous to life or property. Either Party may request review of the matter by any court or regulatory agency having jurisdiction. Company agrees to respond within 30 days to a reasonable request for inspection by the City for items governed by this franchise related to health and safety that are not considered by the City to be an emergency, including poles belonging to Company.

SECTION 2. Definitions.

- 2.1 “City” shall mean the City of Sachse, Texas, and includes the territory that currently is or may in the future be included within the boundaries of the City.
- 2.2 “Oncor” or “Company” shall mean Oncor Electric Delivery Company LLC, its successors, and permitted assigns.
- 2.3 “Effective Date” shall be as provided for in Section 4.

- 2.4 **"Electric Distribution and Transmission System"; "Facility", "Facilities", "facility" or "facilities"** shall mean Company's electric power lines, with all necessary or desirable appurtenances (including underground conduits, poles, towers, wires, transmission lines and other structures, and telephone and communication lines for the Company's own use in connection with Company's electric power lines), for the purpose of delivering electricity to the City, the inhabitants thereof, and persons, firms and corporations beyond the corporate limits thereof.
- 2.5 **"Franchise" or "franchise"** shall mean this Ordinance and Company's acceptance thereof as the non-exclusive permission granted to Company to use the Public Right-of-Way for its Electric Distribution and Transmission System.
- 2.6 **"Franchise Fee", "franchise fee", or "Franchise fee"**, whether plural or singular, shall mean the total franchise fees due from Company as set forth in Section 8 herein.
- 2.7 **"Additional Cost"** shall mean cost of all non-standard facilities, including underground facilities offset by any applicable allowances as provided for in Oncor's Tariff approved by the Public Utility Commission of Texas.
- 2.8 **"Public Right-of-Way" or "Public Rights-of-Way"** means the present and future streets, alleys, highways, public utility easements, public ways, and other public property or property interests of the City. The term includes the area on, below, and above the surface of the Public Right-of-Way. The term applies regardless of whether the Public Right-of-Way is paved or unpaved.
- 2.9 **"Public Utility Commission of Texas" or "PUC"** shall mean the Public Utility Commission of Texas or its successor agency.

SECTION 3. Grant of Authority.

- 3.1 **Permission.** Subject to the terms and conditions herein, City hereby grants Company the non-exclusive right, privilege, and Franchise to erect, construct, extend, install, maintain, and operate an Electric Distribution and Transmission System in, over, under, along, and across the Public Rights-of-Way. Oncor may not use any portion of its Electric Distribution and Transmission System in the City's Public Rights-of-way for any purpose other than the delivery of electric service (or in the support of Oncor's Distribution and Transmission System), including renting, licensing, or otherwise sharing use of facilities with third parties, including third parties receiving electric service, without first entering into a separate agreement with the City for Oncor ancillary service. Company agrees to notify other persons, firms, or corporations that desire to attach facilities to Oncor's Electric Distribution and Transmission System located within the City that they have a responsibility to obtain all legally required franchises, licenses, waivers, consents, easements, rights of way, and permits needed to construct and operate its equipment within the City. However, in no event is Company responsible or liable to City or any other person or entity if the persons, firms, or corporations that desire to attach to Oncor's Electric Distribution and Transmission System within City fails to obtain anything required by City. City may at any time request a list of persons or corporations who have a contract to attach facilities to Company equipment within the City limits, and Company shall provide such information within a reasonable time after the City's request.

- 3.2 **Non-Exclusive Use.** This franchise is not exclusive, and nothing herein contained shall be construed so as to prevent the City from granting other like or similar rights, privileges, and franchises to any other person, firm, or corporation. Any Franchise granted by the City to any other person, firm, or corporation shall not unreasonably interfere with this Franchise.
- 3.3 **Area of the City Affected.** This Franchise shall extend to and include any and all territory that is within the corporate limits of the City that have been certificated to Company by the PUC. Additionally, this Franchise shall extend to any and all territory that is annexed by the City during the term of this Franchise and certificated to Company by the PUC. In the event of disannexation, this Franchise shall be reduced to the territory that continues to be in the City.
- 3.4 **City's Rights in Public Rights-of-Way.** Company acknowledges that by this Franchise it obtains no rights to, or further use of, the Public Rights-of-Way other than those expressly granted herein or by federal, state, and/or city laws, rules, or regulations. Company further acknowledges and accepts at its own risk that consistent with this Agreement the City may use Public Rights-of-Way in which Company's Electric Distribution and Transmission System is located in a manner inconsistent with Company's use of such Public Rights-of-Way. The City reserves the right to lay, and permit to be laid, storm, sewer, gas, water, wastewater, and other pipelines, cables, and conduits, or other improvements and to do and permit to be done any underground or overhead work that may be necessary or proper in, across, along, over, or under Public Rights-of-Way occupied by Company. Company's Facilities shall be erected so as not to unreasonably interfere with: (1) existing streets, alleys, highways, and sidewalks or with the existing vehicular and pedestrian traffic thereon; (2) existing gas, electric, or telephone fixtures; or (3) existing water hydrants or mains, drainage facilities or sanitary sewer facilities. When Company makes, or causes to be made, excavations, or places, or causes to be placed, obstructions in any Public Rights-of-Way, Company shall place, erect, and maintain barriers and lights to identify the location of such excavations or obstructions, all in accordance with the most recent edition of the Uniform Manual on Traffic Control Devices and any applicable city, state or federal laws, rules, or regulations that impact the Company's use of the Public Rights-of-Way. In determining the location of Company's facilities within the City, Company shall not interfere with then existing above ground and underground structures, equipment and facilities of the City, other utility franchisees (which have received a franchise from the City) and other persons (whether a natural person or business entity of any kind) who have received the City's consent to place and locate equipment or facilities within the Public Rights-of-Way. The City also reserves the right to change in any manner any Public Rights-of-Way, including but not limited to any curb, sidewalk, highway, alley, public way, street, utility line (or in the case of utility line owned by Company, to notify and require that change by Company within a reasonable amount of time), storm sewer, drainage basin, drainage ditch, and the like. City shall provide Company with at least thirty (30) days' notice when requesting Company to relocate Facilities and shall specify a new location for such Facilities along the Public Rights-of-Way. Company shall, except in cases of emergency conditions or work incidental in nature, obtain a permit, if required by City ordinance, prior to performing work in the Public Rights-of-Way, except in no instance shall Company be required to pay fees or bonds related to its use of the Public Rights of Way, despite the City's enactment of any ordinance providing the contrary. City-requested relocations of Company facilities in the Public Rights-of-Way shall be at the Company's expense; provided however, if the City is the end use Retail Customer (customer who purchases electric power or energy and ultimately consumes it) requesting the removal or relocation of Company Facilities for its own benefit, or the project requiring the relocation is solely aesthetic/beautification in nature, such relocation will be at the total expense of the City. Provided further, if the relocation request includes, or is for, the Company to relocate above-ground facilities to an underground location, City shall be fully responsible for the Additional Cost of placing the facilities underground.

- 3.5 If any other corporation or person (other than City) requests Company to relocate Company Facilities located in City Rights-of-Ways, the Company shall not be bound to make such changes until such other corporation or person shall have undertaken, with good and sufficient bond, to reimburse the Company for any costs, loss, or expense which will be caused by, or arises out of such change, alteration, or relocation of Company's Facilities. City may not request the Company to pay for any relocation which has already been requested, and paid for, by any entity other than City.
- 3.6 **Abandonment.** If City abandons any Public Rights-of-Way in which Company has facilities, such abandonment shall be conditioned on Company's right to maintain its use of the former Public Rights-of-Way and on the obligation of the party to whom the Public Rights-of-Way is abandoned to reimburse Company for all removal or relocation expenses if Company agrees to the removal or relocation of its facilities following abandonment of the Public Rights-of-Way. If the party to whom the Public Rights-of-Way is abandoned requests the Company to remove or relocate its Facilities and Company agrees to such removal or relocation, such removal or relocation shall be done within a reasonable time at the expense of the party requesting the removal or relocation. If relocation cannot practically be made to another Public Rights-of-Way, the expense of any right-of-way acquisition shall be considered a relocation expense to be reimbursed by the party requesting the relocation.
- 3.7 **Compliance with Law and Continued Obligations.** Company's operations and activities within the Public Rights-of-Way in the City shall be subject to all City ordinances, unless otherwise in conflict with any federal or state laws, rules, or regulations or this franchise. The City shall endeavor to provide Company with reasonable notice and opportunity to review and comment upon any new or revised City laws, rules, or regulations that impact Company's use of the Public Rights-of-Way, but the failure to do so shall not affect the applicability of such laws, rules, or regulations to Company. Nothing herein shall be deemed a waiver, release, or relinquishment of any right by either party to contest, appeal, or file suit with respect to any action or decision of the other party.
- 3.8 **Use of Poles and Ducts.** Oncor may permit the wires of the City to be attached to the poles or use of spare conduit in duct systems owned and maintained by Oncor, under separate agreement, upon securing an Oncor "Pole Attachment/Duct Use" agreement which specifies the requirements and compensation for said use. Oncor does not warrant or guarantee there will be space made available on Oncor poles or spare conduits in Oncor duct systems for the City's use. Oncor may require the City to furnish evidence of adequate insurance, provide indemnity covering Oncor as allowed by law, and provide adequate bonds covering the performance of the City or City's contractor prior to attaching wires to Oncor's poles and prior to City's use of conduit in Oncor's duct systems. Agreements for wires of the City to be attached to the poles or for use of spare conduit in duct systems maintained and owned by Oncor which are existing prior to this Franchise remain in effect according to the terms defined in such agreements.
- 3.9 **Use of City Owned Facilities, Structures, and Physical Plant.** Nothing contained in this Franchise shall be construed to require or permit any attachments to City owned facilities, structures or physical plant by Company for any purpose. If Company desires attachments to any City owned facility, structure, or physical plant for any equipment related to delivering any service through Company's Electric Distribution and Transmission System, Company shall notify City and City shall authorize such attachment. If Company desires attachments to any City owned facility, structure, or physical plant for any equipment related to delivering any service other than electricity through Company's Electric Distribution and Transmission System, then a further separate, non-contingent agreement shall be a prerequisite to such attachments. Agreements existing prior to this Franchise which authorize such use of any facility may remain in effect according to the terms of such agreements.

- 3.10 **Company's Need to Locate Facilities.** Company shall not install, construct, or extend any Facilities in parks or other City-owned property that is not part of a public utility easement, street, road, highway, or alley without first obtaining the written approval of City.

SECTION 4. Term of Franchise. This Ordinance shall become effective on September 2, 2026, upon the filing of Company's written acceptance hereof with the City Secretary, said written acceptance to be filed by Company with the City Secretary within sixty (60) days after final passage and approval hereof by the City (the "Effective Date"). The right, privilege, and franchise granted hereby shall expire at 11:59 p.m. (Central Standard Time) on July 31, 2046.

SECTION 5. Electrical Safety Code Compliance. Company shall construct its facilities in conformance with the applicable provisions of the National Electrical Safety Code.

SECTION 6. Liability Insurance.

- 6.1 Company shall, at its sole cost and expense, obtain, maintain, or cause to be maintained, and provide, throughout the term of this Franchise, insurance in the amounts, types and coverages in accordance with the following requirements. Such insurance may be in the form of self-insurance to the extent permitted by applicable law or by obtaining insurance, as follows:
- A. Commercial general or excess liability on an occurrence or claims made form with minimum limits of five million dollars (\$5,000,000) per occurrence and ten million dollars (\$10,000,000) aggregate. This coverage shall include the following:
 - (1) Products/completed operations to be maintained for the warranty period.
 - (2) Personal and advertising injury.
 - (3) Contractual liability.
 - (4) Explosion, collapse, or underground (XCU) hazards.
 - B. Automobile liability coverage with a minimum policy limit of one million dollars (\$1,000,000) combined single limit each accident. This coverage shall include all owned, hired and non-owned automobiles.
 - C. Workers compensation and employer's liability coverage. Statutory coverage limits for Coverage A and five hundred thousand dollars (\$500,000) bodily injury each accident, five hundred thousand dollars (\$500,000) each employee bodily injury by disease, and five hundred thousand dollars (\$500,000) policy limit bodily injury by disease Coverage B employers' liability are required. Company must provide the City with a waiver of subrogation for worker's compensation claims.
 - D. Company must name the City, which includes all authorities, commissions, divisions and departments, as well as elected and appointed officials, agents, and volunteers, as an additional insured under the coverage required herein, except Worker's Compensation Coverage. The certificate of insurance must state that the City is an additional insured.
 - E. Company will require its contractors and subcontractors to maintain, at their sole cost and expense, a minimum of three million dollars (\$3,000,000) each occurrence or each accident general liability and automobile liability throughout the course of work performed. Also, contractors and subcontractors will be required to maintain statutory workers' compensation benefits in accordance with the regulations of the State of Texas or state of jurisdiction as applicable. The minimum limits for employers' liability insurance will be five hundred thousand dollars (\$500,000) bodily injury each accident, five hundred

thousand dollars (\$500,000) each employee bodily injury by disease, five hundred thousand dollars (\$500,000) policy limit bodily injury by disease.

- 6.2 The Company will provide proof of its insurance in accordance with this Franchise within 30 days of the effective date of the Franchise and annually thereafter. Company will not be required to furnish separate proof when applying for permits.

SECTION 7. Indemnification.

- 7.1 **IN CONSIDERATION OF THE GRANTING OF THIS FRANCHISE, COMPANY SHALL, AT ITS SOLE COST AND EXPENSE, INDEMNIFY, DEFEND AND HOLD HARMLESS THE CITY, AND ITS PAST AND PRESENT OFFICERS, AGENTS AND EMPLOYEES AGAINST ANY AND ALL LIABILITY ARISING FROM SUITS, ACTIONS OR CLAIMS REGARDING INJURY OR DEATH TO ANY PERSON OR PERSONS, OR DAMAGES TO ANY PROPERTY ARISING OUT OF OR OCCASIONED BY THE INTENTIONAL AND/OR NEGLIGENT ACTS OR OMISSIONS OF COMPANY OR ANY OF ITS OFFICERS, AGENTS, CONTRACTORS, OR EMPLOYEES IN CONNECTION WITH COMPANY'S CONSTRUCTION, MAINTENANCE AND OPERATION OF COMPANY'S SYSTEM IN THE CITY PUBLIC RIGHTS-OF-WAY, INCLUDING ANY COURT COSTS, REASONABLE EXPENSES AND REASONABLE DEFENSES THEREOF.**
- 7.2 **THIS INDEMNITY SHALL ONLY APPLY TO THE EXTENT THAT THE LOSS, DAMAGE, INJURY OR DEATH IS ATTRIBUTABLE TO THE NEGLIGENCE OR WRONGFUL ACT OR OMISSION OF THE COMPANY OR ITS OFFICERS, AGENTS OR EMPLOYEES, AND DOES NOT APPLY TO THE EXTENT SUCH LOSS, DAMAGE, INJURY OR DEATH IS ATTRIBUTABLE TO THE NEGLIGENCE OR WRONGFUL ACT OR OMISSION OF THE CITY OR THE CITY'S OFFICERS, AGENTS, OR EMPLOYEES OR OTHER THIRD PARTIES. THIS PROVISION IS NOT INTENDED TO CREATE A CAUSE OF ACTION OR LIABILITY FOR THE BENEFIT OF THIRD PARTIES BUT IS SOLELY FOR THE BENEFIT OF COMPANY AND THE CITY.**
- 7.3 **IN THE EVENT OF JOINT AND CONCURRENT NEGLIGENCE OR FAULT OF BOTH COMPANY AND THE CITY, RESPONSIBILITY AND INDEMNITY, IF ANY, SHALL BE APPORTIONED COMPARATIVELY BETWEEN THE CITY AND COMPANY IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS WITHOUT, HOWEVER, WAIVING ANY GOVERNMENTAL IMMUNITY AVAILABLE TO THE CITY UNDER TEXAS LAW AND WITHOUT WAIVING ANY OF THE DEFENSES OF THE PARTIES UNDER TEXAS LAW. FURTHER, IN THE EVENT OF JOINT AND CONCURRENT NEGLIGENCE OR FAULT OF BOTH COMPANY AND THE CITY, RESPONSIBILITY FOR ALL REASONABLY NECESSARY COSTS OF DEFENSE SHALL BE APPORTIONED BETWEEN THE CITY AND COMPANY BASED UPON THE COMPARATIVE FAULT OF EACH.**
- 7.4 **IN FULFILLING ITS OBLIGATION TO DEFEND AND INDEMNIFY CITY, COMPANY SHALL HAVE THE RIGHT TO SELECT DEFENSE COUNSEL, SUBJECT TO CITY'S APPROVAL, WHICH WILL NOT BE UNREASONABLY WITHHELD. COMPANY SHALL RETAIN DEFENSE COUNSEL WITHIN SEVEN (7) BUSINESS DAYS OF CITY'S WRITTEN NOTICE THAT CITY IS INVOKING ITS RIGHT TO INDEMNIFICATION UNDER THIS FRANCHISE. IF COMPANY FAILS TO RETAIN COUNSEL WITHIN SUCH TIME PERIOD, CITY SHALL HAVE THE RIGHT TO RETAIN DEFENSE COUNSEL ON ITS OWN BEHALF, AND COMPANY SHALL BE**

LIABLE FOR ALL REASONABLE DEFENSE COSTS INCURRED BY CITY, EXCEPT AS OTHERWISE PROVIDED IN SECTIONS 7.2 AND 7.3.

- 7.5 THIS SECTION SHALL SURVIVE THE REVOCATION, TERMINATION, OR EXPIRATION OF THIS FRANCHISE SUBJECT TO ANY STATUTE OF LIMITATIONS, BUT ONLY WITH RESPECT TO SUITS, ACTIONS, OR CLAIMS BASED ON EVENTS OCCURRING DURING THE TERM OF THIS FRANCHISE.**

SECTION 8. Compensation to the City.

- 8.1 Franchise Fee.** In consideration of the grant of said right, privilege and franchise by the City and as full payment for the right, privilege and franchise of using and occupying the said Public Rights-of-Way, and in lieu of any and all occupation taxes, assessments, municipal charges, fees, easement taxes, franchise taxes, license, permit and inspection fees or charges, street taxes, bonds, street or alley rentals, and all other taxes, charges, levies, fees and rentals of whatsoever kind and character which the City may impose or hereafter be authorized or empowered to levy and collect, excepting only the usual general or special ad valorem taxes which the City is authorized to levy and impose upon real and personal property, sales and use taxes, and special assessments for public improvements, Company shall pay to the City the following:

- A. A final quarterly payment was made on or before May 1, 2026, for the basis period of December 1, 2025, through February 28, 2026, and the privilege period of February 1, 2027, through April 30, 2027, in accordance with the provisions in the previous franchise.

As authorized by Section 33.008(b) of PURA, the original franchise fee factor calculated for the City in 2002 was 0.003175 (the “Base Factor”), multiplied by each kilowatt hour of electricity delivered by Company to each retail customer whose consuming facility’s point of delivery is located within the City’s municipal boundaries for determining franchise payments going forward.

Due to a 2006 agreement between Company and City the franchise fee factor was increased to a franchise fee factor of 0.003334 (the “Current Factor”), multiplied by each kilowatt hour of electricity delivered by Company to each retail customer whose consuming facility’s point of delivery is located within the City’s municipal boundaries on a quarterly basis.

However, consistent with the 2006 agreement, should the Public Utility Commission of Texas at any time disallow Company’s recovery through rates of the higher franchise payments made under the Current Factor as compared to the Base Factor, then the franchise fee factor shall immediately revert to the Base Factor of 0.003175 and all future payments, irrespective of the time period that is covered by the payment, will be made using the Base Factor.

Company shall make quarterly payments as follows:

<u>Payment Due Date</u>	<u>Basis Period</u>	<u>Privilege Period (Following Pmt)</u>
August 1	Mar. 1 – May 31	May 1 – Jul. 31
November 1	Jun. 1 – Aug. 31	Aug. 1 – Oct. 31
February 1	Sept. 1 – Nov. 30	Nov. 1 – Jan. 31
May 1	Dec. 1 – Feb. 28(29)	Feb. 1 – Apr. 30

1. The first payment hereunder shall be due and payable on or before August 1, 2026, and will cover the basis period of March 1, 2026, through May 31, 2026, and the privilege period of May 1, 2027, through July 31, 2027. If this franchise is not effective prior to the first quarterly payment date, Company will pay any payments due within 30 days of the effective date of this agreement. The final payment under this franchise is due on or before August 1, 2045, and covers the basis period of March 1, 2045, through May 31, 2045, and the privilege period of May 1, 2046, through July 31, 2046; and
 2. After the final payment date of August 1, 2045, Company may continue to make additional quarterly payments in accordance with the above schedule. City acknowledges that such continued payments will correspond to privilege periods that extend beyond the term of this Franchise and that such continued payments will be recognized in any subsequent franchise as full payment for the relevant quarterly periods.
- B. A sum equal to four percent (4%) of gross revenues received by Company from services identified as DD1 through DD24 in Section 6.1.2 “Discretionary Service Charges,” in Oncor’s Tariff for Retail Delivery Service (Tariff), effective 1/1/2002, that are for the account and benefit of an end-use retail electric consumer. Company will, upon request by City, provide a cross reference to Discretionary Service Charge numbering changes that are contained in Company’s current approved Tariff.
1. The franchise fee amounts based on “Discretionary Service Charges” shall be calculated on an annual calendar year basis, i.e. from January 1 through December 31 of each calendar year.
 2. The franchise fee amounts that are due based on “Discretionary Service Charges” shall be paid at least once annually on or before April 30 each year based on the total “Discretionary Service Charges”, as set out in Subsection 8.1. B., received during the preceding calendar year. The initial Discretionary Service Charge franchise fee amount will be paid on or before April 30, 2027, and will be based on the calendar year January 1 through December 31, 2026. The final Discretionary Service Charge franchise fee amount will be paid on or before April 30, 2047, and will be based on the calendar months of January 1, 2046, through July 31, 2046.
 3. Company may file a tariff or tariff amendment(s) to provide for the recovery of the franchise fee on Discretionary Service Charges.
 4. City agrees (i) to the extent the City acts as regulatory authority, to adopt and approve that portion of any tariff which provides for 100% recovery of the

franchise fee on Discretionary Service Charges; (ii) in the event the City intervenes in any regulatory proceeding before a federal or state agency in which the recovery of the franchise fees on such Discretionary Service Charges is an issue, the City will take an affirmative position supporting the 100% recovery of such franchise fees by Company and; (iii) in the event of an appeal of any such regulatory proceeding in which the City has intervened, the City will take an affirmative position in any such appeals in support of the 100% recovery of such franchise fees by Company.

5. City agrees that it will take no action, nor cause any other person or entity to take any action, to prohibit the recovery of such franchise fees by Company.
6. In the event of a regulatory disallowance of the recovery of the franchise fees on the Discretionary Service Charges, Company will not be required to continue payment of such franchise fees.

8.2 The Parties agree:

- A. With each payment of compensation required by this Section, Company shall furnish to the City a statement, executed by an authorized officer of Company or designee, providing the total kWh delivered by Company to each retail customer's point of delivery within the City and the amount of payment for the period covered by the payment.
- B. With each payment of compensation required in this Section, Company shall furnish to the City a statement, executed by an authorized officer of Company or designee, reflecting the total amount of gross revenues received by Company from services identified in its "Tariff for Retail Delivery Service," Section 6.1.2, "Discretionary Service Charges," Items DD1 through DD24.
- C. If either party discovers that Company has failed to pay the entire or correct amount of compensation due under Section 8, the correct amount shall be determined by mutual written agreement between the City and Company and the City shall be paid by Company within thirty (30) calendar days of such determination. Any overpayment to the City through error or otherwise will, at the sole option of the City, either be refunded to Company by the City within thirty (30) days of such determination or offset against the next payment due from Company. Acceptance by either party of any payment due under this Section 8 shall not be deemed to be a waiver by either party of any claim of breach of this Franchise, nor shall the acceptance by either party of any such payments preclude either party from later establishing that a larger amount was actually due or from collecting any balance due. Nothing in this Section shall be deemed a waiver by either party of its rights under law or equity.
- D. Any late or delinquent payments due the City by Company under this Franchise shall accrue interest. Interest on late or delinquent payments shall be calculated in accordance with the interest rate for customer deposits established by the Public Utility Commission of Texas in accordance with the Texas Utilities Code, Section 183.003, as amended for the time period involved.

8.3 This subsection applies only if, after the effective date of this Franchise Agreement, Company enters into a new municipal franchise agreement or renews an existing municipal franchise agreement with another municipality that provides for a different method of calculation of franchise

fees for use of the Public Rights-of-Way than the calculation under PURA, Section 33.008(b), which, if applied to the City, would result in a greater amount of franchise fees owed the City than under this Franchise Agreement. In the event of an occurrence as described in this subsection 8.3, City shall have the option to:

- A. Have Company select, within 30 days of the City's request, any or all portions of the franchise agreement with the other municipality or comparable provisions that, at Company's sole discretion, must be considered in conjunction with the different method of the calculation of franchise fees included in that other franchise agreement; and
- B. Modify this franchise agreement to include both the different method of calculation of franchise fee found in the franchise agreement with the other municipality and all of the other provisions identified by Company pursuant to Subsection 8.3.A. In no event shall City be able to modify the franchise to include the different method of calculation of franchise fee found in the franchise agreement with the other municipality without this franchise also being modified to include all of the other provisions identified by Company pursuant to Subsection 8.3.A.
- C. City may not exercise the option provided in Subsection 8.3 if any of the provisions that would be included in this franchise are, in Company's sole opinion, inconsistent with or in any manner contrary to any then-current rule, regulation, ordinance, law, Code, or City Charter. In the event of a regulatory disallowance of the increase in franchise fees paid pursuant to City's exercise of its option pursuant to this subsection 8.3, then at any time after the regulatory authority's entry of an order disallowing recovery of the additional franchise fee expense in rates, Company shall have the right to cancel the modification of the franchise made pursuant to this subsection 8.3, and the terms of the Franchise shall immediately revert to those in place prior to City's exercise of its option under this subsection.
- D. Notwithstanding any other provision of this franchise, should the City exercise the option provided in subsection 8.3, and then adopt any rule, regulation, ordinance, law, Code, or Charter that, in Company's sole opinion, is inconsistent with or in any manner contrary to the provisions included in this franchise pursuant to subsection 8.3, then Company shall have the right to cancel all of the modifications to this franchise made pursuant to subsection 8.3 and, effective as of the date of the City's adoption of the inconsistent provision, the terms of the franchise shall revert to those in place prior to the City's exercise of its option under subsection 8.3. The provisions of this subsection 8.3 apply only to the amount of the franchise fee to be paid and do not apply to other franchise fee payment provisions, such as the timing of such payments. The provisions of subsection 8.3 do not apply to differences in the franchise fee factor that result from the application of the methodology set out in PURA Section 33.008(b) or any successor methodology.

SECTION 9. Accounting Matters.

- 9.1 **Maintenance of Records.** Company shall keep complete and accurate books of account and records of its business and operations under and in connection with this Franchise at its principal office for the purpose of determining the amount due to the City under this Franchise.

- 9.2 **Audit.** Pursuant to and for the period specified in Section 33.008(e) of the Texas Utilities Code and upon thirty (30) days prior written notice, the City may conduct an audit or other inquiry of the books and records of the Company to ascertain the correctness of the reports agreed to be filed herein.
- 9.3 **Access to Records.** The Company shall make available to the City during the Company's regular business hours and upon reasonable notice, such personnel and records as the City may, in its reasonable discretion, request in order to complete any audit or inquiry under Section 9 of this Franchise, and shall make no charge to the City therefore. The Company shall respond to all requests for information from City no later than thirty (30) days after receipt of a request.
- A. If as the result of any City audit, Company is refunded/credited for an overpayment, or pays the City for an underpayment, of the Franchise Fee, such refund/credit or payment shall be made pursuant to the terms established in Section 8.
- B. If as a result of a subsequent audit, initiated within two years of an audit which resulted in Company making a payment to the City due to an underpayment of the franchise fee of more than 5%, Company makes another payment to the City due to an underpayment of the franchise fee of more than 5%, the City may immediately treat this underpayment as an Uncured Event of Default and exercise the remedies provided for in Section 11.
- 9.4 If Company provides confidential or non-public information to the City, Company shall be solely responsible for identifying such information with markings calculated to bring the City's attention to the confidential or non-public nature of the information. The City agrees to maintain the confidentiality of any non-public information obtained from Company to the extent allowed by law. City shall not be liable to Company for the release of any information the City is required by law to release. City shall provide notice to Company of any request for release of non-public information prior to releasing the information so as to allow Company adequate time to pursue available remedies for protection. If the City receives a request under the Texas Public Information Act that includes Company's proprietary information, City will notify the Texas Attorney General of the proprietary nature of the document(s). The City also will provide Company with a copy of this notification, and thereafter Company is responsible for establishing that an exception under the Act allows the City to withhold the information.

SECTION 10. Right of Renegotiation.

- 10.1 Should either Company or the City have cause to believe that a material change in circumstances relating to the terms of this Franchise may exist, it may request, and the other party shall timely provide the requesting party a reasonable amount of information to assist in determining whether a material change in circumstances has taken place.
- 10.2 Should either party hereto determine that based on a material change in circumstances, it is in the best interest to renegotiate all or some of the provisions of this Franchise, then the other party agrees to enter into good faith negotiations. Said negotiations shall involve reasonable, diligent, and timely discussions about the pertinent issues and a resolute attempt to settle those issues. The obligation to enter into such negotiations does not obligate either party to agree to an amendment of any or all terms of the Franchise as a result of such negotiations. A failure to agree does not show a lack of good faith. If, as a result of renegotiation, the City and Company agree to an amendment of one or more provisions of this Franchise, the change shall become effective upon passage of an Ordinance by the City in accordance with the City Charter and the filing with the City Secretary of written acceptance of the amendment by Company.

SECTION 11. Defaults.

11.1 **Events of Default.** The occurrence, at any time during the term of the Franchise, of any one or more of the following events, shall constitute an Event of Default by Company under this Franchise:

- A. The failure of Company to pay the Franchise Fee on or before any of the due dates specified herein.
- B. Company's breach or violation of any material terms, covenants, representations or warranties contained herein.

11.2 **Uncured Events of Default.**

- A. Upon the occurrence of an Event of Default which can be cured by the immediate payment of money to the City, Company shall have thirty (30) calendar days from receipt of written notice from City of an occurrence of such Event of Default to cure same before City may exercise any of its rights or remedies provided in Section 11.2D.
- B. Upon the occurrence of an Event of Default by Company which cannot be cured by the immediate payment of money to City, Company shall have sixty (60) calendar days (or such additional time as may be agreed to by the City) from receipt of written notice from City of an occurrence of such Event of Default to cure same before City may exercise any of its rights or remedies provided for in Section 11.2D.
- C. If the Event of Default is not cured within the time period allowed for curing the Event of Default as provided for herein, such Event of Default shall, without additional notice, become an Uncured Event of Default, which shall entitle City to exercise the remedies provided for in Section 11.2D.
- D. The City shall notify the Company in writing, of an alleged Uncured Event of Default as described in Section 11.2, which notice shall specify the alleged failure with reasonable particularity. The Company shall, within thirty (30) calendar days after receipt of such notice or such longer period of time as the City may specify in such notice, either cure such alleged failure or in a written response to the City either present facts and arguments in refuting or defending such alleged failure or state that such alleged failure will be cured and set forth the method and time schedule for accomplishing such cure. City, at its option, may agree to an extension of time for Company to cure any Event of Default. In the event that such cure is not forthcoming, City shall be entitled to exercise any and all of the following cumulative remedies:
 - 1. The commencement of an action against Company at law for monetary damages.
 - 2. The commencement of an action in equity seeking injunctive relief or the specific performance of any of the provisions that, as a matter of equity, are specifically enforceable.
 - 3. The commencement of proceedings to seek revocation of Company's certificate of convenience and necessity to serve any or all of Company's service area located within the City of Sachse.
 - 4. The termination of this Franchise in accordance with the provisions of Section 11.4.

11.3 **Remedies Not Exclusive.** The rights and remedies of City and Company set forth in this Franchise

shall be in addition to, and not in limitation of, any other rights and remedies provided by law or in equity. City and Company understand and intend that such remedies shall be cumulative to the maximum extent permitted by law and the exercise by City of any one or more of such remedies shall not preclude the exercise by City, at the same or different times, of any other such remedies for the same failure to cure. However, City shall not recover both liquidated damages and actual damages for the same violation, breach, or noncompliance.

11.4 **Termination.** In accordance with the provisions of Section 11.2.D, this Franchise may be terminated upon thirty (30) business day's prior written notice to Company. City shall notify Company in writing at least fifteen (15) business days in advance of the City Council meeting at which the questions of forfeiture or termination shall be considered, and Company shall have the right to appear before the City Council in person or by counsel and raise any objections or defenses Company may have that are relevant to the proposed forfeiture or termination. This Franchise will not be terminated if Company commences work or other efforts to cure such violations and completes such curative work according to a plan and timeline mutually agreed upon by Company and City. The final decision of the City Council may be appealed to any court or regulatory authority having jurisdiction. Upon timely appeal by Company of the City Council's decision terminating the Franchise, the effective date of such termination shall be either when such appeal is withdrawn or an order upholding the termination becomes final and unappealable. Until the termination becomes effective the provisions of this Franchise shall remain in effect for all purposes. The City recognizes Company's right and obligation to provide service in accordance with the Certificate of Convenience and Necessity authorized by the Public Utility Commission of Texas in accordance with the Texas Utilities Code.

11.5 The failure of either party to insist in any one or more instances upon the strict performance of any one or more of the terms or provisions of this Franchise shall not be construed as a waiver or relinquishment for the future of any such term or provision, and the same shall continue in full force and effect. No waiver or relinquishment shall be deemed to have been made by either party unless said waiver or relinquishment is in writing and signed by that party.

SECTION 12. Assignment. The rights granted by this Franchise Agreement inure to the benefit of the Company and any parent, subsidiary, affiliate or successor entity now or hereafter existing. The rights shall not be assignable without the express written consent, by Ordinance, of the City Council of the City, unless otherwise superseded by state laws, rules, or regulations or Public Utility Commission of Texas action, and such consent by City shall not be unreasonably withheld or delayed, except the Company may assign its rights under this Franchise Agreement to a parent, subsidiary, affiliate or successor entity without consent, so long as such parent, subsidiary, affiliate or successor entity assumes all obligations of Company hereunder, and is bound to the same extent as Company hereunder. The Company shall give the City written notice within ninety (90) days of any such assignment to a parent, subsidiary, affiliate or successor entity.

SECTION 13. Notices.

13.1 All notices required by this Franchise shall be in writing and delivered personally or transmitted (a) through the United States mail by registered or certified mail, postage prepaid or (b) by means of prepaid overnight delivery service addressed as follows:

If to the City:
City of Sachse
Attn: City Manager's Office
3815 Sachse Road
Sachse, TX 75048
With a Copy to:

Nichols | Jackson, L.L.P.
Attn: Sachse City Attorney
500 N. Akard Street, Suite 1800
Dallas, TX 75201

If to Company:
Oncor Electric Delivery Company LLC
Attn: Regulatory Affairs
1616 Woodall Rodgers Fwy. 6th floor
Dallas, TX 75202-1234

13.2 Date of Notices; Changing Notice Address. Notices shall be deemed given: (a) upon receipt in the case of personal delivery; (b) three (3) business days after deposit in the mail, postage prepaid and return receipt requested; or (c) the next business day in the case of overnight delivery. From time to time, either party may designate another address in the United States for this purpose by written notice to the other party delivered in the manner set forth above.

SECTION 14. Miscellaneous

- 14.1 **Amendment of Franchise Agreement.** This Franchise Agreement may not be amended except pursuant to an Ordinance adopted by the City Council and agreed to in writing by Company, with said written agreement being filed in the office of the City Secretary.
- 14.2 **Governing Law.** The laws of the State of Texas shall govern the interpretation, validity, performance, and enforcement of this Franchise.
- 14.3 **Force Majeure.** In the event that the performance by either party of any of its obligations or undertakings hereunder shall be interrupted or delayed by an act of God or the result of war, riot, civil commotion, or government conduct, then such party shall be excused from performance for a period of time as is reasonably necessary after such occurrence to remedy the effects thereof, and each party shall bear the cost of any expense it may incur due to the occurrence and resulting delay.
- 14.4 **Criteria for Responses.** Responses by one party to requests from the other party must be given within a reasonable time to the extent not governed by this franchise or by applicable laws, rules or regulations.
- 14.5 **Non-Waiver of Breach.** Failure of a party to declare, or delay in taking any action in connection with, any breach or default immediately upon the occurrence thereof shall not waive such breach or default, but the party shall have the right to declare any such breach or default within a reasonable time of its discovery subject to any applicable statute of limitations. Failure of either party to declare one breach or default does not act as a waiver of that party's right to declare another breach or default. The waiver by either party of any breach or violation of any Provision of this Franchise shall not be deemed to be a waiver or a continuing waiver of any subsequent breach or violation of the same or any other Provision of this Franchise.
- 14.6 **Repeal.** All ordinances of the City of Sachse, Texas, in conflict with the provisions of this ordinance shall 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.
- 14.7 **Severability.** Should any word, sentence, paragraph, subdivision, clause, phrase or section of this

ordinance, as amended hereby, 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.

- 14.8 An offense committed before the effective date of this ordinance is governed by prior applicable laws, rules and regulations as previously amended, in effect when the offense was committed, including the prior franchise agreement between City and Company, and the former law is continued in effect for this purpose subject to any applicable statute of limitations.
- 14.9 **Recitals.** The recitals set forth above are hereby determined to be true and correct and are incorporated by reference as a party of this Agreement for all purposes.
- 14.10 **Entire Agreement.** This Franchise contains all of the agreements of the parties with respect to the subject matter covered in this Franchise and no prior or contemporaneous agreements or undertakings pertaining to any such matters shall be effective for any purpose.
- 14.11 **Ordinance Passed at Public Meeting.** It is hereby officially found that the meeting at which this Ordinance is passed is open to the public and that due notice of this meeting was posted by City, all as required by law.
- 14.12 **Paragraph Headings; Construction.** The paragraph headings contained in this Ordinance are for convenience only and shall in no way enlarge or limit the scope or meaning of the various and several paragraphs hereof. Both parties have participated in the preparation of this Ordinance and this Ordinance shall not be construed either more or less strongly against or for either party.

SECTION 15. This Ordinance shall supersede any and all other franchises granted by the City to Company, its predecessors and assigns.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS, ON THE 3RD DAY OF AUGUST 2026.

APPROVED:

Jeff Bickerstaff, Mayor

DULY ENROLLED:

Leah K Granger, City Secretary

APPROVED AS TO FORM:

Joseph J. Gorfida, Jr., City Attorney
(07-02-2026: 4921-2120-5178, v. 1)

E. Consent Agenda

Subject: 9. Approve a resolution accepting a preliminary 2026 Annual Service Plan Update for Operation and Maintenance for the Sachse Public Improvement District No. 1, including a determination of cost, a service plan, and assessment rolls; directing that the Preliminary 2026 Annual Service Plan Update be made available for public inspection; ordering a public hearing for August 17, 2026, to consider an ordinance levying assessments against that assessed property within the District that is specially benefitted by authorized services being financed; authorizing and directing the publication and mailing of notices for the public hearing; providing a severability clause; and providing an effective date.

Meeting August 3, 2026 - City Council Meeting

Access Public

Type Action (Consent)

Fiscal Impact None

Recommended Action Approve a resolution accepting a preliminary 2026 Annual Service Plan Update for Operation and Maintenance for the Sachse Public Improvement District No. 1, including a determination of cost, a service plan, and assessment rolls; directing that the Preliminary 2026 Annual Service Plan Update be made available for public inspection; ordering a public hearing for August 17, 2026, to consider an ordinance levying assessments against that assessed property within the District that is specially benefitted by authorized services being financed; authorizing and directing the publication and mailing of notices for the public hearing; providing a severability clause; and providing an effective date.

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 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.

There are no substantive changes associated with the Preliminary Service Plan document for 2026. Therefore, it is being placed on the consent agenda.

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 of Sachse and PMB Station Land LP that was executed on October 3, 2018. This document is reviewed by the City Council each year.

RECOMMENDATION

Approve a resolution accepting a preliminary 2026 Annual Service Plan Update for Operation and Maintenance for the Sachse Public Improvement District No. 1, including a determination of cost, a service plan, and assessment rolls; directing that the Preliminary 2026 Annual Service Plan Update be made available for public inspection; ordering a public hearing for August 17, 2026, to consider an ordinance levying assessments against that assessed property within the District that is specially benefitted by authorized services being financed; authorizing and directing the publication and mailing of notices for the public hearing; providing a severability clause; and providing an effective date.

File Attachments

1. Resolution_Station_OM PID_call assessment hearing_2026-07-14
2. EXHIBIT A_PID No. 1_2026 OM PSAP_2026-07-16_vfinal

RESOLUTION NO. R-2026-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS, ACCEPTING A PRELIMINARY 2026 OPERATION AND MAINTENANCE SERVICE AND ASSESSMENT PLAN FOR THE SACHSE PUBLIC IMPROVEMENT DISTRICT NO. 1, INCLUDING A DETERMINATION OF COST, A SERVICE PLAN, AND ASSESSMENT ROLLS; DIRECTING THAT THE PRELIMINARY 2026 OPERATION AND MAINTENANCE SERVICE AND ASSESSMENT PLAN BE MADE AVAILABLE FOR PUBLIC INSPECTION; ORDERING A PUBLIC HEARING FOR AUGUST 17, 2026, TO CONSIDER AN ORDINANCE LEVYING ASSESSMENTS AGAINST THAT ASSESSED PROPERTY WITHIN THE DISTRICT THAT IS SPECIALLY BENEFITTED BY AUTHORIZED SERVICES BEING FINANCED; AUTHORIZING AND DIRECTING THE PUBLICATION AND MAILING OF NOTICES FOR THE PUBLIC HEARING; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City (the "City Council") of Sachse, Texas (the "City") is authorized by the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Code, as amended (the "PID Act") to create public improvement districts within the city; and

WHEREAS, on December 7, 2018, a petition (the "Petition") was submitted and filed with the City Secretary (the "City Secretary") of the City meeting the requirements of the PID Act requesting the creation of a public improvement district within the city; and

WHEREAS, the City accepted the Petition and called a public hearing to consider the creation of the District and directed the City Secretary to publish and mail notice of such hearing as required by the PID Act; and

WHEREAS, on January 22, 2019, the City Council held the public hearing and, upon closing of the hearing, approved Resolution No. 3905, creating the Sachse Public Improvement District No. 1 (the "District"); and, on December 2, 2019, the City Council approve Resolution No. 958, adding land to the District; and

WHEREAS, on October 5, 2020, the City Council adopted Resolution No. 3995 determining total costs for certain operations and maintenance service 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 "Assessment Hearing"); and directing the publication and mailing of notice of the Assessment Hearing; and

WHEREAS, on October 26, 2020 the City Council held the Assessment Hearing 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 "Service and Assessment Plan") that included: (1) a determination of the cost of service to be provided and financed for the special benefit of the Assessed property, (2) a

service plan, (3) an assessment plan, and (4) assessment roll; and

WHEREAS, the City Council proposes to accept for review and public inspection the Sachse Public Improvement District No. 1 Preliminary 2026 Operation and Maintenance Service and Assessment Plan for the District including updates to: (1) the determination of the cost of service to be provided and financed for the special benefit of the Assessed Property for 2026, (2) the service plan, (3) the assessment plan, and (4) the assessment roll (collectively, the “Preliminary 2026 Operations and Maintenance Service and Assessment Plan”), which is attached hereto as Exhibit A; and

WHEREAS, the City Council proposes a public hearing for Monday, August 17, 2026, to consider an ordinance levying assessments against the Assessed Property to pay for the operation and maintenance of the public improvements identified in the Service and Assessment Plan as updated by the Preliminary 2026 Operation and Maintenance Service and Assessment Plan that will confer a special benefit on the Assessed Property and authorizes as directs the City Secretary to publish and mail notices of said public hearing in accordance with the PID Act.

NOW, THEREFORE, BE IT RESOLVED 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 Resolution as if fully set forth herein.

SECTION 2. The City Council hereby accepts the Preliminary 2026 Operation and Maintenance Service and Assessment Plan as being in compliance with the PID Act and directs that the Preliminary 2026 Operation and Maintenance Service and Assessment Plan be made available for review and public inspection.

SECTION 3. The City Council hereby orders a public hearing to be held on Monday August 17, 2026, at 6:30 p. m. at City Hall located at 3815 Sachse Road, Sachse, Texas (the “Public Hearing”), for the purpose of hearing public testimony concerning the levy of assessments in the amount of \$211,578.79 against the District to pay for Authorized Improvements that will confer a special benefit on Assessed Property.

SECTION 4. At the Public Hearing, the City Council will hear testimony regarding the adoption of an ordinance levying assessments against the Assessed Property in accordance with section 372.017 of the PID Act.

SECTION 5. The City Secretary is hereby authorized and directed to cause notices of the public hearing (in substantially the form attached hereto as Exhibit B) to be published in a newspaper of general circulation in the city and its extraterritorial jurisdiction in accordance with Section 372.016(b) of the PID Act and to be mailed to owners of the Assessed Property in accordance with Section 372.016(c) of the PID Act (however, the failure of a property owner to receive notice does not invalidate the proceeding).

SECTION 6. If any section, article, paragraph, sentence, clause, phrase, or word of this Resolution, 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 Resolution; and the City Council hereby declares it would have passed such remaining portions of this Resolution despite such invalid portions, which remaining portions shall remain in full force and effect.

SECTION 7. This Resolution shall become effective from and after its date of passage and approval by the City Council.

DULY RESOLVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS, ON THIS THE 3rd DAY OF AUGUST 2026.

Jeff Bickerstaff, Mayor

ATTEST:

Leah K Granger, City Secretary

EXHIBIT A
Sachse Public Improvement District No. 1
Preliminary 2026 Operation and Maintenance Service and Assessment Plan

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EXHIBIT B

Form of Published and Mailed Notice of Public Hearing

NOTICE OF PUBLIC HEARING ON THE PROPOSED LEVY OF ASSESSMENTS, CITY OF SACHSE, TEXAS, SACHSE PUBLIC IMPROVEMENT DISTRICT NO. 1

DATE, TIME, AND PLACE OF THE PUBLIC HEARING. Notice is hereby given that the City Council of the City of Sachse, Texas (the “City Council” and the “City”) will conduct a public hearing on Monday, August 17, 2026, at 6:30 p.m. at City Hall located at 3815-B Sachse Road, Sachse, Texas, to consider an ordinance (1) approving the *Sachse Public Improvement District No. 1 2026 Operation and Maintenance Service and Assessment Plan* (the “2026 O&M Service and Assessment Plan”) and (2) levying assessments against certain property located within the Sachse Public Improvement District No. 1 (the “District”).

GENERAL NATURE OF THE IMPROVEMENTS. The general nature of the public improvements proposed to be undertaken and financed by the District for the special benefit consists of the cost for maintenance of various improvements including but not limited to: roadways, retaining walls, screening walls, park improvements, monument signs, administrative fees, and any other authorized improvements from the District, and the annual collection costs for the District.

COST OF THE IMPROVEMENTS. The estimated cost of operation and maintenance of the public improvements that is proposed to be assessed is \$0.05 per \$100 of assessed value.

BOUNDARIES OF THE ASSESSMENT DISTRICT. The boundaries of the District include approximately 170.686 contiguous acres located within the corporate limits of the city, which property is generally located north and south sides of President George Bush Turnpike, west of Merritt Road, and east of Miles Road. The District is more fully described in the 2026 O&M Service and Assessment Plan. A metes and bounds description and a map of the District, and the proposed Assessment Roll for the District are available for public inspection at the office of the City Secretary.

WRITTEN OR ORAL OBJECTIONS. All written or oral objections to the proposed assessments within the District will be considered at the public hearing. Written objections must be submitted to the City Secretary by mail at 3815 Sachse Rd., Building B Sachse, TX 75048 or by Email at lgranger@cityofsachse.com prior to the start of the August 17, 2026, Council Meeting. Information for persons who wish to stream the meeting will be posted on the City's website at <https://www.cityofsachse.com/councilmeetings>.



SACHSE PUBLIC IMPROVEMENT DISTRICT NO. 1

PRELIMINARY 2026 OPERATIONS AND MAINTENANCE
SERVICE AND ASSESSMENT PLAN

AUGUST 3, 2026

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INTRODUCTION

Capitalized terms used in this 2026 O&M Service and Assessment Plan shall have the meanings given to them in **Section I** unless otherwise defined in this 2026 O&M 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 2026 O&M 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 an 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 an 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 an 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 an 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 an 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.

On September 15, 2025, the City Council approved an O&M Service and Assessment Plan by approving Ordinance No. O-2025-11, 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 2026 O&M Service and Assessment Plan serves to levy the Operations and Maintenance Assessment and associated Annual Collection Costs, creating a lien against Assessed Property within the District to pay for operation and maintenance of the Authorized Improvements and serves as the annual update to the O&M Service and Assessment Plan 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 costs for the Operations and Maintenance Assessment and Annual Collection Costs; 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 Operations and Maintenance Assessment and Annual Collection Costs against the Assessed Property based on the special benefits conferred on such property by the Operations and Maintenance Costs and Annual Collection Costs. The Assessment Plan is contained in **Section V**.

The PID Act requires an Assessment Roll that states the Operations and Maintenance Assessment and Annual Collection Costs against each Parcel of Assessed Property determined by the method chosen by the City Council. The Operations and Maintenance Assessment against each Parcel of Assessed Property must be sufficient to pay the share of the Operations and Maintenance Costs apportioned to such Parcel and cannot exceed the special benefit conferred on the Parcel by such Operations and Maintenance Costs. 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

“2026 O&M Service and Assessment Plan” means this City of Sachse, Texas 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 2026 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 2026 O&M Service and Assessment Plan; (5) the performance of any duties or obligations imposed by this 2026 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 annual update to the O&M Service and Assessment Plan.

“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 2026 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 annual update to the O&M Service and Assessment Plan. 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 annual update to the O&M Service and Assessment Plan. 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 PID 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 Annual Collection Costs attributable to the District; (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 Operations 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.
- The final plat of The Station Phase 3 Lot 1, Block A (Block L1) was recorded in the Official Public Records of the County on April 21, 2026, consisting of 5,027 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 is initially levied in an amount that resulted in a tax rate equivalent equal to \$0.05 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 for the Operations and Maintenance 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 2026 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 Operations 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 includes amounts of funding needed to cover any unanticipated arbitration reduced final values. The budget for the Operations and Maintenance Costs for 2026 is attached hereto as **Exhibit E**.
2. The Operations and Maintenance Assessment is initially levied in an amount that resulted in a tax rate equivalent equal to \$0.05 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 Operations and Maintenance Costs 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 Operations and Maintenance Costs and Annual Collection Costs.
3. The Operations and Maintenance Assessments will be levied annually on all Parcels of Assessed Property to pay for the costs of the Operations and Maintenance Costs and Annual Collection Costs based on the taxable ad valorem property 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 Operations and Maintenance Costs and Annual Collection Costs 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 Operations and Maintenance Costs and Annual Collection Costs.
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, 2027. 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 2026 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 2026 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 2026 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 2026 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 2026 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 2026 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 2026 O&M Service and Assessment Plan. Interpretations of this 2026 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 2026 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 buyer disclosure is attached hereto as **Appendix A**. Within seven days of approval by the City Council, the City shall file and record in the real property records of the County the executed ordinance of this 2026 O&M Service and Assessment Plan, or any future O&M Service and Assessment Plans. The executed ordinance, including any attachments, approving this 2026 O&M Service and Assessment Plan or any future O&M Service and Assessment Plans shall be filed and recorded in their entirety.

E. Severability

If any provision of this 2026 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 this 2026 O&M Service and Assessment Plan.

EXHIBITS

The following Exhibits are attached to and made a part of this 2026 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
Exhibit F	Annual Collection Costs

APPENDICES

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

		A	B	C	D = (A ÷ 100) × (B + C)
Property ID ^[a]	Lot Type	Taxable Value ^[b]	O&M Assessment ^[c]	Annual Collection Costs	Annual Installment Due 1/31/2027
480119100A0010000	Single Family	\$504,790.00	\$0.0500	\$0.0062	\$283.61
480119100A0020000	Single Family	\$444,280.00	\$0.0500	\$0.0062	\$249.61
480119100A0030000	Single Family	\$504,710.00	\$0.0500	\$0.0062	\$283.57
480119100A0040000	Single Family	\$555,810.00	\$0.0500	\$0.0062	\$312.28
480119100A0050000	Single Family	\$518,320.00	\$0.0500	\$0.0062	\$291.21
480119100A0060000	Single Family	\$465,910.00	\$0.0500	\$0.0062	\$261.77
480119100A0070000	Single Family	\$510,390.00	\$0.0500	\$0.0062	\$286.76
480119100A0080000	Single Family	\$464,460.00	\$0.0500	\$0.0062	\$260.95
480119100A0090000	Single Family	\$486,600.00	\$0.0500	\$0.0062	\$273.39
480119100A0100000	Single Family	\$555,810.00	\$0.0500	\$0.0062	\$312.28
480119100A0110000	Single Family	\$504,710.00	\$0.0500	\$0.0062	\$283.57
480119100A0120000	Single Family	\$504,710.00	\$0.0500	\$0.0062	\$283.57
480119100A0130000	Single Family	\$464,460.00	\$0.0500	\$0.0062	\$260.95
480119100A0140000	Single Family	\$500,060.00	\$0.0500	\$0.0062	\$280.95
480119100ACA10000	Non-Benefitted	\$0.00	\$0.0000	\$0.0000	\$0.00
480119100B0010000	Single Family	\$561,910.00	\$0.0500	\$0.0062	\$315.70
480119100B0020000	Single Family	\$386,840.00	\$0.0500	\$0.0062	\$217.34
480119100B0030000	Single Family	\$444,380.00	\$0.0500	\$0.0062	\$249.67
480119100B0040000	Single Family	\$444,270.00	\$0.0500	\$0.0062	\$249.61
480119100B0050000	Single Family	\$444,280.00	\$0.0500	\$0.0062	\$249.61
480119100B0060000	Single Family	\$386,840.00	\$0.0500	\$0.0062	\$217.34
480119100B0070000	Single Family	\$469,120.00	\$0.0500	\$0.0062	\$263.57
480119100B0080000	Single Family	\$504,710.00	\$0.0500	\$0.0062	\$283.57
480119100B0090000	Single Family	\$512,520.00	\$0.0500	\$0.0062	\$287.95
480119100B0100000	Single Family	\$555,810.00	\$0.0500	\$0.0062	\$312.28
480119100B0110000	Single Family	\$504,790.00	\$0.0500	\$0.0062	\$283.61
480119100BCA20000	Non-Benefitted	\$0.00	\$0.0000	\$0.0000	\$0.00
480119100C0010000	Single Family	\$512,520.00	\$0.0500	\$0.0062	\$287.95
480119100C0020000	Single Family	\$555,810.00	\$0.0500	\$0.0062	\$312.28
480119100C0030000	Single Family	\$444,270.00	\$0.0500	\$0.0062	\$249.61
480119100C0040000	Single Family	\$456,270.00	\$0.0500	\$0.0062	\$256.35
480119100C0050000	Single Family	\$387,440.00	\$0.0500	\$0.0062	\$217.68
480119100C0060000	Single Family	\$488,570.00	\$0.0500	\$0.0062	\$274.50
480119100C0070000	Single Family	\$482,070.00	\$0.0500	\$0.0062	\$270.85
480119100C0080000	Single Family	\$555,810.00	\$0.0500	\$0.0062	\$312.28

		A	B	C	D = (A ÷ 100) × (B + C)
Property ID ^[a]	Lot Type	Taxable Value ^[b]	O&M Assessment ^[c]	Annual Collection Costs	Annual Installment Due 1/31/2027
480119100C0090000	Single Family	\$494,000.00	\$0.0500	\$0.0062	\$277.55
480119100C0100000	Single Family	\$512,520.00	\$0.0500	\$0.0062	\$287.95
480119100C0110000	Single Family	\$555,810.00	\$0.0500	\$0.0062	\$312.28
480119100C0120000	Single Family	\$471,920.00	\$0.0500	\$0.0062	\$265.14
480119100C0130000	Single Family	\$469,120.00	\$0.0500	\$0.0062	\$263.57
480119100C0140000	Single Family	\$500,060.00	\$0.0500	\$0.0062	\$280.95
480119100D0010000	Single Family	\$469,120.00	\$0.0500	\$0.0062	\$263.57
480119100D0020000	Single Family	\$449,420.00	\$0.0500	\$0.0062	\$252.50
480119100D0030000	Single Family	\$504,790.00	\$0.0500	\$0.0062	\$283.61
480119100D0040000	Single Family	\$444,270.00	\$0.0500	\$0.0062	\$249.61
480119100D0050000	Single Family	\$555,810.00	\$0.0500	\$0.0062	\$312.28
480119100D0060000	Single Family	\$500,060.00	\$0.0500	\$0.0062	\$280.95
480119100D0070000	Single Family	\$469,120.00	\$0.0500	\$0.0062	\$263.57
480119100D0080000	Single Family	\$501,510.00	\$0.0500	\$0.0062	\$281.77
480119100D0090000	Single Family	\$499,880.00	\$0.0500	\$0.0062	\$280.85
480119100D0100000	Single Family	\$555,810.00	\$0.0500	\$0.0062	\$312.28
480119100D0110000	Single Family	\$496,320.00	\$0.0500	\$0.0062	\$278.85
480119100D0120000	Single Family	\$542,330.00	\$0.0500	\$0.0062	\$304.70
480119100D0130000	Single Family	\$469,120.00	\$0.0500	\$0.0062	\$263.57
480119100D0140000	Single Family	\$444,380.00	\$0.0500	\$0.0062	\$249.67
480119100D0150000	Single Family	\$444,280.00	\$0.0500	\$0.0062	\$249.61
480119100D0160000	Single Family	\$504,790.00	\$0.0500	\$0.0062	\$283.61
480119100D0170000	Single Family	\$555,810.00	\$0.0500	\$0.0062	\$312.28
480119100D0180000	Single Family	\$512,520.00	\$0.0500	\$0.0062	\$287.95
480119100D0190000	Single Family	\$504,790.00	\$0.0500	\$0.0062	\$283.61
480119100D0200000	Single Family	\$501,050.00	\$0.0500	\$0.0062	\$281.51
480119100D0210000	Single Family	\$555,810.00	\$0.0500	\$0.0062	\$312.28
480119100D0220000	Single Family	\$501,510.00	\$0.0500	\$0.0062	\$281.77
480119100D0230000	Single Family	\$464,460.00	\$0.0500	\$0.0062	\$260.95
480119100D0240000	Single Family	\$456,270.00	\$0.0500	\$0.0062	\$256.35
480119100D0250000	Single Family	\$542,510.00	\$0.0500	\$0.0062	\$304.80
480119100D0260000	Single Family	\$512,520.00	\$0.0500	\$0.0062	\$287.95
480119100DCA50000	Non-Benefitted	\$0.00	\$0.0000	\$0.0000	\$0.00
480119100E0010000	Single Family	\$464,460.00	\$0.0500	\$0.0062	\$260.95
480119100E0020000	Single Family	\$386,840.00	\$0.0500	\$0.0062	\$217.34
480119100E0030000	Single Family	\$444,930.00	\$0.0500	\$0.0062	\$249.98
480119100E0040000	Single Family	\$504,790.00	\$0.0500	\$0.0062	\$283.61

		A	B	C	D = (A ÷ 100) × (B + C)
Property ID ^[a]	Lot Type	Taxable Value ^[b]	O&M Assessment ^[c]	Annual Collection Costs	Annual Installment Due 1/31/2027
480119100E0050000	Single Family	\$444,280.00	\$0.0500	\$0.0062	\$249.61
480119100E0060000	Single Family	\$501,510.00	\$0.0500	\$0.0062	\$281.77
480119100E0070000	Single Family	\$440,270.00	\$0.0500	\$0.0062	\$247.36
480119100E0080000	Single Family	\$496,860.00	\$0.0500	\$0.0062	\$279.16
480119100E0090000	Single Family	\$512,520.00	\$0.0500	\$0.0062	\$287.95
480119100E0100000	Single Family	\$504,790.00	\$0.0500	\$0.0062	\$283.61
480119100E0110000	Single Family	\$444,270.00	\$0.0500	\$0.0062	\$249.61
480119100E0120000	Single Family	\$493,130.00	\$0.0500	\$0.0062	\$277.06
480119100E0130000	Single Family	\$444,540.00	\$0.0500	\$0.0062	\$249.76
480119100E0140000	Single Family	\$444,930.00	\$0.0500	\$0.0062	\$249.98
480119100E0150000	Single Family	\$442,950.00	\$0.0500	\$0.0062	\$248.87
480119100E0160000	Single Family	\$494,000.00	\$0.0500	\$0.0062	\$277.55
480119100E0170000	Single Family	\$463,760.00	\$0.0500	\$0.0062	\$260.56
480119100E0180000	Single Family	\$573,410.00	\$0.0500	\$0.0062	\$322.16
480119100E0190000	Single Family	\$444,280.00	\$0.0500	\$0.0062	\$249.61
480119100E0200000	Single Family	\$498,720.00	\$0.0500	\$0.0062	\$280.20
480119100E0210000	Single Family	\$482,070.00	\$0.0500	\$0.0062	\$270.85
480119100E0220000	Single Family	\$559,160.00	\$0.0500	\$0.0062	\$314.16
480119100E0230000	Single Family	\$485,000.00	\$0.0500	\$0.0062	\$272.49
480119100E0240000	Single Family	\$503,910.00	\$0.0500	\$0.0062	\$283.12
480119100E0250000	Single Family	\$501,510.00	\$0.0500	\$0.0062	\$281.77
480119100E0260000	Single Family	\$440,270.00	\$0.0500	\$0.0062	\$247.36
480119100E0270000	Single Family	\$520,100.00	\$0.0500	\$0.0062	\$292.21
480119100E0280000	Single Family	\$555,810.00	\$0.0500	\$0.0062	\$312.28
480119100E0290000	Single Family	\$469,120.00	\$0.0500	\$0.0062	\$263.57
480119100ECA30000	Non-Benefitted	\$0.00	\$0.0000	\$0.0000	\$0.00
480119100F0010000	Single Family	\$417,790.00	\$0.0500	\$0.0062	\$234.73
480119100F0020000	Single Family	\$449,030.00	\$0.0500	\$0.0062	\$252.28
480119100F0030000	Single Family	\$520,100.00	\$0.0500	\$0.0062	\$292.21
480119100F0040000	Single Family	\$444,270.00	\$0.0500	\$0.0062	\$249.61
480119100F0050000	Single Family	\$546,310.00	\$0.0500	\$0.0062	\$306.94
480119100F0060000	Single Family	\$512,520.00	\$0.0500	\$0.0062	\$287.95
480119100F0070000	Single Family	\$464,460.00	\$0.0500	\$0.0062	\$260.95
480119100F0080000	Single Family	\$456,270.00	\$0.0500	\$0.0062	\$256.35
480119100F0090000	Single Family	\$496,860.00	\$0.0500	\$0.0062	\$279.16
480119100F0100000	Single Family	\$504,790.00	\$0.0500	\$0.0062	\$283.61
480119100F0110000	Single Family	\$559,160.00	\$0.0500	\$0.0062	\$314.16

		A	B	C	D = (A ÷ 100) × (B + C)
Property ID ^[a]	Lot Type	Taxable Value ^[b]	O&M Assessment ^[c]	Annual Collection Costs	Annual Installment Due 1/31/2027
480119100F0120000	Single Family	\$512,520.00	\$0.0500	\$0.0062	\$287.95
480119100F0130000	Single Family	\$501,510.00	\$0.0500	\$0.0062	\$281.77
480119100F0140000	Single Family	\$386,840.00	\$0.0500	\$0.0062	\$217.34
480119100F0150000	Single Family	\$469,120.00	\$0.0500	\$0.0062	\$263.57
480119100F0160000	Single Family	\$504,790.00	\$0.0500	\$0.0062	\$283.61
480119100F0170000	Single Family	\$504,710.00	\$0.0500	\$0.0062	\$283.57
480119100F0180000	Single Family	\$555,810.00	\$0.0500	\$0.0062	\$312.28
480119100F0190000	Single Family	\$396,390.00	\$0.0500	\$0.0062	\$222.71
480119100F0200000	Single Family	\$471,110.00	\$0.0500	\$0.0062	\$264.69
480119100F0210000	Single Family	\$500,060.00	\$0.0500	\$0.0062	\$280.95
480119100F0220000	Single Family	\$504,790.00	\$0.0500	\$0.0062	\$283.61
480119100F0230000	Single Family	\$555,810.00	\$0.0500	\$0.0062	\$312.28
480119100F0240000	Single Family	\$444,270.00	\$0.0500	\$0.0062	\$249.61
480119100F0250000	Single Family	\$501,510.00	\$0.0500	\$0.0062	\$281.77
480119100G0010000	Single Family	\$554,680.00	\$0.0500	\$0.0062	\$311.64
480119100G0020000	Single Family	\$504,790.00	\$0.0500	\$0.0062	\$283.61
480119100G0030000	Single Family	\$449,030.00	\$0.0500	\$0.0062	\$252.28
480119100G0040000	Single Family	\$387,440.00	\$0.0500	\$0.0062	\$217.68
480119100G0050000	Single Family	\$464,460.00	\$0.0500	\$0.0062	\$260.95
480119100G0060000	Single Family	\$444,270.00	\$0.0500	\$0.0062	\$249.61
480119100G0070000	Single Family	\$475,220.00	\$0.0500	\$0.0062	\$267.00
480119100G0080000	Single Family	\$507,860.00	\$0.0500	\$0.0062	\$285.34
480119100G0090000	Single Family	\$464,460.00	\$0.0500	\$0.0062	\$260.95
480119100G0100000	Single Family	\$504,710.00	\$0.0500	\$0.0062	\$283.57
480119100G0110000	Single Family	\$469,120.00	\$0.0500	\$0.0062	\$263.57
480119100G0120000	Single Family	\$555,810.00	\$0.0500	\$0.0062	\$312.28
480119100G0130000	Single Family	\$504,710.00	\$0.0500	\$0.0062	\$283.57
480119100G0140000	Single Family	\$504,790.00	\$0.0500	\$0.0062	\$283.61
480119100G0150000	Single Family	\$501,510.00	\$0.0500	\$0.0062	\$281.77
480119100G0160000	Single Family	\$469,120.00	\$0.0500	\$0.0062	\$263.57
480119100G0170000	Single Family	\$512,520.00	\$0.0500	\$0.0062	\$287.95
480119100G0180000	Single Family	\$442,950.00	\$0.0500	\$0.0062	\$248.87
480119100G0190000	Single Family	\$494,000.00	\$0.0500	\$0.0062	\$277.55
480119100G0200000	Single Family	\$555,810.00	\$0.0500	\$0.0062	\$312.28
480119100G0210000	Single Family	\$482,070.00	\$0.0500	\$0.0062	\$270.85
480119100G0220000	Single Family	\$386,840.00	\$0.0500	\$0.0062	\$217.34
480119100G0230000	Single Family	\$469,120.00	\$0.0500	\$0.0062	\$263.57

		A	B	C	D = (A ÷ 100) × (B + C)
Property ID ^[a]	Lot Type	Taxable Value ^[b]	O&M Assessment ^[c]	Annual Collection Costs	Annual Installment Due 1/31/2027
480119100G0240000	Single Family	\$555,810.00	\$0.0500	\$0.0062	\$312.28
480119100G0250000	Single Family	\$512,520.00	\$0.0500	\$0.0062	\$287.95
480119100G0260000	Single Family	\$504,790.00	\$0.0500	\$0.0062	\$283.61
480119100G0270000	Single Family	\$386,840.00	\$0.0500	\$0.0062	\$217.34
480119100G0280000	Single Family	\$501,510.00	\$0.0500	\$0.0062	\$281.77
480119100G0290000	Single Family	\$469,120.00	\$0.0500	\$0.0062	\$263.57
480119100H0010000	Single Family	\$464,460.00	\$0.0500	\$0.0062	\$260.95
480119100H0020000	Single Family	\$500,060.00	\$0.0500	\$0.0062	\$280.95
480119100H0030000	Single Family	\$387,440.00	\$0.0500	\$0.0062	\$217.68
480119100H0040000	Single Family	\$444,270.00	\$0.0500	\$0.0062	\$249.61
480119100H0050000	Single Family	\$500,130.00	\$0.0500	\$0.0062	\$280.99
480119100I0010000	Single Family	\$469,120.00	\$0.0500	\$0.0062	\$263.57
480119100I0020000	Single Family	\$504,790.00	\$0.0500	\$0.0062	\$283.61
480119100I0030000	Single Family	\$512,520.00	\$0.0500	\$0.0062	\$287.95
480119100I0040000	Single Family	\$444,270.00	\$0.0500	\$0.0062	\$249.61
480119100I0050000	Single Family	\$469,120.00	\$0.0500	\$0.0062	\$263.57
480119100I0060000	Single Family	\$444,380.00	\$0.0500	\$0.0062	\$249.67
480119100I0070000	Single Family	\$444,930.00	\$0.0500	\$0.0062	\$249.98
480119100I0080000	Single Family	\$555,810.00	\$0.0500	\$0.0062	\$312.28
480119100I0090000	Single Family	\$494,000.00	\$0.0500	\$0.0062	\$277.55
480119100I0100000	Single Family	\$504,710.00	\$0.0500	\$0.0062	\$283.57
480119100I0110000	Townhome	\$383,490.00	\$0.0500	\$0.0062	\$215.46
480119100I0120000	Townhome	\$382,180.00	\$0.0500	\$0.0062	\$214.72
480119100I0130000	Townhome	\$382,180.00	\$0.0500	\$0.0062	\$214.72
480119100I0140000	Townhome	\$384,840.00	\$0.0500	\$0.0062	\$216.22
480119100I0150000	Townhome	\$384,840.00	\$0.0500	\$0.0062	\$216.22
480119100I0160000	Townhome	\$388,280.00	\$0.0500	\$0.0062	\$218.15
480119100I0170000	Townhome	\$383,490.00	\$0.0500	\$0.0062	\$215.46
480119100I0180000	Townhome	\$382,180.00	\$0.0500	\$0.0062	\$214.72
480119100I0190000	Townhome	\$384,840.00	\$0.0500	\$0.0062	\$216.22
480119100I0200000	Townhome	\$388,280.00	\$0.0500	\$0.0062	\$218.15
480119100I0210000	Townhome	\$375,820.00	\$0.0500	\$0.0062	\$211.15
480119100I0220000	Townhome	\$382,180.00	\$0.0500	\$0.0062	\$214.72
480119100I0230000	Townhome	\$382,180.00	\$0.0500	\$0.0062	\$214.72
480119100I0240000	Townhome	\$382,180.00	\$0.0500	\$0.0062	\$214.72
480119100I0250000	Townhome	\$384,840.00	\$0.0500	\$0.0062	\$216.22
480119100I0260000	Townhome	\$384,840.00	\$0.0500	\$0.0062	\$216.22

		A	B	C	D = (A ÷ 100) × (B + C)
Property ID ^[a]	Lot Type	Taxable Value ^[b]	O&M Assessment ^[c]	Annual Collection Costs	Annual Installment Due 1/31/2027
480119100I0270000	Townhome	\$376,320.00	\$0.0500	\$0.0062	\$211.43
480119100I0280000	Townhome	\$380,510.00	\$0.0500	\$0.0062	\$213.79
480119100J0010000	Single Family	\$454,170.00	\$0.0500	\$0.0062	\$255.17
480119100J0020000	Single Family	\$444,280.00	\$0.0500	\$0.0062	\$249.61
480119100JCA40000	Non-Benefitted	\$0.00	\$0.0000	\$0.0000	\$0.00
480119100K0010000	Townhome	\$380,000.00	\$0.0500	\$0.0062	\$213.50
480119100K0020000	Townhome	\$388,280.00	\$0.0500	\$0.0062	\$218.15
480119100K0030000	Townhome	\$380,000.00	\$0.0500	\$0.0062	\$213.50
480119100K0040000	Townhome	\$382,180.00	\$0.0500	\$0.0062	\$214.72
480119100K0050000	Townhome	\$375,000.00	\$0.0500	\$0.0062	\$210.69
480119100K0060000	Townhome	\$383,490.00	\$0.0500	\$0.0062	\$215.46
480119100K0070000	Townhome	\$388,280.00	\$0.0500	\$0.0062	\$218.15
480119100K0080000	Townhome	\$388,280.00	\$0.0500	\$0.0062	\$218.15
480119100K0090000	Townhome	\$388,280.00	\$0.0500	\$0.0062	\$218.15
480119100K0100000	Townhome	\$388,280.00	\$0.0500	\$0.0062	\$218.15
480119100K0110000	Townhome	\$382,180.00	\$0.0500	\$0.0062	\$214.72
480119100K0120000	Townhome	\$382,180.00	\$0.0500	\$0.0062	\$214.72
480119100K0130000	Townhome	\$382,180.00	\$0.0500	\$0.0062	\$214.72
480119100K0140000	Townhome	\$384,840.00	\$0.0500	\$0.0062	\$216.22
480119100K0150000	Townhome	\$384,320.00	\$0.0500	\$0.0062	\$215.93
480119100K0160000	Townhome	\$384,320.00	\$0.0500	\$0.0062	\$215.93
480119100K0170000	Townhome	\$382,180.00	\$0.0500	\$0.0062	\$214.72
480119100K0180000	Townhome	\$382,180.00	\$0.0500	\$0.0062	\$214.72
480119100K0190000	Townhome	\$382,180.00	\$0.0500	\$0.0062	\$214.72
480119100K0200000	Townhome	\$377,140.00	\$0.0500	\$0.0062	\$211.89
480119100K0210000	Townhome	\$384,840.00	\$0.0500	\$0.0062	\$216.22
480119100K0220000	Townhome	\$384,840.00	\$0.0500	\$0.0062	\$216.22
480119100K0230000	Townhome	\$382,180.00	\$0.0500	\$0.0062	\$214.72
480119100KCA70000	Non-Benefitted	\$0.00	\$0.0000	\$0.0000	\$0.00
480119100L0010000	Townhome	\$383,490.00	\$0.0500	\$0.0062	\$215.46
480119100L0020000	Townhome	\$382,180.00	\$0.0500	\$0.0062	\$214.72
480119100L0030000	Townhome	\$382,180.00	\$0.0500	\$0.0062	\$214.72
480119100L0040000	Townhome	\$384,840.00	\$0.0500	\$0.0062	\$216.22
480119100L0050000	Townhome	\$388,280.00	\$0.0500	\$0.0062	\$218.15
480119100L0060000	Townhome	\$383,490.00	\$0.0500	\$0.0062	\$215.46
480119100L0070000	Townhome	\$369,000.00	\$0.0500	\$0.0062	\$207.32
480119100L0080000	Townhome	\$372,000.00	\$0.0500	\$0.0062	\$209.00

		A	B	C	D = (A ÷ 100) × (B + C)
Property ID ^[a]	Lot Type	Taxable Value ^[b]	O&M Assessment ^[c]	Annual Collection Costs	Annual Installment Due 1/31/2027
480119100L0090000	Townhome	\$388,280.00	\$0.0500	\$0.0062	\$218.15
480119100M0010000	Townhome	\$388,280.00	\$0.0500	\$0.0062	\$218.15
480119100M0020000	Townhome	\$384,840.00	\$0.0500	\$0.0062	\$216.22
480119100M0030000	Townhome	\$382,180.00	\$0.0500	\$0.0062	\$214.72
480119100M0040000	Townhome	\$382,180.00	\$0.0500	\$0.0062	\$214.72
480119100M0050000	Townhome	\$383,490.00	\$0.0500	\$0.0062	\$215.46
480119100M0060000	Townhome	\$384,840.00	\$0.0500	\$0.0062	\$216.22
480119100M0070000	Townhome	\$384,840.00	\$0.0500	\$0.0062	\$216.22
480119100M0080000	Townhome	\$382,180.00	\$0.0500	\$0.0062	\$214.72
480119100M0090000	Townhome	\$382,180.00	\$0.0500	\$0.0062	\$214.72
480119100MCA60000	Non-Benefitted	\$0.00	\$0.0000	\$0.0000	\$0.00
480119100NCA80000	Non-Benefitted	\$0.00	\$0.0000	\$0.0000	\$0.00
480119100OCA90000	Non-Benefitted	\$0.00	\$0.0000	\$0.0000	\$0.00
480119500A0010000	Multi-Family	\$73,808,150.00	\$0.0500	\$0.0062	\$41,468.28
480119700M0010000	Commercial 1	\$5,165,880.00	\$0.0500	\$0.0062	\$2,902.39
Total		\$181,836,150.00	\$90,918.08	\$11,244.52	\$102,162.60

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 1/31/2027 equals approximately \$0.0500 and the Annual Collection Costs due 1/31/2027 equal approximately \$0.0062. 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]	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 1/31/2027
65022863010020000	Commercial 2	\$708,770.00	\$0.0500	\$0.0062	\$398.21
65022863010020400	Commercial 2 & Commercial 3	\$2,037,630.00	\$0.0500	\$0.0062	\$1,144.82
65022863010030000	Commercial 2	\$542,350.00	\$0.0500	\$0.0062	\$304.71
65022863010040200	Commercial 3	\$4,973,900.00	\$0.0500	\$0.0062	\$2,794.53
65022863010080000	Commercial 3	\$37,667,410.00	\$0.0500	\$0.0062	\$21,163.01
65022863010100000	Non-Benefitted	\$0.00	\$0.0000	\$0.0000	\$0.00
65092877510020200	Non-Benefitted	\$0.00	\$0.0000	\$0.0000	\$0.00
65100037010050100	Non-Benefitted	\$0.00	\$0.0000	\$0.0000	\$0.00
65100943010020000	Commercial 2	\$168,010.00	\$0.0500	\$0.0062	\$94.39
65100943010020100	Commercial 2	\$1,000.00	\$0.0500	\$0.0062	\$0.56
65100943010030000	Commercial 2	\$65,370.00	\$0.0500	\$0.0062	\$36.73
65100943010030400	Commercial 2	\$299,160.00	\$0.0500	\$0.0062	\$168.08
480041500A0010000	Commercial 2	\$554,940.00	\$0.0500	\$0.0062	\$311.79
480041500A02A0000	Commercial 2	\$1,528,760.00	\$0.0500	\$0.0062	\$858.92
480041500A03A0000	Commercial 2	\$1,317,020.00	\$0.0500	\$0.0062	\$739.95
480118300A0010000	Commercial 2	\$1,559,820.00	\$0.0500	\$0.0062	\$876.37
480118300B0040000	Commercial 2	\$254,540.00	\$0.0500	\$0.0062	\$143.01
480118300B0050000	Commercial 2	\$265,300.00	\$0.0500	\$0.0062	\$149.06
480118300B0060000	Commercial 2	\$382,810.00	\$0.0500	\$0.0062	\$215.08
480118300B01A0000	Commercial 2	\$212,640.00	\$0.0500	\$0.0062	\$119.47
480118400A0020000	Commercial 2	\$520,430.00	\$0.0500	\$0.0062	\$292.40
480118400A0030000	Commercial 2	\$15,277,480.00	\$0.0500	\$0.0062	\$8,583.48
480118400B0020000	Multi-Family	\$31,302,400.00	\$0.0500	\$0.0062	\$17,586.90
480119100X0010000	Single Family	\$516,410.00	\$0.0500	\$0.0062	\$290.14
480119100X0020000	Single Family	\$497,990.00	\$0.0500	\$0.0062	\$279.79
480119100X0030000	Single Family	\$530,350.00	\$0.0500	\$0.0062	\$297.97
480119100X0040000	Single Family	\$398,480.00	\$0.0500	\$0.0062	\$223.88
480119100X0050000	Single Family	\$521,000.00	\$0.0500	\$0.0062	\$292.72
480119100X0060000	Single Family	\$488,990.00	\$0.0500	\$0.0062	\$274.73
480119100X0070000	Single Family	\$505,000.00	\$0.0500	\$0.0062	\$283.73
480119100X0080000	Single Family	\$484,800.00	\$0.0500	\$0.0062	\$272.38
480119100X0090000	Single Family	\$467,050.00	\$0.0500	\$0.0062	\$262.41
480119100X0100000	Single Family	\$432,230.00	\$0.0500	\$0.0062	\$242.84
480119100X0110000	Single Family	\$483,910.00	\$0.0500	\$0.0062	\$271.88
480119100X0120000	Single Family	\$487,250.00	\$0.0500	\$0.0062	\$273.76

Property ID ^[a]	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 1/31/2027
480119100X0130000	Single Family	\$498,510.00	\$0.0500	\$0.0062	\$280.08
480119100X0140000	Single Family	\$530,350.00	\$0.0500	\$0.0062	\$297.97
480119100X0150000	Single Family	\$516,750.00	\$0.0500	\$0.0062	\$290.33
480119100X0160000	Single Family	\$532,770.00	\$0.0500	\$0.0062	\$299.33
480119100X0170000	Single Family	\$507,530.00	\$0.0500	\$0.0062	\$285.15
480119100X0180000	Single Family	\$530,350.00	\$0.0500	\$0.0062	\$297.97
480119100X0190000	Single Family	\$498,510.00	\$0.0500	\$0.0062	\$280.08
480119100X0200000	Single Family	\$489,230.00	\$0.0500	\$0.0062	\$274.87
480119100X0210000	Single Family	\$517,430.00	\$0.0500	\$0.0062	\$290.71
480119100X0220000	Single Family	\$393,330.00	\$0.0500	\$0.0062	\$220.99
480119100X0230000	Single Family	\$517,460.00	\$0.0500	\$0.0062	\$290.73
480119100XCA30000	Non-Benefitted	\$0.00	\$0.0000	\$0.0000	\$0.00
480119100XCA40000	Non-Benefitted	\$0.00	\$0.0000	\$0.0000	\$0.00
480119100Y0010000	Single Family	\$509,280.00	\$0.0500	\$0.0062	\$286.13
480119100Y0020000	Single Family	\$450,100.00	\$0.0500	\$0.0062	\$252.88
480119100Y0030000	Single Family	\$524,230.00	\$0.0500	\$0.0062	\$294.53
480119100Y0040000	Single Family	\$524,230.00	\$0.0500	\$0.0062	\$294.53
480119100Y0050000	Single Family	\$468,720.00	\$0.0500	\$0.0062	\$263.35
480119100Y0060000	Single Family	\$519,470.00	\$0.0500	\$0.0062	\$291.86
480119100Y0070000	Single Family	\$521,000.00	\$0.0500	\$0.0062	\$292.72
480119100Y0080000	Single Family	\$548,620.00	\$0.0500	\$0.0062	\$308.24
480119100Y0090000	Single Family	\$517,260.00	\$0.0500	\$0.0062	\$290.62
480119100Y0100000	Single Family	\$470,180.00	\$0.0500	\$0.0062	\$264.17
480119100Y0110000	Single Family	\$517,940.00	\$0.0500	\$0.0062	\$291.00
480119100Y0120000	Single Family	\$559,600.00	\$0.0500	\$0.0062	\$314.40
480119100Y0130000	Single Family	\$463,670.00	\$0.0500	\$0.0062	\$260.51
480119100YCA20000	Non-Benefitted	\$0.00	\$0.0000	\$0.0000	\$0.00
480119100Z0010000	Single Family	\$497,340.00	\$0.0500	\$0.0062	\$279.42
480119100Z0020000	Single Family	\$530,350.00	\$0.0500	\$0.0062	\$297.97
480119100Z0030000	Single Family	\$509,280.00	\$0.0500	\$0.0062	\$286.13
480119100Z0040000	Single Family	\$517,940.00	\$0.0500	\$0.0062	\$291.00
480119100Z0050000	Single Family	\$461,140.00	\$0.0500	\$0.0062	\$259.09
480119100Z0060000	Single Family	\$515,900.00	\$0.0500	\$0.0062	\$289.85
480119100Z0070000	Single Family	\$518,620.00	\$0.0500	\$0.0062	\$291.38
480119100Z0080000	Single Family	\$514,910.00	\$0.0500	\$0.0062	\$289.30
480119100Z0090000	Single Family	\$518,110.00	\$0.0500	\$0.0062	\$291.09
480119100Z0100000	Single Family	\$530,350.00	\$0.0500	\$0.0062	\$297.97
480119100Z0110000	Single Family	\$399,100.00	\$0.0500	\$0.0062	\$224.23

		A	B	C	$D = (A \div 100) \times (B + C)$
Property ID ^[a]	Lot Type	Appraised Taxable Value ^[b]	O&M Assessment ^[b]	Annual Collection Costs ^[c]	Annual Installment Due 1/31/2027
480119100Z0120000	Single Family	\$445,360.00	\$0.0500	\$0.0062	\$250.22
480119100Z0130000	Single Family	\$514,910.00	\$0.0500	\$0.0062	\$289.30
480119100ZCA11000	Non-Benefitted	\$0.00	\$0.0000	\$0.0000	\$0.00
480119600M11A0000	Non-Benefitted	\$0.00	\$0.0000	\$0.0000	\$0.00
480119800Q0010000	Commercial 2	\$5,865,370.00	\$0.0500	\$0.0062	\$3,295.39
480119800Q0020000	Commercial 2	\$330,850.00	\$0.0500	\$0.0062	\$185.88
480129900T0020000	Commercial 2	\$2,405,720.00	\$0.0500	\$0.0062	\$1,351.63
489071500S0010000	Multi-Family	\$62,091,660.00	\$0.0500	\$0.0062	\$34,885.50
65022863010100500	Non-Benefitted	\$0.00	\$0.0000	\$0.0000	\$0.00
Total		\$194,746,630.00			\$109,416.20

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 1/31/2027 equals approximately \$0.0500 and the Annual Collection Costs due 1/31/2027 equal approximately \$0.0062. Both will be adjusted each year based on actual Operations and Maintenance Costs and Annual Collection Costs.

EXHIBIT B – SERVICE PLAN

		Improvement Area #1				
Annual Installment Due		1/31/2027	1/31/2028	1/31/2029	1/31/2030	1/31/2031
Appraised Taxable Value ^[a]	A	\$ 181,836,150.00	\$ 185,472,873.00	\$ 189,182,330.46	\$ 192,965,977.07	\$ 196,825,296.61
Operation and Maintenance Assessment ^{[b],[c]}	B	\$ 0.0500	\$ 0.0500	\$ 0.0500	\$ 0.0500	\$ 0.0500
Annual Collection Costs ^[c]	C	\$ 0.0062	\$ 0.0062	\$ 0.0062	\$ 0.0062	\$ 0.0062
Total Annual Installment	D = (A ÷ 100) × (B + C)	\$ 102,162.60	\$ 104,205.85	\$ 106,289.96	\$ 108,415.76	\$ 110,584.08

		Major Improvement Area				
Annual Installment Due		1/31/2027	1/31/2028	1/31/2029	1/31/2030	1/31/2031
Appraised Taxable Value ^[a]	A	\$ 194,746,630.00	\$ 242,629,780.21	\$ 247,482,375.81	\$ 252,432,023.33	\$ 257,480,663.79
Operation and Maintenance Assessment ^{[b],[c]}	B	\$ 0.0500	\$ 0.0500	\$ 0.0500	\$ 0.0500	\$ 0.0500
Annual Collection Costs ^[c]	C	\$ 0.0062	\$ 0.0062	\$ 0.0062	\$ 0.0062	\$ 0.0062
Total Annual Installment	D = (A ÷ 100) × (B + C)	\$ 109,416.20	\$ 136,318.81	\$ 139,045.18	\$ 141,826.09	\$ 144,662.61

Footnotes:

[a] Appraised Values per the 2026 appraised 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 1/31/2027 equals approximately \$0.05 and the Annual Collection Costs due 1/31/2027 equal approximately \$0.0062 for Improvement Area #1 and \$0.0062 for the Major Improvement Area. Both will be adjusted each year based on actual Operations and Maintenance Costs and Annual Collection Costs.

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

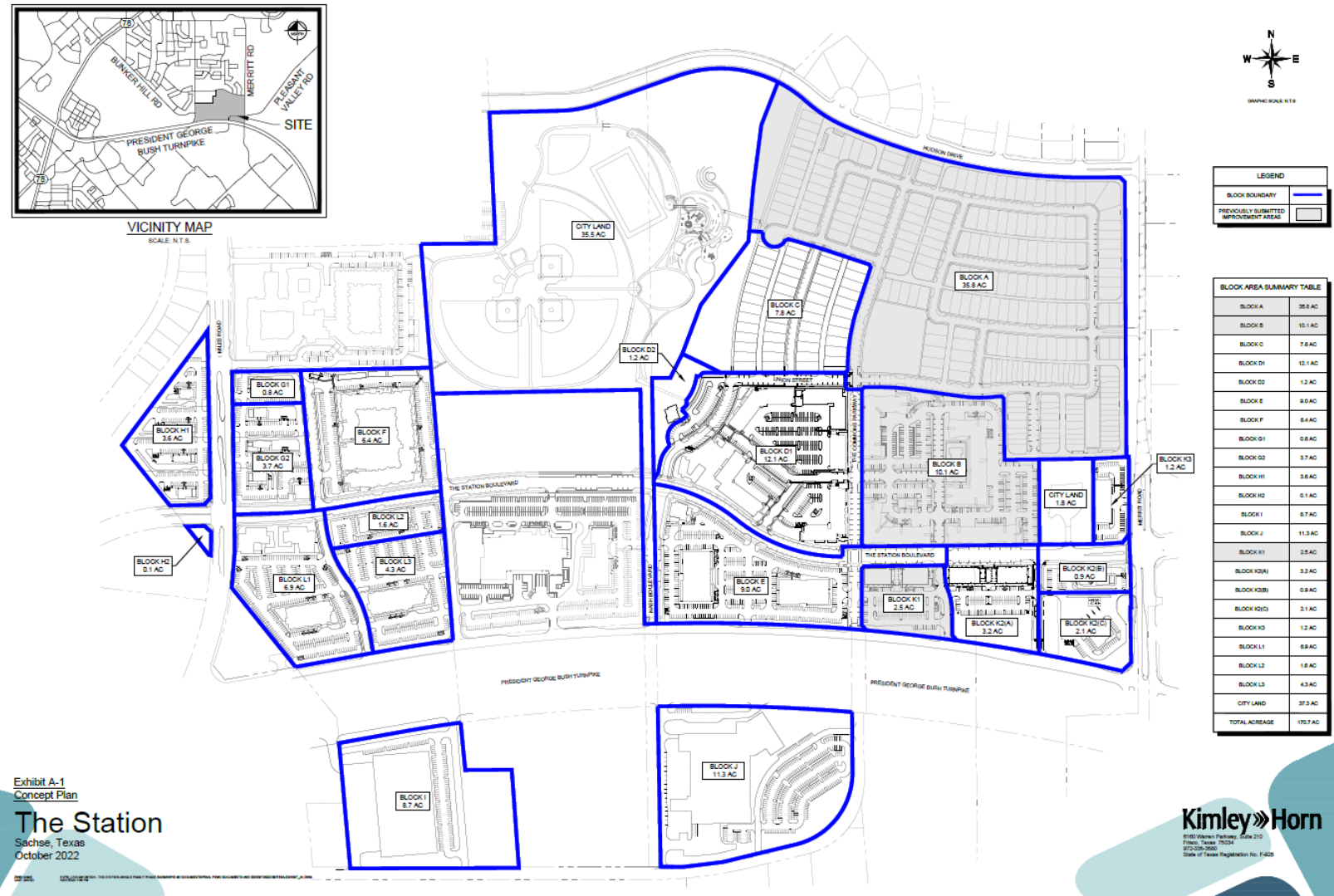


EXHIBIT C-2 – MAP OF MAJOR IMPROVEMENT AREA AND IMPROVEMENT AREA #1

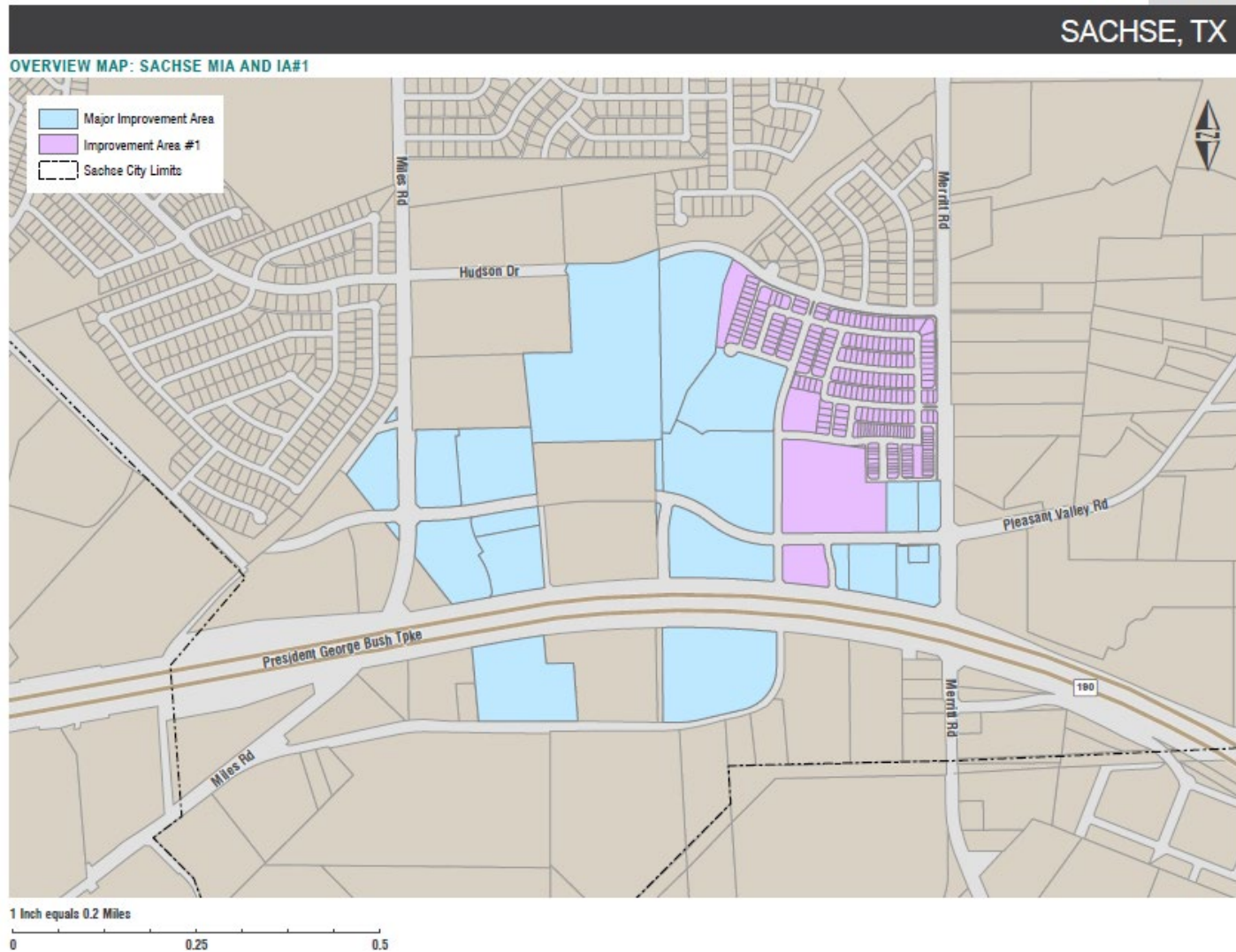


EXHIBIT D-1 – DISTRICT LEGAL DESCRIPTION

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;

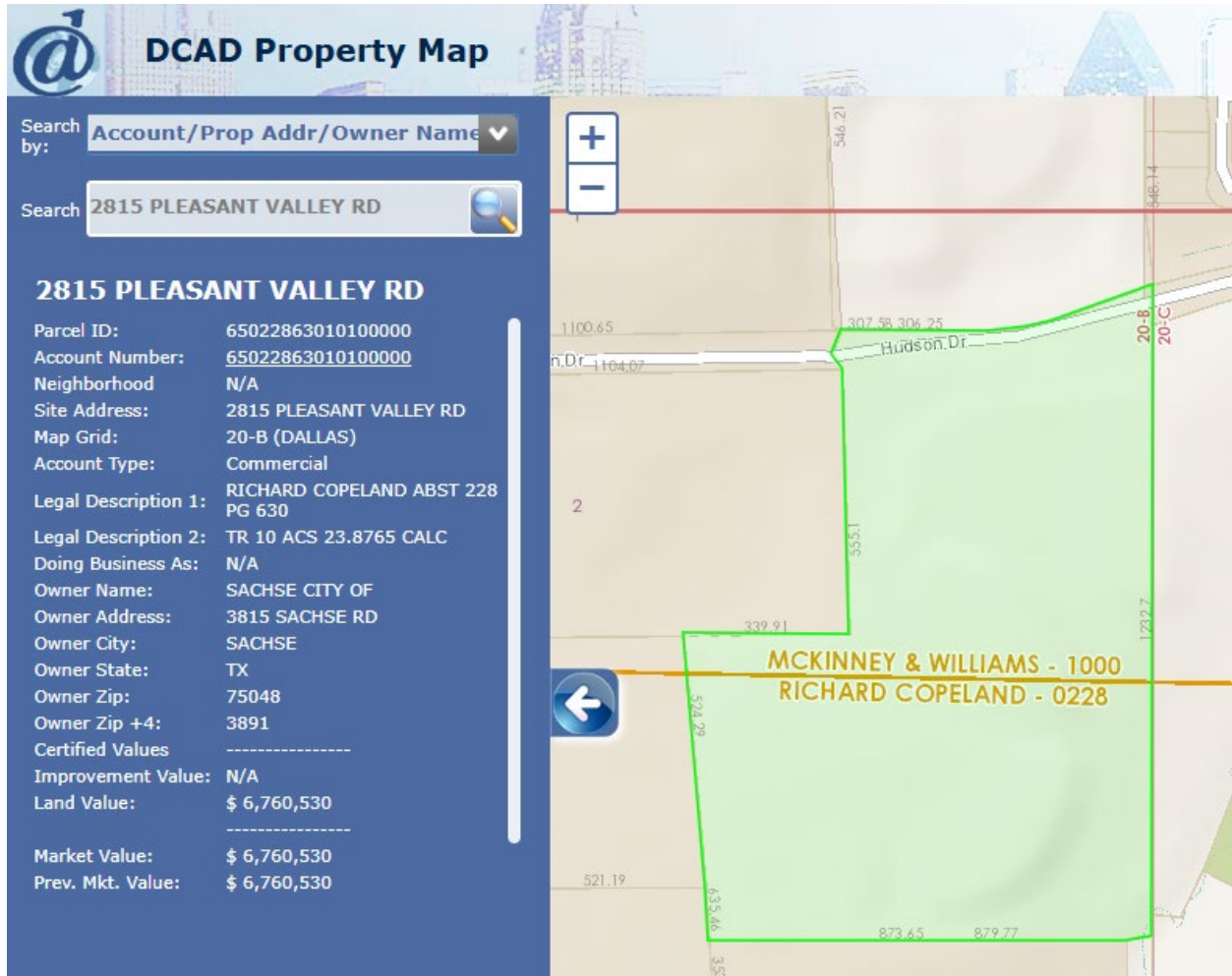
THENCE in a northwesterly direction, along the southerly line of said 3.022-acre tract and the northerly right of way line of said President George Bush Turnpike, and with said curve to the left, an arc distance of 385.09 feet to the POINT OF BEGINNING and containing 2.463 acres (107,308 square feet)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

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

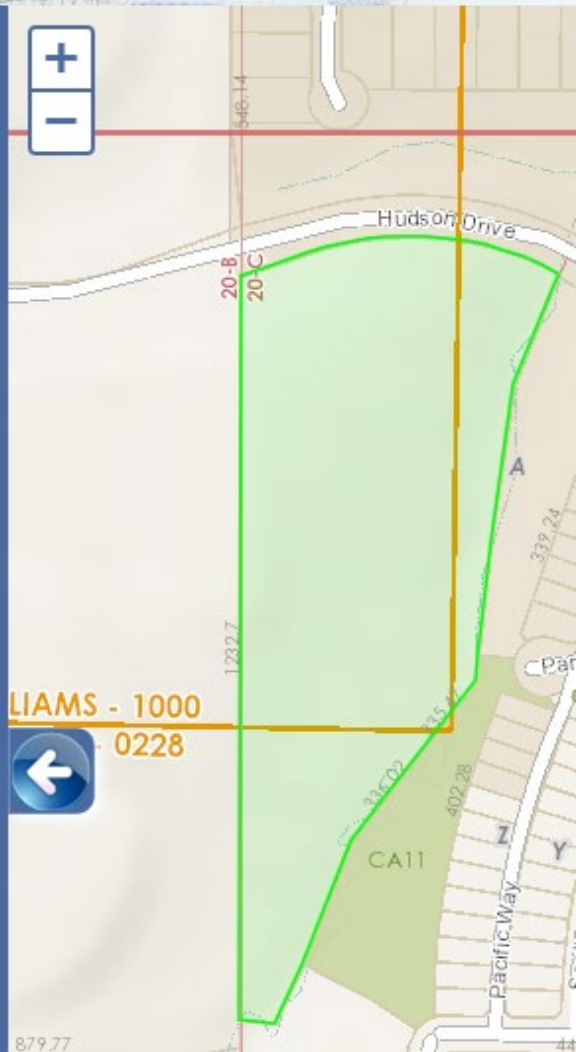


EXHIBIT E – O&M BUDGET

Anticipated Budget at Completion of Heritage Park ^[a]	
<i>Authorized Improvements^[b]</i>	
Utilities, electric and water	\$ 61,000
Operation of splash pad for chemical and estimate on electric:	5,000
Mowing and landscape maintenance	99,250
Pond and fountain maintenance	10,000
Playground equipment, irrigation, fountains, pumps repairs	20,000
Street and sign maintenance	93,000
Replacement Reserve ^[c]	61,648
PID Management	23,818
Total	\$ 373,716

Footnotes:

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

[b] As projected by the City staff.

[c] Includes amounts of funding needed to cover any unanticipated arbitration reduced final values and still cover debt service. To be true-up for each subsequent year's Service and Assessment Plan.

EXHIBIT F – ANNUAL COLLECTION COSTS

Annual Collection Costs			
Category	Improvement Area #1	Major Improvement Area	Total
P3Works Administration	\$ 7,665.12	\$ 8,571.36	\$ 16,236.48
Filing Fees	\$ 472.09	\$ 527.91	1,000.00
TX Gov Collection Fee	\$ 2,447.80	\$ 2,737.20	5,185.00
Public Notice Mailings	\$ 659.51	\$ 737.49	1,397.00
Total	\$ 11,244.52	\$ 12,573.96	\$ 23,818.48

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 of Sachse, 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
CITY OF 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 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.

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. Consent Agenda

Subject: 10. Approve an ordinance approving the 2026 Annual Service Plan Update and 2026 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.

Meeting August 3, 2026 - City Council Meeting

Access Public

Type Action (Consent)

Fiscal Impact None

Recommended Action Approve an ordinance approving the 2026 Annual Service Plan Update and 2026 Assessment Rolls for the Sachse Public Improvement District No. 1 in accordance with Chapter 372, Texas Local Government Code, as amended.

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 approving the 2026 Annual Service Plan Update and 2026 Assessment Rolls for the Sachse Public Improvement District No. 1 in accordance with Chapter 372, Texas Local Government Code, as amended.

File Attachments

1. Ordinance_PID No. 1_2026 SAP Update
2. EXHIBIT A_PID No. 1_SAP Update_2026-07-22_vfinal

ORDINANCE NO. O-2026-__

AN ORDINANCE OF THE CITY OF SACHSE, TEXAS, APPROVING THE 2026 ANNUAL SERVICE PLAN UPDATE AND 2026 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 2026 Annual Service Plan Update" (the "2026 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 2026, and now desires to proceed with the adoption of this Ordinance which approves and adopts the 2026 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 2026 Annual Service Plan Update attached hereto as **Exhibit A**.

SECTION 3. The 2026 Annual Service Plan Update is hereby approved and accepted by the City Council.

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

SECTION 5. 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 2026, 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 2026.

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 3rd day of August 2026.

APPROVED:

Jeff Bickerstaff, Mayor

ATTEST:

Leah K Granger, City Secretary

APPROVED AS TO FORM:

Joseph J. Gorfida, Jr. City Attorney

Exhibit A
2026 Annual Service Plan Update

[Remainder of page left intentionally blank.]



SACHSE
PUBLIC IMPROVEMENT DISTRICT NO. 1
2026 ANNUAL SERVICE PLAN UPDATE
AUGUST 3, 2026

INTRODUCTION

Capitalized terms used in this 2026 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 governing body of the City (the “Governing Body”) 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 Governing Body 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 Governing Body 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 Governing Body 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 Governing Body 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 Governing Body approved the 2024 Annual Service Plan Update for the District by Ordinance No. O-2024-08, which updated the Assessment Roll for 2024.

On September 15, 2025, the Governing Body approved the 2025 Annual Service Plan Update for the District by Ordinance No. O-2025-10, which updated the Assessment Roll for 2025.

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 2026.

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 2026 Annual Service Plan Update also updates the Assessment Rolls for 2026.

[Remainder of page intentionally left blank.]

PARCEL SUBDIVISION

City Land

- The final plat for The Station Major Infrastructure Phase 1 was recorded in the Official Public Records of the County as document number 202000340837 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 as document number 202100069532 on August 6, 2020.
- 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 as document number 202100254046 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 as document number 202200236348 on November 11, 2021.

Improvement Area #2

- The final plat for The Station Phase 2 was recorded in the Official Public Records of the County as document number 202300044642 on March 8, 2023.
- The final plat for The Station Single Family Phase 2A was recorded in the Official Public Records of the County as document number 202300114541 on June 12, 2023.

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 as document number 202300089639 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 as document number 202400015664 on January 25, 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 as document number 202300070904 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.
- The final plat for The Station Phase 3 Lot 1, Block A (Block L1 partial) was filed and recorded with the County as document number 202600084115 on April 21, 2026.
- Due to Landowner initiated changes to the site plan(s), a portion of the Improvement Area #3 Assessment and the Major Improvement Area Assessment, each, as defined in the A&R SAP, was reallocated in accordance with the terms of the A&R SAP, to the property described in The Station Phase 3 Lot 1, Block A (Block L1 partial) filed and recorded with the County as document number 202600084115, and the Remaining Property (hereinafter defined) in the District. "Remaining Property" means the remaining portion of Block A Lot 1, The Station, Phase 2, Lot 1, Block A, Lots 1-3, Block B as detailed in Instrument Number 202200049369, and as identified by the Dallas Central Appraisal District as property ID 480118300A0010000. On April 30, 2026, PMB Station Land LP, signed a Consent and Agreement of Landowner acknowledging this change.

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 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.

LOT AND HOME SALES

Current ownership within the District is based on information provided by the Developer and available information and is subject to change as development occurs and property is conveyed. Updated ownership and development information for Assessments securing PID Bonds may be

available through continuing disclosure filings accessible via the MSRB's EMMA by searching for the District. For Assessments securing reimbursement obligations to the Developer, the summary of current ownership within the property securing such Assessment is based on information provided by the Developer and other publicly available records.

AUTHORIZED IMPROVEMENTS

A summary of the Authorized Improvements, including the original estimated costs of the Authorized Improvements and allocation of such costs, is provided in the A&R SAP. The Authorized Improvements and estimated costs as described in the A&R SAP are for Assessment purposes and do not represent a guarantee of construction timing or Actual Costs.

Information regarding the status of Authorized Improvements, including construction progress, estimated completion timing, and budget information, including any updates to the original estimates of costs, is based on information provided by the Developer and other available project information at the time such information is compiled. Such information may be updated from time to time.

OUTSTANDING ASSESSMENT

Improvement Area #1

Net of the principal bond payment due September 15, Improvement Area #1 has a total outstanding Assessment of \$10,220,000.00, of which \$5,975,000.00 is attributable to the Improvement Area #1 Initial Bonds, and \$4,245,000.00 is attributable to the Improvement Area #1 Additional Bonds.

Improvement Area #2

Improvement Area #2 has an outstanding Assessment of \$1,020,571.43, which is less than the debt service due on the outstanding Improvement Area #2-3 Bonds due to Prepayment of Assessment for which Improvement Area #2-3 Bonds have not yet been redeemed.

Improvement Area #3

Improvement Area #2 has an outstanding Assessment of \$5,806,102.70, which is less than the debt service due on the outstanding Improvement Area #2-3 Bonds due to Prepayment of Assessment for which Improvement Area #2-3 Bonds have not yet been redeemed.

Major Improvement Area

The Major Improvement Area has an outstanding Assessment of \$7,736,399.71.

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 A&R SAP. 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 TIRZ No. 2 Annual Credit Amount by Parcel is included in the corresponding Assessment Rolls attached hereto as **Exhibit A-1, Exhibit A-2 and Exhibit A-3.**

ANNUAL INSTALLMENT DUE 1/31/2027

Improvement Area #1

- **Improvement Area #1 Initial Bonds Principal and Interest** - The total principal and interest required for the Improvement Area #1 Annual Installment is shown below.
 - **TIRZ Credit** - The principal and interest credit from the TIRZ No. 2 Fund for the Annual Installment is calculated on a per lot basis as shown in the Improvement Area #1 Assessment Roll.
- **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 collected and deposited into an account of the Reserve Fund. The Delinquency and Prepayment Reserve is calculated in accordance with the governing documents, resulting in Improvement Area #1 Annual Installment as shown below.
- **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 shown below.
- **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 collected and deposited into an account of the Reserve Fund. The Delinquency and Prepayment Reserve is calculated in accordance with the governing documents, resulting in Improvement Area #1 Annual Installment as shown below.

Improvement Area #1	
Due January 31, 2027	
<i>Improvement Area #1 Initial Bonds</i>	
Principal	\$ 155,000.00
Interest	\$ 228,700.00
Additional Interest	\$ 29,875.00
	<u>\$ 413,575.00</u>
<i>Improvement Area #1 Additional Bonds</i>	
Principal	\$ 91,000.00
Interest	\$ 245,418.76
Additional Interest	\$ 21,225.00
	<u>\$ 357,643.76</u>
TIRZ Credit	TBD
Annual Collection Costs	\$ 51,755.20
Total Annual Installment	\$ 822,973.96

Footnotes:

[a] TIRZ No. 2 Credit to be determined.

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

Improvement Area #1	
Annual Collection Costs Breakdown	
P3Works Administration	\$ 40,723.81
City Auditor	1,027.94
Filing Fees	411.17
ASW Collection Contract	3,947.28
PID Trustee Fees	4,500.00
Dissemination Agent	7,000.00
P3Works Dev/Issuer CDA Review	2,645.00
Collection Cost Maintenance Balance	10,000.00
Arbitrage Calculation	1,500.00
Total Annual Collection Costs	\$ 51,755.20

Improvement Area #2

- **Improvement Area #2-3 Bonds Principal and Interest** - The total principal and interest required for the Improvement Area #2 Annual Installment is shown below.

- **TIRZ Credit** - The principal and interest credit from the TIRZ No. 2 Fund for the Annual Installment is calculated on a per lot basis as shown in the Improvement Area #2 Assessment Roll.
- **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 collected and deposited into an account of the Reserve Fund. The Delinquency and Prepayment Reserve is calculated in accordance with the governing documents, resulting in Improvement Area #2 Annual Installment as shown below.

Improvement Area #2	
Due January 31, 2027	
<i>Improvement Area #2-3 Bonds</i>	
Principal	\$ 13,000.00
Interest	\$ 73,785.00
	\$ 86,785.00
Additional Interest	\$ 5,320.00
TIRZ Credit ^[a]	TBD
Annual Collection Costs	\$ 8,383.66
Total Annual Installment	\$ 100,488.66

Footnotes:

[a] TIRZ No. 2 Credit to be determined.

- **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 shown below.

Improvement Area #2	
Annual Collection Costs Breakdown	
P3Works Administration	\$ 4,190.38
City Auditor	105.77
Filing Fees	42.31
ASW Collection Contract	406.17
PID Trustee Fees	691.22
Dissemination Agent	537.62
Draw Request Review	671.25
P3Works Dev/Issuer CDA Review	618.26
Collection Cost Maintenance Balance	1,536.05
Less CCMB Credit from Prior Years	(645.78)
Arbitrage Calculation	230.41
Total Annual Collection Costs	\$ 8,383.66

Improvement Area #3

- **Improvement Area #2-3 Bonds Principal and Interest** - The total principal and interest required for the Improvement Area #3 Annual Installment is shown below.
 - **TIRZ Credit** - The principal and interest credit from the TIRZ No. 2 Fund for the Annual Installment is calculated on a per lot basis as shown in the Improvement Area #3 Assessment Roll.
- **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 collected and deposited into an account of the Reserve Fund. The Delinquency and Prepayment Reserve is calculated in accordance with the governing documents, resulting in Improvement Area #3 Annual Installment as shown below.

Improvement Area #3	
Due January 31, 2027	
<i>Improvement Area #2-3 Bonds</i>	
Principal	\$ 68,000.00
Interest	\$ 406,790.00
	<u>\$ 474,790.00</u>
Additional Interest	\$ 29,320.00
TIRZ Credit ^[a]	TBD
Annual Collection Costs	\$ 46,195.78
Total Annual Installment	\$ 550,305.78

Footnotes:

[a] TIRZ No. 2 Credit to be determined.

- **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 shown below.

Improvement Area #3		
Annual Collection Costs Breakdown		
P3Works Administration	\$	23,089.93
City Auditor		582.83
Filing Fees		233.13
ASW Collection Contract		2,238.06
PID Trustee Fees		3,808.78
Dissemination Agent		2,962.38
Draw Request Review		3,698.75
P3Works Dev/Issuer CDA Review		3,406.74
Collection Cost Maintenance Balance		8,463.95
Less CCMB Credit from Prior Years		(3,558.36)
Arbitrage Calculation		1,269.59
Total Annual Collection Costs	\$	46,195.78

Major Improvement Area

- **Major Improvement Area Bonds Principal and Interest** - The total principal and interest required for the Major Improvement Area Annual Installment is shown below.
- **Major Improvement Area Bonds Additional Interest** – The Delinquency and Prepayment Reserve Requirement, as defined in the Indenture for the Major Improvement Area Bonds, is collected and deposited into an account of the Reserve Fund. The Delinquency and Prepayment Reserve is calculated in accordance with the governing documents, resulting in Major Improvement Area Annual Installment as shown below.

Major Improvement Area		
Due January 31, 2027		
Principal	\$	170,000.00
Interest	\$	430,962.50
	\$	600,962.50
Additional Interest	\$	39,050.00
Annual Collection Costs	\$	54,264.23
Total Annual Installment	\$	694,276.73

- **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 shown below.

Major Improvement Area		
Annual Collection Costs Breakdown		
P3Works Administration	\$	31,038.42
City Auditor		783.46
Filing Fees		313.39
ASW Collection Contract		3,008.49
PID Trustee Fees		4,500.00
Dissemination Agent		3,500.00
P3Works Dev/Issuer CDA Review		2,645.00
Collection Cost Maintenance Balance		10,000.00
Less CCMB Credit from Prior Years		(3,024.53)
Arbitrage Calculation		1,500.00
Total Annual Collection Costs	\$	54,264.23

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.

PREPAYMENT OF ASSESSMENTS

Information regarding any full or partial Prepayments of the Assessments are reflected in the corresponding Assessment Roll.

EXTRAORDINARY OPTIONAL REDEMPTIONS

Information relating to any redemptions, including extraordinary optional redemption of any PID Bonds, may be available through continuing disclosure filings accessible via EMMA website by searching for the District.

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		1/31/2027	1/31/2028	1/31/2029	1/31/2030	1/31/2031
<i>Improvement Area #1 Initial Bonds</i>						
Principal		\$ 155,000.00	\$ 160,000.00	\$ 170,000.00	\$ 175,000.00	\$ 180,000.00
Interest		228,700.00	223,662.50	218,462.50	212,937.50	207,250.00
Additional Interest		29,875.00	29,100.00	28,300.00	27,450.00	26,575.00
	(1)	\$ 413,575.00	\$ 412,762.50	\$ 416,762.50	\$ 415,387.50	\$ 413,825.00
<i>Improvement Area #1 Additional Bonds</i>						
Principal		\$ 91,000.00	\$ 95,000.00	\$ 95,000.00	\$ 101,000.00	\$ 108,000.00
Interest		245,418.76	240,868.76	236,118.76	230,775.00	225,093.76
Additional Interest		21,225.00	20,770.00	20,295.00	19,820.00	19,315.00
	(2)	\$ 357,643.76	\$ 356,638.76	\$ 351,413.76	\$ 351,595.00	\$ 352,408.76
Annual Collection Costs	(3)	\$ 51,755.20	\$ 61,460.30	\$ 62,689.51	\$ 63,943.30	\$ 65,222.17
TIRZ No. 2 Credit ^[a]	(4)	TBD				
Total Improvement Area #1 Annual Installment	(5) = (1) + (2) + (3) + (4)	\$ 822,973.96	\$ 830,861.56	\$ 830,865.77	\$ 830,925.80	\$ 831,455.93

Improvement Area #2-3						
Installments Due		1/31/2027	1/31/2028	1/31/2029	1/31/2030	1/31/2031
<i>Improvement Area #2-3 Bonds</i>						
<i>Improvement Area #2</i>						
Principal		\$ 13,000.00	\$ 14,000.00	\$ 15,000.00	\$ 16,000.00	\$ 17,000.00
Interest		73,785.00	73,005.00	72,165.00	71,133.75	70,033.75
	(1)	\$ 86,785.00	\$ 87,005.00	\$ 87,165.00	\$ 87,133.75	\$ 87,033.75
<i>Improvement Area #3</i>						
Principal		\$ 68,000.00	\$ 75,000.00	\$ 79,000.00	\$ 85,000.00	\$ 91,000.00
Interest		406,790.00	402,710.00	398,210.00	392,778.75	386,935.00
	(2)	\$ 474,790.00	\$ 477,710.00	\$ 477,210.00	\$ 477,778.75	\$ 477,935.00
Additional Interest	(3)	\$ 34,640.00	\$ 34,235.00	\$ 33,790.00	\$ 33,320.00	\$ 32,815.00
Annual Collection Costs	(4)	\$ 54,579.44	\$ 48,229.25	\$ 49,193.84	\$ 50,177.71	\$ 51,181.27
TIRZ No. 2 Credit ^[a]	(5)	TBD				
Total Improvement Area #2-3 Annual Installment	(6) = (1) + (2) + (3) + (4) + (5)	\$ 650,794.44	\$ 647,179.25	\$ 647,358.84	\$ 648,410.21	\$ 648,965.02

Major Improvement Area						
Installments Due		1/31/2027	1/31/2028	1/31/2029	1/31/2030	1/31/2031
<i>Major Improvement Area Bonds</i>						
Principal		\$ 170,000.00	\$ 175,000.00	\$ 185,000.00	\$ 195,000.00	\$ 205,000.00
Interest		430,962.50	421,825.00	412,418.75	402,475.00	391,993.75
	(1)	\$ 600,962.50	\$ 596,825.00	\$ 597,418.75	\$ 597,475.00	\$ 596,993.75
Additional Interest	(2)	\$ 39,050.00	\$ 38,200.00	\$ 37,325.00	\$ 36,400.00	\$ 35,425.00
Annual Collection Costs	(3)	\$ 54,264.23	\$ 46,704.54	\$ 47,638.63	\$ 48,591.40	\$ 49,563.23
Total Major Improvement Area Annual Installment	(4) = (1) + (2) + (3)	\$ 694,276.73	\$ 681,729.54	\$ 682,382.38	\$ 682,466.40	\$ 681,981.98

Footnotes:

[a] Each year, the TIRZ No. 2 Revenue generated by each Lot shall be applied to the principal and interest portion of the applicable Annual Installment, up to the Maximum TIRZ No. 2 Annual Credit Amount. The TIRZ No. 2 Annual Credit Amount shall be updated each year in the Annual Service Plan Update as TIRZ No. 2 Revenue is generated.

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 2026 Annual Installments which will be delinquent if not paid by January 31, 2027. 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.

ADDITIONAL INFORMATION

If the owner of a Parcel claims that an error has been made in any Assessment Roll required by the A&R SAP, a prior Annual Service Plan Update, or this 2026 Annual Service Plan Update, the owner's sole and exclusive remedy shall be to submit a written notice of error to the Administrator (at admin@p3-works.com) by December 1st of the year in connection with the approval of such year's Annual Service Plan Update. Otherwise, the owner shall be deemed to have unconditionally approved and accepted the Annual Service Plan Update. The Administrator shall provide a written response to the Governing Body and the owner not later than 30 days after receipt of such written notice of error by the Administrator. The Governing Body shall consider the owner's notice of error and the Administrator's response at a public meeting, and, not later than 30 days after closing such meeting, the Governing Body shall make a final determination as to whether an error has been made. If the Governing Body determines that an error has been made, the Governing Body shall take such corrective action as is authorized by the PID Act, this 2026 Annual Service Plan Update, the applicable Assessment Ordinance, the applicable Indenture, or as otherwise authorized by the discretionary power of the Governing Body. The determination by the Governing Body as to whether an error has been made, and any corrective action taken by the Governing Body shall be final and binding on the owner and the Administrator.

EXHIBIT A-1 – IMPROVEMENT AREA #1 ASSESSMENT ROLL

Property ID ^[a]	Lot Type	Outstanding Assessment		Annual Installment Due 1/31/2027 pre TIRZ ^[c]	TIRZ Credit ^[c]	Net Annual Installment Due 1/31/2027 ^[d]
		Improvement Area #1 Initial Bonds	Improvement Area #1 Additional Bonds			
480119100A0010000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100A0020000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100A0030000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100A0040000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100A0050000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100A0060000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100A0070000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100A0080000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100A0090000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100A0100000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100A0110000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100A0120000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100A0130000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100A0140000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100ACA10000	Non-Benefitted	\$0.00	\$0.00	\$0.00	TBD	\$0.00
480119100B0010000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100B0020000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100B0030000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100B0040000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100B0050000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100B0060000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100B0070000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100B0080000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100B0090000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100B0100000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100B0110000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100BCA20000	Non-Benefitted	\$0.00	\$0.00	\$0.00	TBD	\$0.00
480119100C0010000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100C0020000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100C0030000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100C0040000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100C0050000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100C0060000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100C0070000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100C0080000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100C0090000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92

Property ID ^[a]	Lot Type	Outstanding Assessment		Annual Installment Due 1/31/2027 pre TIRZ ^[c]	TIRZ Credit ^[c]	Net Annual Installment Due 1/31/2027 ^[d]
		Improvement Area #1 Initial Bonds	Improvement Area #1 Additional Bonds			
480119100C0100000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100C0110000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100C0120000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100C0130000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100C0140000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100D0010000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100D0020000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100D0030000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100D0040000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100D0050000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100D0060000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100D0070000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100D0080000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100D0090000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100D0100000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100D0110000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100D0120000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100D0130000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100D0140000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100D0150000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100D0160000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100D0170000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100D0180000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100D0190000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100D0200000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100D0210000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100D0220000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100D0230000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100D0240000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100D0250000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100D0260000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100DCA50000	Non-Benefitted	\$0.00	\$0.00	\$0.00	TBD	\$0.00
480119100E0010000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100E0020000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100E0030000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100E0040000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100E0050000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100E0060000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92

Property ID ^[a]	Lot Type	Outstanding Assessment		Annual Installment Due 1/31/2027 pre TIRZ ^[c]	TIRZ Credit ^[c]	Net Annual Installment Due 1/31/2027 ^[d]
		Improvement Area #1 Initial Bonds	Improvement Area #1 Additional Bonds			
480119100E0070000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100E0080000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100E0090000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100E0100000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100E0110000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100E0120000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100E0130000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100E0140000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100E0150000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100E0160000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100E0170000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100E0180000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100E0190000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100E0200000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100E0210000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100E0220000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100E0230000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100E0240000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100E0250000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100E0260000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100E0270000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100E0280000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100E0290000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100ECA30000	Non-Benefitted	\$0.00	\$0.00	\$0.00	TBD	\$0.00
480119100F0010000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100F0020000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100F0030000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100F0040000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100F0050000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100F0060000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100F0070000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100F0080000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100F0090000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100F0100000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100F0110000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100F0120000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100F0130000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100F0140000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92

Property ID ^[a]	Lot Type	Outstanding Assessment		Annual Installment Due 1/31/2027 pre TIRZ ^[c]	TIRZ Credit ^[c]	Net Annual Installment Due 1/31/2027 ^[d]
		Improvement Area #1 Initial Bonds	Improvement Area #1 Additional Bonds			
480119100F0150000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100F0160000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100F0170000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100F0180000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100F0190000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100F0200000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100F0210000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100F0220000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100F0230000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100F0240000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100F0250000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100G0010000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100G0020000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100G0030000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100G0040000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100G0050000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100G0060000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100G0070000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100G0080000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100G0090000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100G0100000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100G0110000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100G0120000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100G0130000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100G0140000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100G0150000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100G0160000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100G0170000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100G0180000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100G0190000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100G0200000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100G0210000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100G0220000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100G0230000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100G0240000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100G0250000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100G0260000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100G0270000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92

Property ID ^[a]	Lot Type	Outstanding Assessment		Annual Installment Due 1/31/2027 pre TIRZ ^[c]	TIRZ Credit ^[c]	Net Annual Installment Due 1/31/2027 ^[d]
		Improvement Area #1 Initial Bonds	Improvement Area #1 Additional Bonds			
480119100G0280000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100G0290000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100H0010000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100H0020000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100H0030000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100H0040000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100H0050000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100I0010000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100I0020000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100I0030000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100I0040000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100I0050000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100I0060000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100I0070000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100I0080000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100I0090000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100I0100000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100I0110000	Townhome Lot	\$11,558.42	\$8,211.80	\$1,592.01	TBD	\$1,592.01
480119100I0120000	Townhome Lot	\$11,558.42	\$8,211.80	\$1,592.01	TBD	\$1,592.01
480119100I0130000	Townhome Lot	\$11,558.42	\$8,211.80	\$1,592.01	TBD	\$1,592.01
480119100I0140000	Townhome Lot	\$11,558.42	\$8,211.80	\$1,592.01	TBD	\$1,592.01
480119100I0150000	Townhome Lot	\$11,558.42	\$8,211.80	\$1,592.01	TBD	\$1,592.01
480119100I0160000	Townhome Lot	\$11,558.42	\$8,211.80	\$1,592.01	TBD	\$1,592.01
480119100I0170000	Townhome Lot	\$11,558.42	\$8,211.80	\$1,592.01	TBD	\$1,592.01
480119100I0180000	Townhome Lot	\$11,558.42	\$8,211.80	\$1,592.01	TBD	\$1,592.01
480119100I0190000	Townhome Lot	\$11,558.42	\$8,211.80	\$1,592.01	TBD	\$1,592.01
480119100I0200000	Townhome Lot	\$11,558.42	\$8,211.80	\$1,592.01	TBD	\$1,592.01
480119100I0210000	Townhome Lot	\$11,558.42	\$8,211.80	\$1,592.01	TBD	\$1,592.01
480119100I0220000	Townhome Lot	\$11,558.42	\$8,211.80	\$1,592.01	TBD	\$1,592.01
480119100I0230000	Townhome Lot	\$11,558.42	\$8,211.80	\$1,592.01	TBD	\$1,592.01
480119100I0240000	Townhome Lot	\$11,558.42	\$8,211.80	\$1,592.01	TBD	\$1,592.01
480119100I0250000	Townhome Lot	\$11,558.42	\$8,211.80	\$1,592.01	TBD	\$1,592.01
480119100I0260000	Townhome Lot	\$11,558.42	\$8,211.80	\$1,592.01	TBD	\$1,592.01
480119100I0270000	Townhome Lot	\$11,558.42	\$8,211.80	\$1,592.01	TBD	\$1,592.01
480119100I0280000	Townhome Lot	\$11,558.42	\$8,211.80	\$1,592.01	TBD	\$1,592.01
480119100J0010000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100J0020000	Single Family Lot	\$17,300.58	\$12,291.38	\$2,382.92	TBD	\$2,382.92
480119100JCA40000	Non-Benefitted	\$0.00	\$0.00	\$0.00	TBD	\$0.00

Property ID ^[a]	Lot Type	Outstanding Assessment		Annual Installment Due 1/31/2027 pre TIRZ ^[c]	TIRZ Credit ^[c]	Net Annual Installment Due 1/31/2027 ^[d]
		Improvement Area #1 Initial Bonds	Improvement Area #1 Additional Bonds			
480119100K0010000	Townhome Lot	\$11,558.42	\$8,211.80	\$1,592.01	TBD	\$1,592.01
480119100K0020000	Townhome Lot	\$11,558.42	\$8,211.80	\$1,592.01	TBD	\$1,592.01
480119100K0030000	Townhome Lot	\$11,558.42	\$8,211.80	\$1,592.01	TBD	\$1,592.01
480119100K0040000	Townhome Lot	\$11,558.42	\$8,211.80	\$1,592.01	TBD	\$1,592.01
480119100K0050000	Townhome Lot	\$11,558.42	\$8,211.80	\$1,592.01	TBD	\$1,592.01
480119100K0060000	Townhome Lot	\$11,558.42	\$8,211.80	\$1,592.01	TBD	\$1,592.01
480119100K0070000	Townhome Lot	\$11,558.42	\$8,211.80	\$1,592.01	TBD	\$1,592.01
480119100K0080000	Townhome Lot	\$11,558.42	\$8,211.80	\$1,592.01	TBD	\$1,592.01
480119100K0090000	Townhome Lot	\$11,558.42	\$8,211.80	\$1,592.01	TBD	\$1,592.01
480119100K0100000	Townhome Lot	\$11,558.42	\$8,211.80	\$1,592.01	TBD	\$1,592.01
480119100K0110000	Townhome Lot	\$11,558.42	\$8,211.80	\$1,592.01	TBD	\$1,592.01
480119100K0120000	Townhome Lot	\$11,558.42	\$8,211.80	\$1,592.01	TBD	\$1,592.01
480119100K0130000	Townhome Lot	\$11,558.42	\$8,211.80	\$1,592.01	TBD	\$1,592.01
480119100K0140000	Townhome Lot	\$11,558.42	\$8,211.80	\$1,592.01	TBD	\$1,592.01
480119100K0150000	Townhome Lot	\$11,558.42	\$8,211.80	\$1,592.01	TBD	\$1,592.01
480119100K0160000	Townhome Lot	\$11,558.42	\$8,211.80	\$1,592.01	TBD	\$1,592.01
480119100K0170000	Townhome Lot	\$11,558.42	\$8,211.80	\$1,592.01	TBD	\$1,592.01
480119100K0180000	Townhome Lot	\$11,558.42	\$8,211.80	\$1,592.01	TBD	\$1,592.01
480119100K0190000	Townhome Lot	\$11,558.42	\$8,211.80	\$1,592.01	TBD	\$1,592.01
480119100K0200000	Townhome Lot	\$11,558.42	\$8,211.80	\$1,592.01	TBD	\$1,592.01
480119100K0210000	Townhome Lot	\$11,558.42	\$8,211.80	\$1,592.01	TBD	\$1,592.01
480119100K0220000	Townhome Lot	\$11,558.42	\$8,211.80	\$1,592.01	TBD	\$1,592.01
480119100K0230000	Townhome Lot	\$11,558.42	\$8,211.80	\$1,592.01	TBD	\$1,592.01
480119100KCA70000	Non-Benefitted	\$0.00	\$0.00	\$0.00	TBD	\$0.00
480119100L0010000	Townhome Lot	\$11,558.42	\$8,211.80	\$1,592.01	TBD	\$1,592.01
480119100L0020000	Townhome Lot	\$11,558.42	\$8,211.80	\$1,592.01	TBD	\$1,592.01
480119100L0030000	Townhome Lot	\$11,558.42	\$8,211.80	\$1,592.01	TBD	\$1,592.01
480119100L0040000	Townhome Lot	\$11,558.42	\$8,211.80	\$1,592.01	TBD	\$1,592.01
480119100L0050000	Townhome Lot	\$11,558.42	\$8,211.80	\$1,592.01	TBD	\$1,592.01
480119100L0060000	Townhome Lot	\$11,558.42	\$8,211.80	\$1,592.01	TBD	\$1,592.01
480119100L0070000	Townhome Lot	\$11,558.42	\$8,211.80	\$1,592.01	TBD	\$1,592.01
480119100L0080000	Townhome Lot	\$11,558.42	\$8,211.80	\$1,592.01	TBD	\$1,592.01
480119100L0090000	Townhome Lot	\$11,558.42	\$8,211.80	\$1,592.01	TBD	\$1,592.01
480119100M0010000	Townhome Lot	\$11,558.42	\$8,211.80	\$1,592.01	TBD	\$1,592.01
480119100M0020000	Townhome Lot	\$11,558.42	\$8,211.80	\$1,592.01	TBD	\$1,592.01
480119100M0030000	Townhome Lot	\$11,558.42	\$8,211.80	\$1,592.01	TBD	\$1,592.01
480119100M0040000	Townhome Lot	\$11,558.42	\$8,211.80	\$1,592.01	TBD	\$1,592.01
480119100M0050000	Townhome Lot	\$11,558.42	\$8,211.80	\$1,592.01	TBD	\$1,592.01

		Outstanding Assessment		Annual Installment Due 1/31/2027 pre TIRZ ^[c]	TIRZ Credit ^[c]	Net Annual Installment Due 1/31/2027 ^[d]
Property ID ^[a]	Lot Type	Improvement Area #1 Initial Bonds	Improvement Area #1 Additional Bonds			
480119100M0060000	Townhome Lot	\$11,558.42	\$8,211.80	\$1,592.01	TBD	\$1,592.01
480119100M0070000	Townhome Lot	\$11,558.42	\$8,211.80	\$1,592.01	TBD	\$1,592.01
480119100M0080000	Townhome Lot	\$11,558.42	\$8,211.80	\$1,592.01	TBD	\$1,592.01
480119100M0090000	Townhome Lot	\$11,558.42	\$8,211.80	\$1,592.01	TBD	\$1,592.01
480119100MCA60000	Non-Benefitted	\$0.00	\$0.00	\$0.00	TBD	\$0.00
480119100NCA80000	Non-Benefitted	\$0.00	\$0.00	\$0.00	TBD	\$0.00
480119100OCA90000	Non-Benefitted	\$0.00	\$0.00	\$0.00	TBD	\$0.00
480119500A0010000	Multi-Family	\$2,302,973.35	\$1,636,171.02	\$317,202.86	TBD	\$317,202.86
480119700M0010000	Commercial 1	\$135,483.92	\$96,255.94	\$18,661.05	TBD	\$18,661.05
Total^[b]		\$5,975,000.00	\$4,245,000.00	\$822,974.30	TBD	\$822,974.30

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 No. 2 Annual Credit Amount will be determined each year once TIRZ No. 2 Revenue is determined.

[d] The Annual Installment due on each Parcel or Lot may be updated to reflect prepayments and/or redemptions paid prior to the Annual Installment being billed to the owner of the Parcel or Lot.

EXHIBIT A-2 –IMPROVEMENT AREA #2 ASSESSMENT ROLL

Property ID ^[a]	Lot Type	Improvement Areas #2-3 Bonds ^[b]		Notes	TIRZ Credit ^[d]	Annual Installment Due 1/31/2027 net of TIRZ Credit ^[e]
		Outstanding Assessment	Annual Installment Due 1/31/2027 before TIRZ ^[c]			
480119100Z0010000	IA#2 Single Family	\$21,714.29	\$2,058.07		TBD	\$2,058.07
480119100Z0020000	IA#2 Single Family	\$21,714.29	\$2,058.07		TBD	\$2,058.07
480119100Z0030000	IA#2 Single Family	\$21,714.29	\$2,058.07		TBD	\$2,058.07
480119100Z0040000	IA#2 Single Family	\$21,714.29	\$2,058.07		TBD	\$2,058.07
480119100ZCA11000	Non-Benefitted	\$0.00	\$0.00		TBD	\$0.00
480119100Z0050000	IA#2 Single Family	\$21,714.29	\$2,058.07		TBD	\$2,058.07
480119100Z0060000	IA#2 Single Family	\$21,714.29	\$2,058.07		TBD	\$2,058.07
480119100Z0070000	IA#2 Single Family	\$21,714.29	\$2,058.07		TBD	\$2,058.07
480119100Z0080000	IA#2 Single Family	\$21,714.29	\$2,058.07		TBD	\$2,058.07
480119100Z0090000	IA#2 Single Family	\$21,714.29	\$2,058.07		TBD	\$2,058.07
480119100Z0100000	IA#2 Single Family	\$21,714.29	\$2,058.07		TBD	\$2,058.07
480119100Z0110000	IA#2 Single Family	\$21,714.29	\$2,058.07		TBD	\$2,058.07
480119100Z0120000	IA#2 Single Family	\$21,714.29	\$2,058.07		TBD	\$2,058.07
480119100Z0130000	IA#2 Single Family	\$21,714.29	\$2,058.07		TBD	\$2,058.07
480119100Y0010000	IA#2 Single Family	\$21,714.29	\$2,058.07		TBD	\$2,058.07
480119100Y0020000	IA#2 Single Family	\$21,714.29	\$2,058.07		TBD	\$2,058.07
480119100Y0030000	IA#2 Single Family	\$21,714.29	\$2,058.07		TBD	\$2,058.07
480119100Y0040000	IA#2 Single Family	\$21,714.29	\$2,058.07		TBD	\$2,058.07
480119100Y0050000	IA#2 Single Family	\$21,714.29	\$2,058.07		TBD	\$2,058.07
480119100Y0060000	IA#2 Single Family	\$21,714.29	\$2,058.07		TBD	\$2,058.07
480119100Y0070000	IA#2 Single Family	\$21,714.29	\$2,058.07		TBD	\$2,058.07
480119100Y0080000	IA#2 Single Family	\$21,714.29	\$2,058.07		TBD	\$2,058.07
480119100Y0090000	IA#2 Single Family	\$21,714.29	\$2,058.07		TBD	\$2,058.07
480119100Y0100000	IA#2 Single Family	\$21,714.29	\$2,058.07		TBD	\$2,058.07
480119100Y0110000	IA#2 Single Family	\$21,714.29	\$2,058.07		TBD	\$2,058.07
480119100Y0120000	IA#2 Single Family	\$21,714.29	\$2,058.07		TBD	\$2,058.07
480119100Y0130000	IA#2 Single Family	\$21,714.29	\$2,058.07		TBD	\$2,058.07
480119100YCA20000	Non-Benefitted	\$0.00	\$0.00		TBD	\$0.00
480119100X0010000	IA#2 Single Family	\$21,714.29	\$2,058.07		TBD	\$2,058.07
480119100X0020000	IA#2 Single Family	\$21,714.29	\$2,058.07		TBD	\$2,058.07
480119100X0030000	IA#2 Single Family	\$21,714.29	\$2,058.07		TBD	\$2,058.07
480119100X0040000	IA#2 Single Family	\$21,714.29	\$2,058.07		TBD	\$2,058.07
480119100X0050000	IA#2 Single Family	\$21,714.29	\$2,058.07		TBD	\$2,058.07
480119100X0060000	IA#2 Single Family	\$21,714.29	\$2,058.07		TBD	\$2,058.07
480119100X0070000	IA#2 Single Family	\$0.00	\$0.00	[c]	TBD	\$0.00

		Improvement Areas #2-3 Bonds ^[b]		Notes	TIRZ Credit ^[d]	Annual Installment Due 1/31/2027 net of TIRZ Credit ^[e]
Property ID ^[a]	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2027 before TIRZ ^[c]			
480119100X0080000	IA#2 Single Family	\$21,714.29	\$2,058.07	[c]	TBD	\$2,058.07
480119100X0090000	IA#2 Single Family	\$21,714.29	\$2,058.07		TBD	\$2,058.07
480119100X0100000	IA#2 Single Family	\$21,714.29	\$2,058.07		TBD	\$2,058.07
480119100X0110000	IA#2 Single Family	\$21,714.29	\$2,058.07		TBD	\$2,058.07
480119100X0120000	IA#2 Single Family	\$21,714.29	\$2,058.07		TBD	\$2,058.07
480119100XCA30000	Non-Benefitted	\$0.00	\$0.00		TBD	\$0.00
480119100XCA40000	Non-Benefitted	\$0.00	\$0.00		TBD	\$0.00
480119100X0130000	IA#2 Single Family	\$21,714.29	\$2,058.07		TBD	\$2,058.07
480119100X0140000	IA#2 Single Family	\$0.00	\$0.00		TBD	\$0.00
480119100X0150000	IA#2 Single Family	\$21,714.29	\$2,058.07		TBD	\$2,058.07
480119100X0160000	IA#2 Single Family	\$21,714.29	\$2,058.07		TBD	\$2,058.07
480119100X0170000	IA#2 Single Family	\$21,714.29	\$2,058.07		TBD	\$2,058.07
480119100X0180000	IA#2 Single Family	\$21,714.29	\$2,058.07		TBD	\$2,058.07
480119100X0190000	IA#2 Single Family	\$21,714.29	\$2,058.07		TBD	\$2,058.07
480119100X0200000	IA#2 Single Family	\$21,714.29	\$2,058.07		TBD	\$2,058.07
480119100X0210000	IA#2 Single Family	\$21,714.29	\$2,058.07		TBD	\$2,058.07
480119100X0220000	IA#2 Single Family	\$21,714.29	\$2,058.07		TBD	\$2,058.07
480119100X0230000	IA#2 Single Family	\$21,714.29	\$2,058.07		TBD	\$2,058.07
Total^[f]		\$1,020,571.43	\$96,729.29		TBD	\$96,729.29

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. 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] Property ID Prepaid their Assessment in full.

[d] TIRZ No. 2 Annual Credit Amount will be determined each year once TIRZ No. 2 Revenue is determined. TIRZ No. 2 Credit is allocated based on outstanding Improvement Area #2 Assessment.

[e] The Annual Installment due on each Parcel or Lot may be updated to reflect prepayments and/or redemptions paid prior to the Annual Installment being billed to the owner of the Parcel or Lot.

[f] 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 ^[b]		Notes	TIRZ Credit ^[c]	Annual Installment Due 1/31/2027 net of TIRZ Credit ^[f]
			Outstanding Assessment	Annual Installment due 1/31/2027 before TIRZ ^[c]			
480129900T0020000	Block K-2(C)	Commercial 2	\$69,679.45	\$6,544.53		TBD	\$6,544.53
480119800Q0010000	Block K-2(A)	Commercial 2	\$131,742.52	\$12,373.70		TBD	\$12,373.70
480119800Q0020000	Block K-2(A)	Commercial 2	\$77,549.21	\$7,283.68		TBD	\$7,283.68
489071500S0010000	Block D1	Multi-Family	\$1,503,496.45	\$141,213.40		TBD	\$141,213.40
480118400B0020000	Block F	Multi-Family	\$1,799,191.67	\$168,986.08		TBD	\$168,986.08
480118300B01A0000	Block G1	Commercial 2	\$38,260.35	\$3,593.54		TBD	\$3,593.54
480041500A03A0000	Block H1 (partial)	Commercial 2	\$26,777.64	\$2,515.05		TBD	\$2,515.05
480041500A02A0000	Block H1 (partial)	Commercial 2	\$25,625.91	\$2,406.87		TBD	\$2,406.87
480118400A0030000	Block L3	Commercial 2	\$767,049.81	\$72,043.88		TBD	\$72,043.88
480118400A0020000	Block L2	Commercial 2	\$230,345.29	\$21,634.80		TBD	\$21,634.80
65022863010030000	Block K-3	Commercial 2	\$71,031.51	\$6,671.52		TBD	\$6,671.52
65100943010030000	Block K-2(B)	Commercial 2	\$11,416.39	\$1,072.27		TBD	\$1,072.27
65100943010020000	Block K-2(B)	Commercial 2	\$23,163.69	\$2,175.61		TBD	\$2,175.61
65100943010030400	Block K-2(B)	Commercial 2	\$41,243.92	\$3,873.77		TBD	\$3,873.77
65100943010020100	Block K-2(B)	Commercial 2	\$2,966.78	\$278.65		TBD	\$278.65
65022863010020000	Block D2	Commercial 2	\$123,777.40	\$11,625.59		TBD	\$11,625.59
480041500A0010000	Block H1 (partial)	Commercial 2	\$113,445.03	\$10,655.14		TBD	\$10,655.14
65092877510020200	Block H2	Non-Benefitted	\$0.00	\$0.00		\$-	\$0.00
TBD	Block L1 (A) (partial)	Commercial 2	\$0.00	\$0.00	[d][e]	\$-	\$0.00
480118300A0010000	Block L1 (A) (partial)	Commercial 2	\$211,611.15	\$19,875.23	[d]	TBD	\$19,875.23
65022863010020400	Block E	Commercial 2 & Commercial 3	\$355,842.21	\$33,421.89		TBD	\$33,421.89
480118300B0040000	Block G2	Commercial 2	\$51,291.03	\$4,817.42		TBD	\$4,817.42

			Improvement Areas #2-3 Bonds ^[b]		Notes	TIRZ Credit ^[c]	Annual Installment Due 1/31/2027 net of TIRZ Credit ^[f]
Property ID ^[a]	Block	Lot Type	Outstanding Assessment	Annual Installment due 1/31/2027 before TIRZ ^[c]			
480118300B0050000	Block G2	Commercial 2	\$53,459.06	\$5,021.05		TBD	\$5,021.05
480118300B0060000	Block G2	Commercial 2	\$77,136.23	\$7,244.89		TBD	\$7,244.89
Total^[g]			\$5,806,102.70	\$545,328.54		TBD	\$545,328.54

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 CAD. Property IDs and allocation subject to change.

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

[c] TIRZ No. 2 Annual Credit Amount will be determined each year once TIRZ No. 2 Revenue is determined. TIRZ No. 2 Credit is allocated based on outstanding Improvement Area #3 Assessment.

[d] A portion of Block L1 (A) was replatted, and not yet assigned a Property ID by Dallas County, and Prepaid in full. The remaining portion of the Block L1 (A) Assessment is included as Parcel ID 480118300A0010000.

[e] Property ID Prepaid their Assessment in Full.

[f] The Annual Installment due on each Parcel or Lot may be updated to reflect prepayments and/or redemptions paid prior to the Annual Installment being billed to the owner of the Parcel or Lot.

[g] 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	Notes	Major Improvement Area Bonds	
				Outstanding Assessment	Annual Installment Due 1/31/2027 ^[d]
480119100Z0010000	Block C	Single Family		\$15,475.96	\$1,376.77
480119100Z0020000	Block C	Single Family		\$15,475.96	\$1,376.77
480119100Z0030000	Block C	Single Family		\$15,475.96	\$1,376.77
480119100Z0040000	Block C	Single Family		\$15,475.96	\$1,376.77
480119100ZCA11000	Block C	Non-Benefitted		\$0.00	\$0.00
480119100Z0050000	Block C	Single Family		\$15,475.96	\$1,376.77
480119100Z0060000	Block C	Single Family		\$15,475.96	\$1,376.77
480119100Z0070000	Block C	Single Family		\$15,475.96	\$1,376.77
480119100Z0080000	Block C	Single Family		\$15,475.96	\$1,376.77
480119100Z0090000	Block C	Single Family		\$15,475.96	\$1,376.77
480119100Z0100000	Block C	Single Family		\$15,475.96	\$1,376.77
480119100Z0110000	Block C	Single Family		\$15,475.96	\$1,376.77
480119100Z0120000	Block C	Single Family		\$15,475.96	\$1,376.77
480119100Z0130000	Block C	Single Family		\$15,475.96	\$1,376.77
480119100Y0010000	Block C	Single Family		\$15,475.96	\$1,376.77
480119100Y0020000	Block C	Single Family		\$15,475.96	\$1,376.77
480119100Y0030000	Block C	Single Family		\$15,475.96	\$1,376.77
480119100Y0040000	Block C	Single Family		\$15,475.96	\$1,376.77
480119100Y0050000	Block C	Single Family		\$15,475.96	\$1,376.77
480119100Y0060000	Block C	Single Family		\$15,475.96	\$1,376.77
480119100Y0070000	Block C	Single Family		\$15,475.96	\$1,376.77
480119100Y0080000	Block C	Single Family		\$15,475.96	\$1,376.77
480119100Y0090000	Block C	Single Family		\$15,475.96	\$1,376.77
480119100Y0100000	Block C	Single Family		\$15,475.96	\$1,376.77
480119100Y0110000	Block C	Single Family		\$15,475.96	\$1,376.77
480119100Y0120000	Block C	Single Family		\$15,475.96	\$1,376.77
480119100Y0130000	Block C	Single Family		\$15,475.96	\$1,376.77
480119100YCA20000	Block C	Non-Benefitted		\$0.00	\$0.00
480119100X0010000	Block C	Single Family		\$15,475.96	\$1,376.77
480119100X0020000	Block C	Single Family		\$15,475.96	\$1,376.77
480119100X0030000	Block C	Single Family		\$15,475.96	\$1,376.77
480119100X0040000	Block C	Single Family		\$15,475.96	\$1,376.77
480119100X0050000	Block C	Single Family		\$15,475.96	\$1,376.77
480119100X0060000	Block C	Single Family		\$15,475.96	\$1,376.77

				Major Improvement Area Bonds	
Property ID ^[a]	Block	Lot Type	Notes	Outstanding Assessment	Annual Installment Due 1/31/2027 ^[d]
480119100X0070000	Block C	Single Family	[c]	\$0.00	\$0.00
480119100X0080000	Block C	Single Family		\$15,475.96	\$1,376.77
480119100X0090000	Block C	Single Family		\$15,475.96	\$1,376.77
480119100X0100000	Block C	Single Family		\$15,475.96	\$1,376.77
480119100X0110000	Block C	Single Family		\$15,475.96	\$1,376.77
480119100X0120000	Block C	Single Family		\$15,475.96	\$1,376.77
480119100XCA30000	Block C	Non-Benefitted		\$0.00	\$0.00
480119100XCA40000	Block C	Non-Benefitted		\$0.00	\$0.00
480119100X0130000	Block C	Single Family		\$15,475.96	\$1,376.77
480119100X0140000	Block C	Single Family	[c]	\$0.00	\$0.00
480119100X0150000	Block C	Single Family		\$15,475.96	\$1,376.77
480119100X0160000	Block C	Single Family		\$15,475.96	\$1,376.77
480119100X0170000	Block C	Single Family		\$15,475.96	\$1,376.77
480119100X0180000	Block C	Single Family		\$15,475.96	\$1,376.77
480119100X0190000	Block C	Single Family		\$15,475.96	\$1,376.77
480119100X0200000	Block C	Single Family		\$15,475.96	\$1,376.77
480119100X0210000	Block C	Single Family		\$15,475.96	\$1,376.77
480119100X0220000	Block C	Single Family		\$15,475.96	\$1,376.77
480119100X0230000	Block C	Single Family		\$15,475.96	\$1,376.77
480129900T0020000	Block K-2(C)	Commercial 2		\$51,327.37	\$4,566.18
480119800Q0010000	Block K-2(A)	Commercial 2		\$97,044.35	\$8,633.26
480119800Q0020000	Block K-2(A)	Commercial 2		\$57,124.40	\$5,081.90
489071500S0010000	Block D1	Multi-Family		\$2,039,486.64	\$181,436.75
480118400B0020000	Block F	Multi-Family		\$1,325,322.97	\$117,903.34
480118300B01A0000	Block G1	Commercial 2		\$28,183.39	\$2,507.25
480041500A02A0000	Block H1 (partial)	Commercial 2		\$19,724.98	\$1,754.77
480041500A03A0000	Block H1 (partial)	Commercial 2		\$18,876.59	\$1,679.30
480118400A0030000	Block L3	Commercial 2		\$565,025.25	\$50,265.76
480118400A0020000	Block L2	Commercial 2		\$169,677.25	\$15,094.82
65022863010040200	Block I	Commercial 3		\$578,778.03	\$51,489.23
65022863010080000	Block J	Commercial 3		\$1,221,373.48	\$108,655.79
TBD ^[b]	Block L1 (A) (Partial)	Commercial 2	[c]	\$0.00	\$0.00
65022863010100000	City Land	Non-Benefitted		\$0.00	\$0.00
65100037010050100	City Land	Non-Benefitted		\$0.00	\$0.00
480119600M11A0000	City Land	Non-Benefitted		\$0.00	\$0.00
65022863010030000	Block K-3	Commercial 2		\$47,986.72	\$4,268.99
65100943010030000	Block K-2(B)	Commercial 2		\$7,712.56	\$686.12

				Major Improvement Area Bonds	
Property ID ^[a]	Block	Lot Type	Notes	Outstanding Assessment	Annual Installment Due 1/31/2027 ^[d]
65100943010020000	Block K-2(B)	Commercial 2		\$15,648.68	\$1,392.14
65100943010030400	Block K-2(B)	Commercial 2		\$27,863.13	\$2,478.76
65100943010020100	Block K-2(B)	Commercial 2		\$2,004.26	\$178.30
65022863010020000	Block D2	Commercial 2		\$83,620.23	\$7,439.02
480041500A0010000	Block H1 (partial)	Commercial 2		\$76,640.00	\$6,818.05
65092877510020200	Block H2	Non-Benefitted		\$0.00	\$0.00
480118300A0010000	Block L1 (A) (Partial)	Commercial 2		\$212,336.42	\$18,889.87
65022863010020400	Block E	Commercial 2 & Commercial 3		\$240,396.13	\$21,386.11
480118300B0040000	Block G2	Commercial 2		\$34,650.65	\$3,082.59
480118300B0050000	Block G2	Commercial 2		\$36,115.31	\$3,212.89
480118300B0060000	Block G2	Commercial 2		\$52,110.88	\$4,635.89
Total^[e]				\$7,736,399.71	\$688,245.35

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), L1 (partial), A (partial) I and J), then (2) to each property ID in the MIA Remaining Parcel (Blocks K2(B), K3, D2, E, G2, H1 (partial), A (partial) and L1 (partial)) based on acreage. Property IDs and allocation subject to change.

[b] Final Plats have been recorded by Dallas County and not yet assigned Property IDs by the Dallas Central Appraisal District.

[c] Property ID Prepaid their Assessment in full.

[d] The Annual Installment due on each Parcel or Lot may be updated to reflect prepayments and/or redemptions paid prior to the Annual Installment being billed to the owner of the Parcel or Lot.

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

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 (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: \$29,591.96**

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

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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 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		
2027	\$ 448.80	\$ 662.20	\$ 86.50	\$ 263.49	\$ 710.61	\$ 61.46	\$ 149.86	\$ 2,382.92
2028	\$ 463.28	\$ 647.61	\$ 84.26	\$ 275.07	\$ 697.43	\$ 60.14	\$ 177.96	\$ 2,405.76
2029	\$ 492.23	\$ 632.56	\$ 81.94	\$ 275.07	\$ 683.68	\$ 58.76	\$ 181.52	\$ 2,405.77
2030	\$ 506.71	\$ 616.56	\$ 79.48	\$ 292.44	\$ 668.21	\$ 57.39	\$ 185.15	\$ 2,405.94
2031	\$ 521.19	\$ 600.09	\$ 76.95	\$ 312.71	\$ 651.76	\$ 55.93	\$ 188.85	\$ 2,407.48
2032	\$ 535.67	\$ 580.55	\$ 74.34	\$ 332.98	\$ 634.17	\$ 54.36	\$ 192.63	\$ 2,404.70
2033	\$ 564.62	\$ 560.46	\$ 71.66	\$ 344.56	\$ 615.44	\$ 52.70	\$ 196.48	\$ 2,405.92
2034	\$ 579.10	\$ 539.29	\$ 68.84	\$ 370.62	\$ 596.06	\$ 50.98	\$ 200.41	\$ 2,405.29
2035	\$ 608.05	\$ 517.57	\$ 65.94	\$ 385.10	\$ 575.21	\$ 49.12	\$ 204.42	\$ 2,405.42
2036	\$ 622.53	\$ 494.77	\$ 62.90	\$ 416.95	\$ 553.55	\$ 47.20	\$ 208.51	\$ 2,406.40
2037	\$ 651.49	\$ 471.42	\$ 59.79	\$ 434.32	\$ 530.09	\$ 45.11	\$ 212.68	\$ 2,404.91
2038	\$ 680.44	\$ 446.99	\$ 56.53	\$ 454.59	\$ 505.66	\$ 42.94	\$ 216.93	\$ 2,404.09
2039	\$ 709.40	\$ 421.48	\$ 53.13	\$ 477.76	\$ 480.09	\$ 40.67	\$ 221.27	\$ 2,403.79
2040	\$ 723.87	\$ 394.87	\$ 49.59	\$ 518.29	\$ 453.22	\$ 38.28	\$ 225.69	\$ 2,403.82
2041	\$ 752.83	\$ 367.73	\$ 45.97	\$ 547.25	\$ 424.06	\$ 35.69	\$ 230.21	\$ 2,403.73
2042	\$ 796.26	\$ 337.61	\$ 42.20	\$ 567.52	\$ 393.28	\$ 32.95	\$ 234.81	\$ 2,404.64
2043	\$ 825.22	\$ 305.76	\$ 38.22	\$ 605.16	\$ 361.36	\$ 30.11	\$ 239.51	\$ 2,405.34
2044	\$ 854.17	\$ 272.76	\$ 34.09	\$ 645.70	\$ 325.05	\$ 27.09	\$ 244.30	\$ 2,403.15
2045	\$ 897.60	\$ 238.59	\$ 29.82	\$ 677.55	\$ 286.31	\$ 23.86	\$ 249.18	\$ 2,402.91
2046	\$ 926.56	\$ 202.68	\$ 25.34	\$ 729.66	\$ 245.65	\$ 20.47	\$ 254.17	\$ 2,404.54
2047	\$ 969.99	\$ 165.62	\$ 20.70	\$ 770.20	\$ 201.87	\$ 16.82	\$ 259.25	\$ 2,404.47
2048	\$ 1,013.42	\$ 126.82	\$ 15.85	\$ 813.63	\$ 155.66	\$ 12.97	\$ 264.44	\$ 2,402.80
2049	\$ 1,056.86	\$ 86.29	\$ 10.79	\$ 862.86	\$ 106.84	\$ 8.90	\$ 269.72	\$ 2,402.26
2050	\$ 1,100.29	\$ 44.01	\$ 5.50	\$ 917.87	\$ 55.07	\$ 4.59	\$ 275.12	\$ 2,402.45
Total	\$ 17,300.58	\$ 9,734.29	\$ 1,240.36	\$ 12,291.38	\$ 10,910.33	\$ 928.48	\$ 5,283.05	\$ 57,688.47

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: \$19,770.21**

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 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		
2027	\$ 299.84	\$ 442.41	\$ 57.79	\$ 176.04	\$ 474.75	\$ 41.06	\$ 100.12	\$ 1,592.01
2028	\$ 309.51	\$ 432.67	\$ 56.29	\$ 183.77	\$ 465.95	\$ 40.18	\$ 118.89	\$ 1,607.27
2029	\$ 328.86	\$ 422.61	\$ 54.75	\$ 183.77	\$ 456.76	\$ 39.26	\$ 121.27	\$ 1,607.28
2030	\$ 338.53	\$ 411.92	\$ 53.10	\$ 195.38	\$ 446.43	\$ 38.34	\$ 123.70	\$ 1,607.40
2031	\$ 348.20	\$ 400.92	\$ 51.41	\$ 208.92	\$ 435.44	\$ 37.36	\$ 126.17	\$ 1,608.42
2032	\$ 357.88	\$ 387.86	\$ 49.67	\$ 222.46	\$ 423.68	\$ 36.32	\$ 128.69	\$ 1,606.56
2033	\$ 377.22	\$ 374.44	\$ 47.88	\$ 230.20	\$ 411.17	\$ 35.21	\$ 131.27	\$ 1,607.38
2034	\$ 386.89	\$ 360.29	\$ 45.99	\$ 247.61	\$ 398.22	\$ 34.06	\$ 133.89	\$ 1,606.96
2035	\$ 406.24	\$ 345.79	\$ 44.06	\$ 257.28	\$ 384.29	\$ 32.82	\$ 136.57	\$ 1,607.05
2036	\$ 415.91	\$ 330.55	\$ 42.03	\$ 278.56	\$ 369.82	\$ 31.53	\$ 139.30	\$ 1,607.70
2037	\$ 435.25	\$ 314.95	\$ 39.95	\$ 290.17	\$ 354.15	\$ 30.14	\$ 142.09	\$ 1,606.70
2038	\$ 454.60	\$ 298.63	\$ 37.77	\$ 303.71	\$ 337.83	\$ 28.69	\$ 144.93	\$ 1,606.16
2039	\$ 473.94	\$ 281.59	\$ 35.50	\$ 319.19	\$ 320.75	\$ 27.17	\$ 147.83	\$ 1,605.96
2040	\$ 483.62	\$ 263.81	\$ 33.13	\$ 346.27	\$ 302.79	\$ 25.57	\$ 150.78	\$ 1,605.97
2041	\$ 502.96	\$ 245.68	\$ 30.71	\$ 365.61	\$ 283.31	\$ 23.84	\$ 153.80	\$ 1,605.92
2042	\$ 531.98	\$ 225.56	\$ 28.19	\$ 379.15	\$ 262.75	\$ 22.01	\$ 156.88	\$ 1,606.52
2043	\$ 551.32	\$ 204.28	\$ 25.53	\$ 404.30	\$ 241.42	\$ 20.12	\$ 160.01	\$ 1,606.99
2044	\$ 570.67	\$ 182.23	\$ 22.78	\$ 431.39	\$ 217.16	\$ 18.10	\$ 163.21	\$ 1,605.53
2045	\$ 599.68	\$ 159.40	\$ 19.92	\$ 452.66	\$ 191.28	\$ 15.94	\$ 166.48	\$ 1,605.37
2046	\$ 619.03	\$ 135.41	\$ 16.93	\$ 487.48	\$ 164.12	\$ 13.68	\$ 169.81	\$ 1,606.46
2047	\$ 648.05	\$ 110.65	\$ 13.83	\$ 514.57	\$ 134.87	\$ 11.24	\$ 173.20	\$ 1,606.41
2048	\$ 677.06	\$ 84.73	\$ 10.59	\$ 543.58	\$ 104.00	\$ 8.67	\$ 176.67	\$ 1,605.30
2049	\$ 706.08	\$ 57.65	\$ 7.21	\$ 576.47	\$ 71.38	\$ 5.95	\$ 180.20	\$ 1,604.93
2050	\$ 735.10	\$ 29.40	\$ 3.68	\$ 613.22	\$ 36.79	\$ 3.07	\$ 183.81	\$ 1,605.07
Total	\$ 11,558.42	\$ 6,503.42	\$ 828.68	\$ 8,211.80	\$ 7,289.13	\$ 620.31	\$ 3,529.57	\$ 38,541.33

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: \$3,939,144.37**

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		
2027	\$ 59,742.40	\$ 88,148.95	\$ 11,514.87	\$ 35,074.57	\$ 94,592.95	\$ 8,180.86	\$ 19,948.26	\$ 317,202.86
2028	\$ 61,669.58	\$ 86,207.33	\$ 11,216.15	\$ 36,616.31	\$ 92,839.22	\$ 8,005.48	\$ 23,688.94	\$ 320,243.02
2029	\$ 65,523.93	\$ 84,203.07	\$ 10,907.81	\$ 36,616.31	\$ 91,008.40	\$ 7,822.40	\$ 24,162.72	\$ 320,244.64
2030	\$ 67,451.10	\$ 82,073.54	\$ 10,580.19	\$ 38,928.92	\$ 88,948.73	\$ 7,639.32	\$ 24,645.98	\$ 320,267.78
2031	\$ 69,378.28	\$ 79,881.38	\$ 10,242.93	\$ 41,626.97	\$ 86,758.98	\$ 7,444.67	\$ 25,138.90	\$ 320,472.11
2032	\$ 71,305.45	\$ 77,279.69	\$ 9,896.04	\$ 44,325.01	\$ 84,417.47	\$ 7,236.54	\$ 25,641.68	\$ 320,101.87
2033	\$ 75,159.80	\$ 74,605.74	\$ 9,539.51	\$ 45,866.75	\$ 81,924.18	\$ 7,014.91	\$ 26,154.51	\$ 320,265.40
2034	\$ 77,086.97	\$ 71,787.24	\$ 9,163.71	\$ 49,335.66	\$ 79,344.18	\$ 6,785.58	\$ 26,677.60	\$ 320,180.96
2035	\$ 80,941.32	\$ 68,896.48	\$ 8,778.28	\$ 51,262.84	\$ 76,569.05	\$ 6,538.90	\$ 27,211.15	\$ 320,198.03
2036	\$ 82,868.50	\$ 65,861.18	\$ 8,373.57	\$ 55,502.62	\$ 73,685.51	\$ 6,282.59	\$ 27,755.37	\$ 320,329.35
2037	\$ 86,722.85	\$ 62,753.61	\$ 7,959.23	\$ 57,815.23	\$ 70,563.49	\$ 6,005.08	\$ 28,310.48	\$ 320,129.97
2038	\$ 90,577.19	\$ 59,501.51	\$ 7,525.62	\$ 60,513.27	\$ 67,311.38	\$ 5,716.00	\$ 28,876.69	\$ 320,021.66
2039	\$ 94,431.54	\$ 56,104.86	\$ 7,072.73	\$ 63,596.75	\$ 63,907.51	\$ 5,413.43	\$ 29,454.22	\$ 319,981.06
2040	\$ 96,358.72	\$ 52,563.68	\$ 6,600.57	\$ 68,992.84	\$ 60,330.19	\$ 5,095.45	\$ 30,043.31	\$ 319,984.76
2041	\$ 100,213.07	\$ 48,950.23	\$ 6,118.78	\$ 72,847.19	\$ 56,449.35	\$ 4,750.48	\$ 30,644.18	\$ 319,973.27
2042	\$ 105,994.59	\$ 44,941.71	\$ 5,617.71	\$ 75,545.23	\$ 52,351.69	\$ 4,386.25	\$ 31,257.06	\$ 320,094.24
2043	\$ 109,848.94	\$ 40,701.92	\$ 5,087.74	\$ 80,555.89	\$ 48,102.27	\$ 4,008.52	\$ 31,882.20	\$ 320,187.48
2044	\$ 113,703.29	\$ 36,307.96	\$ 4,538.50	\$ 85,951.98	\$ 43,268.92	\$ 3,605.74	\$ 32,519.84	\$ 319,896.23
2045	\$ 119,484.81	\$ 31,759.83	\$ 3,969.98	\$ 90,191.76	\$ 38,111.80	\$ 3,175.98	\$ 33,170.24	\$ 319,864.41
2046	\$ 123,339.16	\$ 26,980.44	\$ 3,372.56	\$ 97,129.59	\$ 32,700.29	\$ 2,725.02	\$ 33,833.65	\$ 320,080.71
2047	\$ 129,120.68	\$ 22,046.87	\$ 2,755.86	\$ 102,525.68	\$ 26,872.52	\$ 2,239.38	\$ 34,510.32	\$ 320,071.30
2048	\$ 134,902.20	\$ 16,882.05	\$ 2,110.26	\$ 108,307.20	\$ 20,720.98	\$ 1,726.75	\$ 35,200.53	\$ 319,849.96
2049	\$ 140,683.73	\$ 11,485.96	\$ 1,435.74	\$ 114,859.59	\$ 14,222.55	\$ 1,185.21	\$ 35,904.54	\$ 319,777.32
2050	\$ 146,465.25	\$ 5,858.61	\$ 732.33	\$ 122,182.85	\$ 7,330.97	\$ 610.91	\$ 36,622.63	\$ 319,803.55
Total	\$ 2,302,973.35	\$ 1,295,783.85	\$ 165,110.66	\$ 1,636,171.02	\$ 1,452,332.59	\$ 123,595.47	\$ 703,254.98	\$ 7,679,221.93

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 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: \$231,739.86**

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

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

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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		
2027	\$ 3,514.65	\$ 5,185.80	\$ 677.42	\$ 2,063.44	\$ 5,564.90	\$ 481.28	\$ 1,173.56	\$ 18,661.04
2028	\$ 3,628.02	\$ 5,071.58	\$ 659.85	\$ 2,154.14	\$ 5,461.73	\$ 470.96	\$ 1,393.62	\$ 18,839.90
2029	\$ 3,854.77	\$ 4,953.67	\$ 641.71	\$ 2,154.14	\$ 5,354.02	\$ 460.19	\$ 1,421.49	\$ 18,839.99
2030	\$ 3,968.15	\$ 4,828.39	\$ 622.43	\$ 2,290.19	\$ 5,232.85	\$ 449.42	\$ 1,449.92	\$ 18,841.35
2031	\$ 4,081.52	\$ 4,699.42	\$ 602.59	\$ 2,448.91	\$ 5,104.03	\$ 437.97	\$ 1,478.92	\$ 18,853.37
2032	\$ 4,194.90	\$ 4,546.36	\$ 582.18	\$ 2,607.64	\$ 4,966.28	\$ 425.73	\$ 1,508.50	\$ 18,831.59
2033	\$ 4,421.65	\$ 4,389.06	\$ 561.21	\$ 2,698.34	\$ 4,819.60	\$ 412.69	\$ 1,538.67	\$ 18,841.21
2034	\$ 4,535.03	\$ 4,223.24	\$ 539.10	\$ 2,902.42	\$ 4,667.82	\$ 399.20	\$ 1,569.44	\$ 18,836.25
2035	\$ 4,761.78	\$ 4,053.18	\$ 516.43	\$ 3,015.79	\$ 4,504.56	\$ 384.68	\$ 1,600.83	\$ 18,837.25
2036	\$ 4,875.15	\$ 3,874.61	\$ 492.62	\$ 3,265.22	\$ 4,334.92	\$ 369.60	\$ 1,632.85	\$ 18,844.98
2037	\$ 5,101.90	\$ 3,691.80	\$ 468.24	\$ 3,401.27	\$ 4,151.25	\$ 353.28	\$ 1,665.51	\$ 18,833.25
2038	\$ 5,328.66	\$ 3,500.47	\$ 442.73	\$ 3,560.00	\$ 3,959.93	\$ 336.27	\$ 1,698.82	\$ 18,826.87
2039	\$ 5,555.41	\$ 3,300.65	\$ 416.09	\$ 3,741.40	\$ 3,759.68	\$ 318.47	\$ 1,732.79	\$ 18,824.49
2040	\$ 5,668.78	\$ 3,092.32	\$ 388.31	\$ 4,058.85	\$ 3,549.23	\$ 299.77	\$ 1,767.45	\$ 18,824.70
2041	\$ 5,895.53	\$ 2,879.74	\$ 359.97	\$ 4,285.60	\$ 3,320.92	\$ 279.47	\$ 1,802.80	\$ 18,824.03
2042	\$ 6,235.66	\$ 2,643.92	\$ 330.49	\$ 4,444.33	\$ 3,079.85	\$ 258.04	\$ 1,838.85	\$ 18,831.14
2043	\$ 6,462.41	\$ 2,394.49	\$ 299.31	\$ 4,739.10	\$ 2,829.86	\$ 235.82	\$ 1,875.63	\$ 18,836.63
2044	\$ 6,689.16	\$ 2,136.00	\$ 267.00	\$ 5,056.55	\$ 2,545.51	\$ 212.13	\$ 1,913.14	\$ 18,819.50
2045	\$ 7,029.29	\$ 1,868.43	\$ 233.55	\$ 5,305.98	\$ 2,242.12	\$ 186.84	\$ 1,951.41	\$ 18,817.62
2046	\$ 7,256.04	\$ 1,587.26	\$ 198.41	\$ 5,714.13	\$ 1,923.76	\$ 160.31	\$ 1,990.43	\$ 18,830.35
2047	\$ 7,596.17	\$ 1,297.02	\$ 162.13	\$ 6,031.59	\$ 1,580.91	\$ 131.74	\$ 2,030.24	\$ 18,829.79
2048	\$ 7,936.30	\$ 993.17	\$ 124.15	\$ 6,371.71	\$ 1,219.02	\$ 101.58	\$ 2,070.85	\$ 18,816.77
2049	\$ 8,276.42	\$ 675.72	\$ 84.46	\$ 6,757.19	\$ 836.71	\$ 69.73	\$ 2,112.26	\$ 18,812.50
2050	\$ 8,616.55	\$ 344.66	\$ 43.08	\$ 7,188.02	\$ 431.28	\$ 35.94	\$ 2,154.51	\$ 18,814.04
Total	\$ 135,483.92	\$ 76,230.96	\$ 9,713.46	\$ 96,255.94	\$ 85,440.73	\$ 7,271.12	\$ 41,372.49	\$ 451,768.62

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: \$37,190.24**

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]
2027	\$ 265.31	\$ 1,505.82	\$ 336.86	\$ 853.98	\$ 185.95	\$ 286.93	\$ 3,434.84
2028	\$ 285.71	\$ 1,489.90	\$ 346.77	\$ 835.87	\$ 182.94	\$ 251.05	\$ 3,392.25
2029	\$ 306.12	\$ 1,472.76	\$ 366.59	\$ 817.23	\$ 179.78	\$ 256.07	\$ 3,398.55
2030	\$ 326.53	\$ 1,451.71	\$ 386.40	\$ 797.53	\$ 176.41	\$ 261.19	\$ 3,399.78
2031	\$ 346.94	\$ 1,429.26	\$ 406.22	\$ 776.76	\$ 172.85	\$ 266.42	\$ 3,398.44
2032	\$ 367.35	\$ 1,405.41	\$ 426.03	\$ 754.92	\$ 169.08	\$ 271.74	\$ 3,394.54
2033	\$ 387.76	\$ 1,380.15	\$ 455.76	\$ 732.02	\$ 165.12	\$ 277.18	\$ 3,397.99
2034	\$ 428.57	\$ 1,353.49	\$ 475.57	\$ 707.53	\$ 160.90	\$ 282.72	\$ 3,408.79
2035	\$ 469.39	\$ 1,324.03	\$ 495.39	\$ 681.97	\$ 156.38	\$ 288.38	\$ 3,415.53
2036	\$ 489.80	\$ 1,291.76	\$ 525.11	\$ 655.34	\$ 151.55	\$ 294.15	\$ 3,407.71
2037	\$ 530.61	\$ 1,258.09	\$ 554.84	\$ 627.11	\$ 146.48	\$ 300.03	\$ 3,417.16
2038	\$ 571.43	\$ 1,221.61	\$ 584.56	\$ 597.29	\$ 141.05	\$ 306.03	\$ 3,421.97
2039	\$ 612.24	\$ 1,182.32	\$ 614.28	\$ 565.87	\$ 135.27	\$ 312.15	\$ 3,422.14
2040	\$ 653.06	\$ 1,140.23	\$ 644.01	\$ 532.85	\$ 129.14	\$ 318.39	\$ 3,417.68
2041	\$ 693.88	\$ 1,095.33	\$ 683.64	\$ 498.24	\$ 122.66	\$ 324.76	\$ 3,418.50
2042	\$ 755.10	\$ 1,047.63	\$ 723.27	\$ 459.78	\$ 115.77	\$ 331.26	\$ 3,432.80
2043	\$ 816.33	\$ 995.71	\$ 762.90	\$ 419.10	\$ 108.38	\$ 337.88	\$ 3,440.30
2044	\$ 877.55	\$ 938.57	\$ 802.53	\$ 376.19	\$ 100.48	\$ 344.64	\$ 3,439.96
2045	\$ 938.78	\$ 877.14	\$ 852.07	\$ 331.04	\$ 92.08	\$ 351.53	\$ 3,442.64
2046	\$ 1,000.00	\$ 811.43	\$ 901.61	\$ 283.11	\$ 83.12	\$ 358.56	\$ 3,437.84
2047	\$ 1,081.63	\$ 741.43	\$ 951.15	\$ 232.40	\$ 73.62	\$ 365.73	\$ 3,445.96
2048	\$ 1,163.27	\$ 665.71	\$ 1,000.69	\$ 178.90	\$ 63.45	\$ 373.05	\$ 3,445.06
2049	\$ 1,244.90	\$ 584.29	\$ 1,060.13	\$ 122.61	\$ 52.63	\$ 380.51	\$ 3,445.07
2050	\$ 1,346.94	\$ 497.14	\$ 1,119.58	\$ 62.98	\$ 41.11	\$ 388.12	\$ 3,455.86
2051	\$ 2,775.51	\$ 402.86	\$ -	\$ -	\$ 28.78	\$ 248.55	\$ 3,455.70
2052	\$ 2,979.59	\$ 208.57	\$ -	\$ -	\$ 14.90	\$ 253.53	\$ 3,456.59
Total	\$ 21,714.29	\$ 27,772.35	\$ 15,475.96	\$ 12,900.62	\$ 3,149.88	\$ 8,030.54	\$ 89,043.63

Footnotes:

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

[b] Interest for the Improvement Areas #2-3 Bonds is calculated at a 6.000%, 6.875%, and 7.000% interest rate for bonds with a maturity of

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

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

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

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

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER 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: \$363,460.48

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]
2027	\$ 2,426.98	\$ 14,518.72	\$ 3,355.79	\$ 8,507.16	\$ 1,817.30	\$ 2,746.57	\$ 33,372.53
2028	\$ 2,676.82	\$ 14,373.10	\$ 3,454.49	\$ 8,326.79	\$ 1,788.39	\$ 2,402.18	\$ 33,021.77
2029	\$ 2,819.59	\$ 14,212.49	\$ 3,651.88	\$ 8,141.11	\$ 1,757.73	\$ 2,450.23	\$ 33,033.03
2030	\$ 3,033.73	\$ 14,018.65	\$ 3,849.28	\$ 7,944.82	\$ 1,725.37	\$ 2,499.23	\$ 33,071.09
2031	\$ 3,247.88	\$ 13,810.08	\$ 4,046.68	\$ 7,737.92	\$ 1,690.96	\$ 2,549.22	\$ 33,082.74
2032	\$ 3,497.71	\$ 13,586.79	\$ 4,244.08	\$ 7,520.41	\$ 1,654.49	\$ 2,600.20	\$ 33,103.68
2033	\$ 3,640.48	\$ 13,346.32	\$ 4,540.18	\$ 7,292.30	\$ 1,615.78	\$ 2,652.20	\$ 33,087.25
2034	\$ 3,961.70	\$ 13,096.04	\$ 4,737.58	\$ 7,048.26	\$ 1,574.87	\$ 2,705.25	\$ 33,123.70
2035	\$ 4,318.60	\$ 12,823.67	\$ 4,934.98	\$ 6,793.62	\$ 1,531.38	\$ 2,759.35	\$ 33,161.60
2036	\$ 4,604.13	\$ 12,526.76	\$ 5,231.08	\$ 6,528.36	\$ 1,485.11	\$ 2,814.54	\$ 33,189.99
2037	\$ 4,925.35	\$ 12,210.23	\$ 5,527.18	\$ 6,247.19	\$ 1,435.93	\$ 2,870.83	\$ 33,216.71
2038	\$ 5,246.57	\$ 11,871.61	\$ 5,823.28	\$ 5,950.10	\$ 1,383.67	\$ 2,928.25	\$ 33,203.48
2039	\$ 5,674.86	\$ 11,510.91	\$ 6,119.37	\$ 5,637.10	\$ 1,328.32	\$ 2,986.81	\$ 33,257.39
2040	\$ 6,103.15	\$ 11,120.76	\$ 6,415.47	\$ 5,308.19	\$ 1,269.35	\$ 3,046.55	\$ 33,263.48
2041	\$ 6,495.75	\$ 10,701.17	\$ 6,810.27	\$ 4,963.36	\$ 1,206.76	\$ 3,107.48	\$ 33,284.79
2042	\$ 6,959.74	\$ 10,254.59	\$ 7,205.07	\$ 4,580.28	\$ 1,140.23	\$ 3,169.63	\$ 33,309.53
2043	\$ 7,495.10	\$ 9,776.11	\$ 7,599.87	\$ 4,174.99	\$ 1,069.40	\$ 3,233.02	\$ 33,348.49
2044	\$ 8,101.85	\$ 9,251.45	\$ 7,994.67	\$ 3,747.50	\$ 993.93	\$ 3,297.68	\$ 33,387.08
2045	\$ 8,637.21	\$ 8,684.32	\$ 8,488.16	\$ 3,297.80	\$ 913.45	\$ 3,363.64	\$ 33,384.58
2046	\$ 9,279.65	\$ 8,079.72	\$ 8,981.66	\$ 2,820.34	\$ 827.82	\$ 3,430.91	\$ 33,420.10
2047	\$ 9,993.47	\$ 7,430.14	\$ 9,475.16	\$ 2,315.12	\$ 736.51	\$ 3,499.53	\$ 33,449.93
2048	\$ 10,778.67	\$ 6,730.60	\$ 9,968.66	\$ 1,782.14	\$ 639.17	\$ 3,569.52	\$ 33,468.76
2049	\$ 11,563.87	\$ 5,976.09	\$ 10,560.86	\$ 1,221.41	\$ 535.43	\$ 3,640.91	\$ 33,498.57
2050	\$ 12,456.14	\$ 5,166.62	\$ 11,153.05	\$ 627.36	\$ 424.81	\$ 3,713.73	\$ 33,541.71
2051	\$ 29,587.80	\$ 4,294.69	\$ -	\$ -	\$ 306.76	\$ 2,320.36	\$ 36,509.61
2052	\$ 31,764.95	\$ 2,223.55	\$ -	\$ -	\$ 158.82	\$ 2,366.77	\$ 36,514.08
Total	\$ 209,291.73	\$ 271,595.19	\$ 154,168.75	\$ 128,513.65	\$ 31,011.76	\$ 76,724.59	\$ 871,305.67

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: \$121,006.82

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

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

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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]
2027	\$ 808.02	\$ 4,833.71	\$ 1,117.24	\$ 2,832.29	\$ 605.03	\$ 914.42	\$ 11,110.71
2028	\$ 891.19	\$ 4,785.23	\$ 1,150.10	\$ 2,772.24	\$ 595.41	\$ 799.76	\$ 10,993.93
2029	\$ 938.72	\$ 4,731.76	\$ 1,215.82	\$ 2,710.42	\$ 585.20	\$ 815.75	\$ 10,997.68
2030	\$ 1,010.02	\$ 4,667.22	\$ 1,281.54	\$ 2,645.07	\$ 574.43	\$ 832.07	\$ 11,010.35
2031	\$ 1,081.31	\$ 4,597.79	\$ 1,347.26	\$ 2,576.19	\$ 562.97	\$ 848.71	\$ 11,014.23
2032	\$ 1,164.49	\$ 4,523.45	\$ 1,412.98	\$ 2,503.77	\$ 550.83	\$ 865.68	\$ 11,021.20
2033	\$ 1,212.02	\$ 4,443.39	\$ 1,511.56	\$ 2,427.82	\$ 537.94	\$ 883.00	\$ 11,015.73
2034	\$ 1,318.97	\$ 4,360.06	\$ 1,577.28	\$ 2,346.58	\$ 524.32	\$ 900.66	\$ 11,027.86
2035	\$ 1,437.79	\$ 4,269.38	\$ 1,643.00	\$ 2,261.80	\$ 509.84	\$ 918.67	\$ 11,040.48
2036	\$ 1,532.85	\$ 4,170.53	\$ 1,741.58	\$ 2,173.49	\$ 494.44	\$ 937.04	\$ 11,049.94
2037	\$ 1,639.80	\$ 4,065.15	\$ 1,840.16	\$ 2,079.88	\$ 478.07	\$ 955.79	\$ 11,058.83
2038	\$ 1,746.74	\$ 3,952.41	\$ 1,938.74	\$ 1,980.97	\$ 460.67	\$ 974.90	\$ 11,054.43
2039	\$ 1,889.33	\$ 3,832.33	\$ 2,037.32	\$ 1,876.76	\$ 442.24	\$ 994.40	\$ 11,072.37
2040	\$ 2,031.92	\$ 3,702.43	\$ 2,135.90	\$ 1,767.25	\$ 422.60	\$ 1,014.29	\$ 11,074.40
2041	\$ 2,162.63	\$ 3,562.74	\$ 2,267.34	\$ 1,652.45	\$ 401.77	\$ 1,034.57	\$ 11,081.50
2042	\$ 2,317.10	\$ 3,414.06	\$ 2,398.78	\$ 1,524.91	\$ 379.62	\$ 1,055.26	\$ 11,089.73
2043	\$ 2,495.34	\$ 3,254.76	\$ 2,530.22	\$ 1,389.98	\$ 356.04	\$ 1,076.37	\$ 11,102.71
2044	\$ 2,697.35	\$ 3,080.08	\$ 2,661.66	\$ 1,247.65	\$ 330.91	\$ 1,097.90	\$ 11,115.55
2045	\$ 2,875.58	\$ 2,891.27	\$ 2,825.96	\$ 1,097.94	\$ 304.11	\$ 1,119.85	\$ 11,114.72
2046	\$ 3,089.47	\$ 2,689.98	\$ 2,990.26	\$ 938.98	\$ 275.61	\$ 1,142.25	\$ 11,126.55
2047	\$ 3,327.12	\$ 2,473.72	\$ 3,154.56	\$ 770.77	\$ 245.21	\$ 1,165.10	\$ 11,136.48
2048	\$ 3,588.54	\$ 2,240.82	\$ 3,318.86	\$ 593.33	\$ 212.80	\$ 1,188.40	\$ 11,142.75
2049	\$ 3,849.96	\$ 1,989.62	\$ 3,516.02	\$ 406.64	\$ 178.26	\$ 1,212.17	\$ 11,152.67
2050	\$ 4,147.02	\$ 1,720.12	\$ 3,713.18	\$ 208.87	\$ 141.43	\$ 1,236.41	\$ 11,167.03
2051	\$ 9,850.66	\$ 1,429.83	\$ -	\$ -	\$ 102.13	\$ 772.52	\$ 12,155.14
2052	\$ 10,575.50	\$ 740.28	\$ -	\$ -	\$ 52.88	\$ 787.97	\$ 12,156.63
Total	\$ 69,679.45	\$ 90,422.13	\$ 51,327.37	\$ 42,786.02	\$ 10,324.74	\$ 25,543.90	\$ 290,083.61

Footnotes:

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

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

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

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

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

**SACHSE PUBLIC IMPROVEMENT DISTRICT NO. 1 – IMPROVEMENT AREA #3 –
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: \$3,542,983.09**

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 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]
2027	\$ 17,434.82	\$ 104,298.66	\$ 44,393.44	\$ 112,540.62	\$ 17,714.92	\$ 26,267.70	\$ 322,650.15
2028	\$ 19,229.58	\$ 103,252.57	\$ 45,699.12	\$ 110,154.48	\$ 17,405.77	\$ 22,883.00	\$ 318,624.51
2029	\$ 20,255.15	\$ 102,098.79	\$ 48,310.50	\$ 107,698.15	\$ 17,081.13	\$ 23,340.66	\$ 318,784.38
2030	\$ 21,793.52	\$ 100,706.25	\$ 50,921.88	\$ 105,101.46	\$ 16,738.30	\$ 23,807.47	\$ 319,068.88
2031	\$ 23,331.89	\$ 99,207.95	\$ 53,533.26	\$ 102,364.41	\$ 16,374.73	\$ 24,283.62	\$ 319,095.84
2032	\$ 25,126.65	\$ 97,603.88	\$ 56,144.64	\$ 99,486.99	\$ 15,990.40	\$ 24,769.29	\$ 319,121.85
2033	\$ 26,152.22	\$ 95,876.42	\$ 60,061.71	\$ 96,469.22	\$ 15,584.04	\$ 25,264.68	\$ 319,408.29
2034	\$ 28,459.77	\$ 94,078.46	\$ 62,673.08	\$ 93,240.90	\$ 15,152.97	\$ 25,769.97	\$ 319,375.16
2035	\$ 31,023.72	\$ 92,121.85	\$ 65,284.46	\$ 89,872.22	\$ 14,697.31	\$ 26,285.37	\$ 319,284.93
2036	\$ 33,074.87	\$ 89,988.97	\$ 69,201.53	\$ 86,363.18	\$ 14,215.77	\$ 26,811.08	\$ 319,655.40
2037	\$ 35,382.42	\$ 87,715.07	\$ 73,118.60	\$ 82,643.60	\$ 13,704.39	\$ 27,347.30	\$ 319,911.38
2038	\$ 37,689.97	\$ 85,282.53	\$ 77,035.67	\$ 78,713.48	\$ 13,161.88	\$ 27,894.24	\$ 319,777.77
2039	\$ 40,766.70	\$ 82,691.34	\$ 80,952.73	\$ 74,572.81	\$ 12,588.25	\$ 28,452.13	\$ 320,023.97
2040	\$ 43,843.43	\$ 79,888.63	\$ 84,869.80	\$ 70,221.60	\$ 11,979.66	\$ 29,021.17	\$ 319,824.30
2041	\$ 46,663.77	\$ 76,874.40	\$ 90,092.56	\$ 65,659.85	\$ 11,336.09	\$ 29,601.60	\$ 320,228.26
2042	\$ 49,996.90	\$ 73,666.26	\$ 95,315.32	\$ 60,592.14	\$ 10,652.31	\$ 30,193.63	\$ 320,416.56
2043	\$ 53,842.81	\$ 70,228.98	\$ 100,538.07	\$ 55,230.66	\$ 9,925.75	\$ 30,797.50	\$ 320,563.77
2044	\$ 58,201.52	\$ 66,459.98	\$ 105,760.83	\$ 49,575.39	\$ 9,153.84	\$ 31,413.45	\$ 320,565.01
2045	\$ 62,047.43	\$ 62,385.87	\$ 112,289.28	\$ 43,626.34	\$ 8,334.03	\$ 32,041.72	\$ 320,724.67
2046	\$ 66,662.53	\$ 58,042.55	\$ 118,817.72	\$ 37,310.07	\$ 7,462.35	\$ 32,682.55	\$ 320,977.78
2047	\$ 71,790.42	\$ 53,376.18	\$ 125,346.17	\$ 30,626.57	\$ 6,534.95	\$ 33,336.20	\$ 321,010.49
2048	\$ 77,431.09	\$ 48,350.85	\$ 131,874.62	\$ 23,575.85	\$ 5,549.26	\$ 34,002.93	\$ 320,784.60
2049	\$ 83,071.77	\$ 42,930.67	\$ 139,708.75	\$ 16,157.90	\$ 4,502.73	\$ 34,682.99	\$ 321,054.82
2050	\$ 89,481.63	\$ 37,115.65	\$ 147,542.89	\$ 8,299.29	\$ 3,388.83	\$ 35,376.65	\$ 321,204.93
2051	\$ 212,550.91	\$ 30,851.93	\$ -	\$ -	\$ 2,203.71	\$ 16,668.84	\$ 262,275.40
2052	\$ 228,190.97	\$ 15,973.37	\$ -	\$ -	\$ 1,140.95	\$ 17,002.22	\$ 262,307.51
Total	\$ 1,503,496.45	\$ 1,951,068.04	\$ 2,039,486.64	\$ 1,700,097.19	\$ 292,574.33	\$ 719,997.94	\$ 8,206,720.60

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: \$3,124,514.64**

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

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

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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]
2027	\$ 20,863.75	\$ 124,811.25	\$ 28,848.26	\$ 73,132.46	\$ 15,622.57	\$ 23,611.13	\$ 286,889.42
2028	\$ 23,011.49	\$ 123,559.43	\$ 29,696.74	\$ 71,581.86	\$ 15,374.01	\$ 20,650.55	\$ 283,874.08
2029	\$ 24,238.77	\$ 122,178.74	\$ 31,393.69	\$ 69,985.66	\$ 15,110.47	\$ 21,063.56	\$ 283,970.89
2030	\$ 26,079.69	\$ 120,512.32	\$ 33,090.65	\$ 68,298.25	\$ 14,832.31	\$ 21,484.83	\$ 284,298.05
2031	\$ 27,920.61	\$ 118,719.34	\$ 34,787.61	\$ 66,519.63	\$ 14,536.46	\$ 21,914.53	\$ 284,398.17
2032	\$ 30,068.35	\$ 116,799.80	\$ 36,484.56	\$ 64,649.80	\$ 14,222.92	\$ 22,352.82	\$ 284,578.24
2033	\$ 31,295.63	\$ 114,732.60	\$ 39,030.00	\$ 62,688.75	\$ 13,890.15	\$ 22,799.87	\$ 284,437.00
2034	\$ 34,057.00	\$ 112,581.03	\$ 40,726.95	\$ 60,590.89	\$ 13,538.52	\$ 23,255.87	\$ 284,750.27
2035	\$ 37,125.20	\$ 110,239.61	\$ 42,423.91	\$ 58,401.82	\$ 13,164.60	\$ 23,720.99	\$ 285,076.13
2036	\$ 39,579.76	\$ 107,687.25	\$ 44,969.35	\$ 56,121.53	\$ 12,766.86	\$ 24,195.41	\$ 285,320.16
2037	\$ 42,341.14	\$ 104,966.14	\$ 47,514.78	\$ 53,704.43	\$ 12,344.11	\$ 24,679.32	\$ 285,549.92
2038	\$ 45,102.52	\$ 102,055.19	\$ 50,060.21	\$ 51,150.51	\$ 11,894.83	\$ 25,172.90	\$ 285,436.17
2039	\$ 48,784.36	\$ 98,954.39	\$ 52,605.65	\$ 48,459.77	\$ 11,419.02	\$ 25,676.36	\$ 285,899.55
2040	\$ 52,466.20	\$ 95,600.47	\$ 55,151.08	\$ 45,632.22	\$ 10,912.07	\$ 26,189.89	\$ 285,951.92
2041	\$ 55,841.21	\$ 91,993.42	\$ 58,545.00	\$ 42,667.85	\$ 10,373.98	\$ 26,713.68	\$ 286,135.14
2042	\$ 59,829.87	\$ 88,154.33	\$ 61,938.91	\$ 39,374.69	\$ 9,802.05	\$ 27,247.96	\$ 286,347.82
2043	\$ 64,432.17	\$ 84,041.03	\$ 65,332.82	\$ 35,890.63	\$ 9,193.21	\$ 27,792.92	\$ 286,682.78
2044	\$ 69,648.11	\$ 79,530.78	\$ 68,726.74	\$ 32,215.66	\$ 8,544.38	\$ 28,348.78	\$ 287,014.44
2045	\$ 74,250.41	\$ 74,655.41	\$ 72,969.13	\$ 28,349.78	\$ 7,852.51	\$ 28,915.75	\$ 286,992.98
2046	\$ 79,773.16	\$ 69,457.88	\$ 77,211.52	\$ 24,245.26	\$ 7,116.41	\$ 29,494.07	\$ 287,298.30
2047	\$ 85,909.56	\$ 63,873.76	\$ 81,453.91	\$ 19,902.12	\$ 6,331.49	\$ 30,083.95	\$ 287,554.78
2048	\$ 92,659.60	\$ 57,860.09	\$ 85,696.30	\$ 15,320.33	\$ 5,494.67	\$ 30,685.63	\$ 287,716.62
2049	\$ 99,409.64	\$ 51,373.92	\$ 90,787.17	\$ 10,499.92	\$ 4,602.89	\$ 31,299.34	\$ 287,972.87
2050	\$ 107,080.13	\$ 44,415.24	\$ 95,878.04	\$ 5,393.14	\$ 3,651.91	\$ 31,925.33	\$ 288,343.79
2051	\$ 254,353.67	\$ 36,919.63	\$ -	\$ -	\$ 2,637.12	\$ 19,947.13	\$ 313,857.55
2052	\$ 273,069.68	\$ 19,114.88	\$ -	\$ -	\$ 1,365.35	\$ 20,346.07	\$ 313,895.98
Total	\$ 1,799,191.67	\$ 2,334,787.93	\$ 1,325,322.97	\$ 1,104,776.96	\$ 266,594.89	\$ 659,568.60	\$ 7,490,243.03

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: \$66,443.74**

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

§
§
§

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]
2027	\$ 443.67	\$ 2,654.15	\$ 613.47	\$ 1,555.18	\$ 332.22	\$ 502.10	\$ 6,100.79
2028	\$ 489.35	\$ 2,627.53	\$ 631.51	\$ 1,522.21	\$ 326.93	\$ 439.14	\$ 6,036.67
2029	\$ 515.44	\$ 2,598.17	\$ 667.60	\$ 1,488.27	\$ 321.33	\$ 447.92	\$ 6,038.73
2030	\$ 554.59	\$ 2,562.73	\$ 703.68	\$ 1,452.38	\$ 315.41	\$ 456.88	\$ 6,045.68
2031	\$ 593.74	\$ 2,524.60	\$ 739.77	\$ 1,414.56	\$ 309.12	\$ 466.02	\$ 6,047.81
2032	\$ 639.41	\$ 2,483.78	\$ 775.86	\$ 1,374.80	\$ 302.45	\$ 475.34	\$ 6,051.64
2033	\$ 665.51	\$ 2,439.82	\$ 829.98	\$ 1,333.10	\$ 295.38	\$ 484.85	\$ 6,048.64
2034	\$ 724.23	\$ 2,394.07	\$ 866.07	\$ 1,288.48	\$ 287.90	\$ 494.54	\$ 6,055.30
2035	\$ 789.48	\$ 2,344.28	\$ 902.16	\$ 1,241.93	\$ 279.95	\$ 504.43	\$ 6,062.23
2036	\$ 841.68	\$ 2,290.00	\$ 956.29	\$ 1,193.44	\$ 271.49	\$ 514.52	\$ 6,067.42
2037	\$ 900.40	\$ 2,232.14	\$ 1,010.42	\$ 1,142.04	\$ 262.50	\$ 524.81	\$ 6,072.30
2038	\$ 959.12	\$ 2,170.23	\$ 1,064.55	\$ 1,087.73	\$ 252.95	\$ 535.31	\$ 6,069.89
2039	\$ 1,037.41	\$ 2,104.29	\$ 1,118.67	\$ 1,030.51	\$ 242.83	\$ 546.02	\$ 6,079.74
2040	\$ 1,115.71	\$ 2,032.97	\$ 1,172.80	\$ 970.38	\$ 232.05	\$ 556.94	\$ 6,080.85
2041	\$ 1,187.48	\$ 1,956.27	\$ 1,244.98	\$ 907.34	\$ 220.61	\$ 568.07	\$ 6,084.75
2042	\$ 1,272.30	\$ 1,874.63	\$ 1,317.15	\$ 837.31	\$ 208.44	\$ 579.44	\$ 6,089.27
2043	\$ 1,370.17	\$ 1,787.16	\$ 1,389.32	\$ 763.23	\$ 195.50	\$ 591.02	\$ 6,096.40
2044	\$ 1,481.09	\$ 1,691.25	\$ 1,461.49	\$ 685.08	\$ 181.70	\$ 602.85	\$ 6,103.45
2045	\$ 1,578.96	\$ 1,587.57	\$ 1,551.71	\$ 602.87	\$ 166.99	\$ 614.90	\$ 6,102.99
2046	\$ 1,696.40	\$ 1,477.04	\$ 1,641.93	\$ 515.58	\$ 151.33	\$ 627.20	\$ 6,109.48
2047	\$ 1,826.89	\$ 1,358.29	\$ 1,732.14	\$ 423.22	\$ 134.64	\$ 639.74	\$ 6,114.94
2048	\$ 1,970.43	\$ 1,230.41	\$ 1,822.36	\$ 325.79	\$ 116.85	\$ 652.54	\$ 6,118.38
2049	\$ 2,113.98	\$ 1,092.48	\$ 1,930.62	\$ 223.28	\$ 97.88	\$ 665.59	\$ 6,123.83
2050	\$ 2,277.09	\$ 944.50	\$ 2,038.88	\$ 114.69	\$ 77.66	\$ 678.90	\$ 6,131.72
2051	\$ 5,408.91	\$ 785.11	\$ -	\$ -	\$ 56.08	\$ 424.18	\$ 6,674.28
2052	\$ 5,806.91	\$ 406.48	\$ -	\$ -	\$ 29.03	\$ 432.67	\$ 6,675.09
Total	\$ 38,260.35	\$ 49,649.97	\$ 28,183.39	\$ 23,493.41	\$ 5,669.22	\$ 14,025.92	\$ 159,282.27

Footnotes:

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

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

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

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

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

**SACHSE PUBLIC IMPROVEMENT DISTRICT NO. 1 – IMPROVEMENT AREA #3 –
BLOCK 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: \$400,022.54**

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

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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]
2027	\$ 2,671.13	\$ 15,979.22	\$ 3,693.36	\$ 9,362.94	\$ 2,000.11	\$ 3,022.86	\$ 36,729.62
2028	\$ 2,946.09	\$ 15,818.95	\$ 3,801.99	\$ 9,164.42	\$ 1,968.29	\$ 2,643.83	\$ 36,343.57
2029	\$ 3,103.22	\$ 15,642.19	\$ 4,019.24	\$ 8,960.06	\$ 1,934.55	\$ 2,696.71	\$ 36,355.97
2030	\$ 3,338.91	\$ 15,428.84	\$ 4,236.50	\$ 8,744.03	\$ 1,898.94	\$ 2,750.64	\$ 36,397.85
2031	\$ 3,574.59	\$ 15,199.29	\$ 4,453.76	\$ 8,516.32	\$ 1,861.06	\$ 2,805.65	\$ 36,410.67
2032	\$ 3,849.56	\$ 14,953.54	\$ 4,671.01	\$ 8,276.93	\$ 1,820.92	\$ 2,861.77	\$ 36,433.73
2033	\$ 4,006.69	\$ 14,688.88	\$ 4,996.90	\$ 8,025.86	\$ 1,778.32	\$ 2,919.00	\$ 36,415.64
2034	\$ 4,360.22	\$ 14,413.42	\$ 5,214.15	\$ 7,757.28	\$ 1,733.30	\$ 2,977.38	\$ 36,455.75
2035	\$ 4,753.03	\$ 14,113.66	\$ 5,431.41	\$ 7,477.01	\$ 1,685.43	\$ 3,036.93	\$ 36,497.47
2036	\$ 5,067.28	\$ 13,786.89	\$ 5,757.29	\$ 7,185.08	\$ 1,634.50	\$ 3,097.67	\$ 36,528.71
2037	\$ 5,420.81	\$ 13,438.51	\$ 6,083.18	\$ 6,875.62	\$ 1,580.38	\$ 3,159.62	\$ 36,558.13
2038	\$ 5,774.34	\$ 13,065.83	\$ 6,409.06	\$ 6,548.65	\$ 1,522.86	\$ 3,222.81	\$ 36,543.56
2039	\$ 6,245.72	\$ 12,668.84	\$ 6,734.95	\$ 6,204.16	\$ 1,461.94	\$ 3,287.27	\$ 36,602.89
2040	\$ 6,717.09	\$ 12,239.45	\$ 7,060.83	\$ 5,842.16	\$ 1,397.04	\$ 3,353.02	\$ 36,609.59
2041	\$ 7,149.19	\$ 11,777.65	\$ 7,495.35	\$ 5,462.64	\$ 1,328.15	\$ 3,420.08	\$ 36,633.05
2042	\$ 7,659.85	\$ 11,286.14	\$ 7,929.86	\$ 5,041.03	\$ 1,254.93	\$ 3,488.48	\$ 36,660.28
2043	\$ 8,249.06	\$ 10,759.53	\$ 8,364.37	\$ 4,594.97	\$ 1,176.98	\$ 3,558.25	\$ 36,703.16
2044	\$ 8,916.85	\$ 10,182.09	\$ 8,798.88	\$ 4,124.48	\$ 1,093.91	\$ 3,629.41	\$ 36,745.63
2045	\$ 9,506.06	\$ 9,557.92	\$ 9,342.03	\$ 3,629.54	\$ 1,005.33	\$ 3,702.00	\$ 36,742.88
2046	\$ 10,213.13	\$ 8,892.49	\$ 9,885.17	\$ 3,104.05	\$ 911.09	\$ 3,776.04	\$ 36,781.97
2047	\$ 10,998.75	\$ 8,177.57	\$ 10,428.31	\$ 2,548.01	\$ 810.60	\$ 3,851.56	\$ 36,814.80
2048	\$ 11,862.94	\$ 7,407.66	\$ 10,971.45	\$ 1,961.42	\$ 703.47	\$ 3,928.59	\$ 36,835.52
2049	\$ 12,727.13	\$ 6,577.25	\$ 11,623.22	\$ 1,344.27	\$ 589.29	\$ 4,007.16	\$ 36,868.33
2050	\$ 13,709.16	\$ 5,686.35	\$ 12,274.99	\$ 690.47	\$ 467.54	\$ 4,087.31	\$ 36,915.82
2051	\$ 32,564.16	\$ 4,726.71	\$ -	\$ -	\$ 337.62	\$ 2,553.77	\$ 40,182.27
2052	\$ 34,960.32	\$ 2,447.22	\$ -	\$ -	\$ 174.80	\$ 2,604.85	\$ 40,187.19
Total	\$ 230,345.29	\$ 298,916.12	\$ 169,677.25	\$ 141,441.39	\$ 34,131.37	\$ 84,442.65	\$ 958,954.07

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 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: \$1,332,075.06**

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]
2027	\$ 8,894.85	\$ 53,210.81	\$ 12,298.89	\$ 31,178.58	\$ 6,660.38	\$ 10,066.14	\$ 122,309.63
2028	\$ 9,810.49	\$ 52,677.12	\$ 12,660.62	\$ 30,517.51	\$ 6,554.41	\$ 8,803.95	\$ 121,024.10
2029	\$ 10,333.72	\$ 52,088.49	\$ 13,384.08	\$ 29,837.00	\$ 6,442.05	\$ 8,980.03	\$ 121,065.38
2030	\$ 11,118.56	\$ 51,378.05	\$ 14,107.54	\$ 29,117.61	\$ 6,323.46	\$ 9,159.63	\$ 121,204.86
2031	\$ 11,903.40	\$ 50,613.65	\$ 14,831.01	\$ 28,359.33	\$ 6,197.33	\$ 9,342.82	\$ 121,247.54
2032	\$ 12,819.05	\$ 49,795.29	\$ 15,554.47	\$ 27,562.16	\$ 6,063.66	\$ 9,529.68	\$ 121,324.31
2033	\$ 13,342.27	\$ 48,913.98	\$ 16,639.67	\$ 26,726.11	\$ 5,921.79	\$ 9,720.27	\$ 121,264.09
2034	\$ 14,519.53	\$ 47,996.70	\$ 17,363.13	\$ 25,831.73	\$ 5,771.88	\$ 9,914.68	\$ 121,397.65
2035	\$ 15,827.60	\$ 46,998.48	\$ 18,086.60	\$ 24,898.46	\$ 5,612.47	\$ 10,112.97	\$ 121,536.57
2036	\$ 16,874.05	\$ 45,910.33	\$ 19,171.79	\$ 23,926.31	\$ 5,442.90	\$ 10,315.23	\$ 121,640.61
2037	\$ 18,051.31	\$ 44,750.24	\$ 20,256.99	\$ 22,895.82	\$ 5,262.67	\$ 10,521.54	\$ 121,738.56
2038	\$ 19,228.57	\$ 43,509.21	\$ 21,342.18	\$ 21,807.01	\$ 5,071.13	\$ 10,731.97	\$ 121,690.07
2039	\$ 20,798.25	\$ 42,187.25	\$ 22,427.38	\$ 20,659.87	\$ 4,868.27	\$ 10,946.61	\$ 121,887.62
2040	\$ 22,367.93	\$ 40,757.37	\$ 23,512.57	\$ 19,454.39	\$ 4,652.15	\$ 11,165.54	\$ 121,909.95
2041	\$ 23,806.80	\$ 39,219.57	\$ 24,959.50	\$ 18,190.59	\$ 4,422.74	\$ 11,388.85	\$ 121,988.06
2042	\$ 25,507.28	\$ 37,582.86	\$ 26,406.43	\$ 16,786.62	\$ 4,178.91	\$ 11,616.63	\$ 122,078.73
2043	\$ 27,469.38	\$ 35,829.23	\$ 27,853.36	\$ 15,301.26	\$ 3,919.34	\$ 11,848.96	\$ 122,221.54
2044	\$ 29,693.09	\$ 33,906.37	\$ 29,300.29	\$ 13,734.51	\$ 3,642.73	\$ 12,085.94	\$ 122,362.93
2045	\$ 31,655.19	\$ 31,827.86	\$ 31,108.94	\$ 12,086.37	\$ 3,347.76	\$ 12,327.66	\$ 122,353.78
2046	\$ 34,009.71	\$ 29,611.99	\$ 32,917.60	\$ 10,336.49	\$ 3,033.94	\$ 12,574.21	\$ 122,483.95
2047	\$ 36,625.84	\$ 27,231.31	\$ 34,726.26	\$ 8,484.87	\$ 2,699.30	\$ 12,825.70	\$ 122,593.30
2048	\$ 39,503.59	\$ 24,667.51	\$ 36,534.92	\$ 6,531.52	\$ 2,342.54	\$ 13,082.21	\$ 122,662.29
2049	\$ 42,381.33	\$ 21,902.25	\$ 38,705.31	\$ 4,476.43	\$ 1,962.35	\$ 13,343.85	\$ 122,771.54
2050	\$ 45,651.50	\$ 18,935.56	\$ 40,875.71	\$ 2,299.26	\$ 1,556.92	\$ 13,610.73	\$ 122,929.67
2051	\$ 108,438.66	\$ 15,739.96	\$ -	\$ -	\$ 1,124.28	\$ 8,504.06	\$ 133,806.96
2052	\$ 116,417.86	\$ 8,149.25	\$ -	\$ -	\$ 582.09	\$ 8,674.15	\$ 133,823.35
Total	\$ 767,049.81	\$ 995,390.69	\$ 565,025.25	\$ 470,999.82	\$ 113,657.46	\$ 281,194.04	\$ 3,193,317.07

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 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: \$44,502.51**

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]
2027	\$ 297.16	\$ 1,777.69	\$ 410.89	\$ 1,041.63	\$ 222.51	\$ 336.29	\$ 4,086.17
2028	\$ 327.75	\$ 1,759.86	\$ 422.97	\$ 1,019.54	\$ 218.97	\$ 294.13	\$ 4,043.22
2029	\$ 345.23	\$ 1,740.19	\$ 447.14	\$ 996.81	\$ 215.22	\$ 300.01	\$ 4,044.60
2030	\$ 371.45	\$ 1,716.46	\$ 471.31	\$ 972.77	\$ 211.26	\$ 306.01	\$ 4,049.26
2031	\$ 397.67	\$ 1,690.92	\$ 495.48	\$ 947.44	\$ 207.04	\$ 312.13	\$ 4,050.69
2032	\$ 428.26	\$ 1,663.58	\$ 519.65	\$ 920.81	\$ 202.58	\$ 318.37	\$ 4,053.25
2033	\$ 445.74	\$ 1,634.14	\$ 555.90	\$ 892.88	\$ 197.84	\$ 324.74	\$ 4,051.24
2034	\$ 485.07	\$ 1,603.49	\$ 580.07	\$ 863.00	\$ 192.83	\$ 331.23	\$ 4,055.70
2035	\$ 528.77	\$ 1,570.14	\$ 604.24	\$ 831.82	\$ 187.50	\$ 337.86	\$ 4,060.34
2036	\$ 563.74	\$ 1,533.79	\$ 640.50	\$ 799.34	\$ 181.84	\$ 344.62	\$ 4,063.82
2037	\$ 603.07	\$ 1,495.03	\$ 676.75	\$ 764.91	\$ 175.82	\$ 351.51	\$ 4,067.09
2038	\$ 642.40	\$ 1,453.57	\$ 713.01	\$ 728.54	\$ 169.42	\$ 358.54	\$ 4,065.47
2039	\$ 694.84	\$ 1,409.41	\$ 749.26	\$ 690.21	\$ 162.64	\$ 365.71	\$ 4,072.07
2040	\$ 747.28	\$ 1,361.64	\$ 785.52	\$ 649.94	\$ 155.42	\$ 373.02	\$ 4,072.82
2041	\$ 795.35	\$ 1,310.26	\$ 833.86	\$ 607.72	\$ 147.76	\$ 380.48	\$ 4,075.43
2042	\$ 852.16	\$ 1,255.58	\$ 882.20	\$ 560.81	\$ 139.61	\$ 388.09	\$ 4,078.46
2043	\$ 917.71	\$ 1,197.00	\$ 930.54	\$ 511.19	\$ 130.94	\$ 395.85	\$ 4,083.23
2044	\$ 992.00	\$ 1,132.76	\$ 978.88	\$ 458.85	\$ 121.70	\$ 403.77	\$ 4,087.95
2045	\$ 1,057.55	\$ 1,063.32	\$ 1,039.30	\$ 403.79	\$ 111.84	\$ 411.85	\$ 4,087.65
2046	\$ 1,136.21	\$ 989.29	\$ 1,099.72	\$ 345.33	\$ 101.36	\$ 420.08	\$ 4,091.99
2047	\$ 1,223.61	\$ 909.75	\$ 1,160.15	\$ 283.47	\$ 90.18	\$ 428.49	\$ 4,095.65
2048	\$ 1,319.75	\$ 824.10	\$ 1,220.57	\$ 218.21	\$ 78.26	\$ 437.06	\$ 4,097.95
2049	\$ 1,415.89	\$ 731.72	\$ 1,293.08	\$ 149.55	\$ 65.56	\$ 445.80	\$ 4,101.60
2050	\$ 1,525.14	\$ 632.61	\$ 1,365.59	\$ 76.81	\$ 52.01	\$ 454.71	\$ 4,106.88
2051	\$ 3,622.76	\$ 525.85	\$ -	\$ -	\$ 37.56	\$ 284.11	\$ 4,470.28
2052	\$ 3,889.34	\$ 272.25	\$ -	\$ -	\$ 19.45	\$ 289.79	\$ 4,470.82
Total	\$ 25,625.91	\$ 33,254.42	\$ 18,876.59	\$ 15,735.35	\$ 3,797.11	\$ 9,394.25	\$ 106,683.64

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: \$46,502.62**

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 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]
2027	\$ 310.52	\$ 1,857.58	\$ 429.35	\$ 1,088.44	\$ 232.51	\$ 351.41	\$ 4,269.82
2028	\$ 342.48	\$ 1,838.95	\$ 441.98	\$ 1,065.36	\$ 228.81	\$ 307.35	\$ 4,224.94
2029	\$ 360.75	\$ 1,818.40	\$ 467.24	\$ 1,041.61	\$ 224.89	\$ 313.49	\$ 4,226.38
2030	\$ 388.15	\$ 1,793.60	\$ 492.49	\$ 1,016.49	\$ 220.75	\$ 319.76	\$ 4,231.25
2031	\$ 415.55	\$ 1,766.92	\$ 517.75	\$ 990.02	\$ 216.35	\$ 326.16	\$ 4,232.74
2032	\$ 447.51	\$ 1,738.35	\$ 543.01	\$ 962.19	\$ 211.68	\$ 332.68	\$ 4,235.42
2033	\$ 465.78	\$ 1,707.58	\$ 580.89	\$ 933.01	\$ 206.73	\$ 339.33	\$ 4,233.32
2034	\$ 506.88	\$ 1,675.56	\$ 606.15	\$ 901.78	\$ 201.50	\$ 346.12	\$ 4,237.98
2035	\$ 552.54	\$ 1,640.71	\$ 631.40	\$ 869.20	\$ 195.93	\$ 353.04	\$ 4,242.83
2036	\$ 589.07	\$ 1,602.73	\$ 669.29	\$ 835.27	\$ 190.01	\$ 360.10	\$ 4,246.46
2037	\$ 630.17	\$ 1,562.23	\$ 707.17	\$ 799.29	\$ 183.72	\$ 367.31	\$ 4,249.88
2038	\$ 671.27	\$ 1,518.90	\$ 745.05	\$ 761.28	\$ 177.03	\$ 374.65	\$ 4,248.19
2039	\$ 726.06	\$ 1,472.75	\$ 782.94	\$ 721.23	\$ 169.95	\$ 382.15	\$ 4,255.09
2040	\$ 780.86	\$ 1,422.84	\$ 820.82	\$ 679.15	\$ 162.41	\$ 389.79	\$ 4,255.87
2041	\$ 831.09	\$ 1,369.15	\$ 871.33	\$ 635.03	\$ 154.40	\$ 397.58	\$ 4,258.59
2042	\$ 890.46	\$ 1,312.01	\$ 921.85	\$ 586.02	\$ 145.89	\$ 405.54	\$ 4,261.76
2043	\$ 958.95	\$ 1,250.80	\$ 972.36	\$ 534.17	\$ 136.82	\$ 413.65	\$ 4,266.74
2044	\$ 1,036.58	\$ 1,183.67	\$ 1,022.87	\$ 479.47	\$ 127.17	\$ 421.92	\$ 4,271.68
2045	\$ 1,105.08	\$ 1,111.11	\$ 1,086.01	\$ 421.93	\$ 116.87	\$ 430.36	\$ 4,271.36
2046	\$ 1,187.28	\$ 1,033.75	\$ 1,149.15	\$ 360.85	\$ 105.91	\$ 438.96	\$ 4,275.90
2047	\$ 1,278.60	\$ 950.64	\$ 1,212.29	\$ 296.21	\$ 94.23	\$ 447.74	\$ 4,279.72
2048	\$ 1,379.07	\$ 861.14	\$ 1,275.43	\$ 228.01	\$ 81.78	\$ 456.70	\$ 4,282.13
2049	\$ 1,479.53	\$ 764.61	\$ 1,351.20	\$ 156.27	\$ 68.51	\$ 465.83	\$ 4,285.94
2050	\$ 1,593.69	\$ 661.04	\$ 1,426.97	\$ 80.27	\$ 54.35	\$ 475.15	\$ 4,291.46
2051	\$ 3,785.58	\$ 549.48	\$ -	\$ -	\$ 39.25	\$ 296.88	\$ 4,671.19
2052	\$ 4,064.14	\$ 284.49	\$ -	\$ -	\$ 20.32	\$ 302.81	\$ 4,671.76
Total	\$ 26,777.64	\$ 34,749.00	\$ 19,724.98	\$ 16,442.56	\$ 3,967.77	\$ 9,816.46	\$ 111,478.41

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:
\$1,136,384.41**

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

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§
§
§

COUNTY OF _____

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§
§
§

COUNTY OF _____

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #3 REMAINDER AREA

Installments Due January 31,	Improvement Areas #2-3 Bonds ^[a]				
	Principal	Interest ^[b]	Additional Interest	Annual Collection Costs	Annual Installment ^[c]
2027	\$ 13,177.72	\$ 78,831.82	\$ 5,681.92	\$ 9,041.55	\$ 106,733.01
2028	\$ 14,534.25	\$ 78,041.16	\$ 5,616.03	\$ 7,989.59	\$ 106,181.03
2029	\$ 15,309.41	\$ 77,169.11	\$ 5,543.36	\$ 8,149.38	\$ 106,171.25
2030	\$ 16,472.15	\$ 76,116.58	\$ 5,466.82	\$ 8,312.37	\$ 106,367.91
2031	\$ 17,634.89	\$ 74,984.12	\$ 5,384.45	\$ 8,478.61	\$ 106,482.08
2032	\$ 18,991.42	\$ 73,771.72	\$ 5,296.28	\$ 8,648.19	\$ 106,707.61
2033	\$ 19,766.58	\$ 72,466.07	\$ 5,201.32	\$ 8,821.15	\$ 106,255.11
2034	\$ 21,510.69	\$ 71,107.11	\$ 5,102.49	\$ 8,997.57	\$ 106,717.86
2035	\$ 23,448.59	\$ 69,628.25	\$ 4,994.94	\$ 9,177.52	\$ 107,249.30
2036	\$ 24,998.91	\$ 68,016.16	\$ 4,877.69	\$ 9,361.07	\$ 107,253.84
2037	\$ 26,743.02	\$ 66,297.49	\$ 4,752.70	\$ 9,548.30	\$ 107,341.50
2038	\$ 28,487.13	\$ 64,458.91	\$ 4,618.98	\$ 9,739.26	\$ 107,304.28
2039	\$ 30,812.61	\$ 62,500.42	\$ 4,476.55	\$ 9,934.05	\$ 107,723.62
2040	\$ 33,138.09	\$ 60,382.05	\$ 4,322.49	\$ 10,132.73	\$ 107,975.35
2041	\$ 35,269.78	\$ 58,103.81	\$ 4,156.79	\$ 10,335.38	\$ 107,865.76
2042	\$ 37,789.04	\$ 55,679.01	\$ 3,980.45	\$ 10,542.09	\$ 107,990.59
2043	\$ 40,695.89	\$ 53,081.01	\$ 3,791.50	\$ 10,752.93	\$ 108,321.34
2044	\$ 43,990.32	\$ 50,232.30	\$ 3,588.02	\$ 10,967.99	\$ 108,778.64
2045	\$ 46,897.17	\$ 47,152.98	\$ 3,368.07	\$ 11,187.35	\$ 108,605.57
2046	\$ 50,385.39	\$ 43,870.17	\$ 3,133.58	\$ 11,411.10	\$ 108,800.25
2047	\$ 54,261.19	\$ 40,343.20	\$ 2,881.66	\$ 11,639.32	\$ 109,125.37
2048	\$ 58,524.57	\$ 36,544.91	\$ 2,610.35	\$ 11,872.11	\$ 109,551.94
2049	\$ 62,787.95	\$ 32,448.19	\$ 2,317.73	\$ 12,109.55	\$ 109,663.42
2050	\$ 67,632.70	\$ 28,053.04	\$ 2,003.79	\$ 12,351.74	\$ 110,041.26
2051	\$ 160,651.89	\$ 23,318.75	\$ 1,665.62	\$ 12,598.77	\$ 198,235.03
2052	\$ 172,473.08	\$ 12,073.12	\$ 862.37	\$ 12,850.75	\$ 198,259.31
Total	\$ 1,136,384.41	\$ 1,474,671.45	\$ 105,695.96	\$ 264,950.41	\$ 2,981,702.23

Footnotes:

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

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

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

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

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER 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: \$578,778.03**

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 #4 BLOCK I LOT TYPE
COMMERCIAL 3**

Installments Due January 31,	Major Improvement Area Bonds ^{[a], [b]}					Annual Installment ^[d]
	Principal	Interest ^[c]	Additional Interest	Annual Collection Costs		
2027	\$ 12,598.24	\$ 31,937.47	\$ 2,893.89	\$ 4,059.63	\$	51,489.23
2028	\$ 12,968.78	\$ 31,260.31	\$ 2,830.90	\$ 3,494.07	\$	50,554.06
2029	\$ 13,709.85	\$ 30,563.24	\$ 2,766.06	\$ 3,563.96	\$	50,603.10
2030	\$ 14,450.92	\$ 29,826.34	\$ 2,697.51	\$ 3,635.24	\$	50,610.00
2031	\$ 15,192.00	\$ 29,049.60	\$ 2,625.25	\$ 3,707.94	\$	50,574.79
2032	\$ 15,933.07	\$ 28,233.03	\$ 2,549.29	\$ 3,782.10	\$	50,497.49
2033	\$ 17,044.68	\$ 27,376.63	\$ 2,469.63	\$ 3,857.74	\$	50,748.67
2034	\$ 17,785.75	\$ 26,460.48	\$ 2,384.40	\$ 3,934.90	\$	50,565.53
2035	\$ 18,526.83	\$ 25,504.49	\$ 2,295.47	\$ 4,013.59	\$	50,340.38
2036	\$ 19,638.44	\$ 24,508.67	\$ 2,202.84	\$ 4,093.87	\$	50,443.81
2037	\$ 20,750.04	\$ 23,453.11	\$ 2,104.65	\$ 4,175.74	\$	50,483.54
2038	\$ 21,861.65	\$ 22,337.79	\$ 2,000.90	\$ 4,259.26	\$	50,459.60
2039	\$ 22,973.26	\$ 21,162.73	\$ 1,891.59	\$ 4,344.44	\$	50,372.02
2040	\$ 24,084.87	\$ 19,927.92	\$ 1,776.72	\$ 4,431.33	\$	50,220.84
2041	\$ 25,567.02	\$ 18,633.35	\$ 1,656.30	\$ 4,519.96	\$	50,376.63
2042	\$ 27,049.17	\$ 17,195.21	\$ 1,528.46	\$ 4,610.36	\$	50,383.20
2043	\$ 28,531.31	\$ 15,673.69	\$ 1,393.22	\$ 4,702.56	\$	50,300.79
2044	\$ 30,013.46	\$ 14,068.81	\$ 1,250.56	\$ 4,796.62	\$	50,129.44
2045	\$ 31,866.14	\$ 12,380.55	\$ 1,100.49	\$ 4,892.55	\$	50,239.73
2046	\$ 33,718.82	\$ 10,588.08	\$ 941.16	\$ 4,990.40	\$	50,238.47
2047	\$ 35,571.50	\$ 8,691.40	\$ 772.57	\$ 5,090.21	\$	50,125.68
2048	\$ 37,424.19	\$ 6,690.50	\$ 594.71	\$ 5,192.01	\$	49,901.41
2049	\$ 39,647.41	\$ 4,585.39	\$ 407.59	\$ 5,295.85	\$	49,936.24
2050	\$ 41,870.63	\$ 2,355.22	\$ 209.35	\$ 5,401.77	\$	49,836.97
Total	\$ 578,778.03	\$ 482,464.01	\$ 43,343.51	\$ 104,846.09	\$	1,209,431.64

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: \$1,221,373.48**

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 #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]
2027	\$ 26,585.59	\$ 67,396.44	\$ 6,106.87	\$ 8,566.89	\$ 108,655.79
2028	\$ 27,367.52	\$ 65,967.46	\$ 5,973.94	\$ 7,373.41	\$ 106,682.34
2029	\$ 28,931.38	\$ 64,496.46	\$ 5,837.10	\$ 7,520.88	\$ 106,785.82
2030	\$ 30,495.24	\$ 62,941.39	\$ 5,692.44	\$ 7,671.30	\$ 106,800.38
2031	\$ 32,059.10	\$ 61,302.28	\$ 5,539.97	\$ 7,824.73	\$ 106,726.07
2032	\$ 33,622.96	\$ 59,579.10	\$ 5,379.67	\$ 7,981.22	\$ 106,562.95
2033	\$ 35,968.75	\$ 57,771.86	\$ 5,211.56	\$ 8,140.85	\$ 107,093.01
2034	\$ 37,532.60	\$ 55,838.54	\$ 5,031.71	\$ 8,303.66	\$ 106,706.53
2035	\$ 39,096.46	\$ 53,821.17	\$ 4,844.05	\$ 8,469.74	\$ 106,231.42
2036	\$ 41,442.25	\$ 51,719.73	\$ 4,648.57	\$ 8,639.13	\$ 106,449.68
2037	\$ 43,788.04	\$ 49,492.21	\$ 4,441.36	\$ 8,811.91	\$ 106,533.52
2038	\$ 46,133.83	\$ 47,138.60	\$ 4,222.42	\$ 8,988.15	\$ 106,483.00
2039	\$ 48,479.61	\$ 44,658.91	\$ 3,991.75	\$ 9,167.91	\$ 106,298.19
2040	\$ 50,825.40	\$ 42,053.13	\$ 3,749.35	\$ 9,351.27	\$ 105,979.16
2041	\$ 53,953.12	\$ 39,321.27	\$ 3,495.22	\$ 9,538.30	\$ 106,307.91
2042	\$ 57,080.83	\$ 36,286.40	\$ 3,225.46	\$ 9,729.06	\$ 106,321.76
2043	\$ 60,208.55	\$ 33,075.61	\$ 2,940.05	\$ 9,923.64	\$ 106,147.86
2044	\$ 63,336.27	\$ 29,688.88	\$ 2,639.01	\$ 10,122.12	\$ 105,786.27
2045	\$ 67,245.92	\$ 26,126.21	\$ 2,322.33	\$ 10,324.56	\$ 106,019.02
2046	\$ 71,155.56	\$ 22,343.63	\$ 1,986.10	\$ 10,531.05	\$ 106,016.34
2047	\$ 75,065.21	\$ 18,341.13	\$ 1,630.32	\$ 10,741.67	\$ 105,778.33
2048	\$ 78,974.85	\$ 14,118.71	\$ 1,255.00	\$ 10,956.51	\$ 105,305.07
2049	\$ 83,666.43	\$ 9,676.37	\$ 860.12	\$ 11,175.64	\$ 105,378.56
2050	\$ 88,358.00	\$ 4,970.14	\$ 441.79	\$ 11,399.15	\$ 105,169.08
Total	\$ 1,221,373.48	\$ 1,018,125.64	\$ 91,466.17	\$ 221,252.76	\$ 2,552,218.05

Footnotes:

[a] No improvements are being constructed within Improvement Area #5 that will be financed with Improvement Areas #2-3 Assessments or Improvement Area #2-3 Bonds.

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

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

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

**SACHSE PUBLIC IMPROVEMENT DISTRICT NO. 1 – MAJOR IMPROVEMENT AREA
– REMAINDER AREA BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER 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:
\$837,084.99**

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

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§
§
§

COUNTY OF _____

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§
§
§

COUNTY OF _____

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - MAJOR IMPROVEMENT AREA REMAINDER AREA

	Major Improvement Area Bonds									
Installments Due January 31,	Principal		Interest ^[a]	Additional Interest	Annual Collection Costs	Annual Installment				
2027	\$	18,220.80	\$	46,191.07	\$	5,871.44	\$	74,468.73		
2028	\$	18,756.71	\$	45,211.70	\$	4,094.32	\$	5,053.47	\$	73,116.20
2029	\$	19,828.52	\$	44,203.53	\$	4,000.54	\$	5,154.54	\$	73,187.12
2030	\$	20,900.33	\$	43,137.74	\$	3,901.39	\$	5,257.63	\$	73,197.10
2031	\$	21,972.14	\$	42,014.35	\$	3,796.89	\$	5,362.78	\$	73,146.17
2032	\$	23,043.95	\$	40,833.35	\$	3,687.03	\$	5,470.04	\$	73,034.37
2033	\$	24,651.67	\$	39,594.74	\$	3,571.81	\$	5,579.44	\$	73,397.66
2034	\$	25,723.48	\$	38,269.71	\$	3,448.55	\$	5,691.03	\$	73,132.77
2035	\$	26,795.29	\$	36,887.07	\$	3,319.94	\$	5,804.85	\$	72,807.15
2036	\$	28,403.01	\$	35,446.82	\$	3,185.96	\$	5,920.95	\$	72,956.74
2037	\$	30,010.73	\$	33,920.16	\$	3,043.95	\$	6,039.36	\$	73,014.20
2038	\$	31,618.45	\$	32,307.09	\$	2,893.89	\$	6,160.15	\$	72,979.58
2039	\$	33,226.16	\$	30,607.59	\$	2,735.80	\$	6,283.36	\$	72,852.91
2040	\$	34,833.88	\$	28,821.69	\$	2,569.67	\$	6,409.02	\$	72,634.26
2041	\$	36,977.51	\$	26,949.37	\$	2,395.50	\$	6,537.20	\$	72,859.58
2042	\$	39,121.13	\$	24,869.38	\$	2,210.61	\$	6,667.95	\$	72,869.07
2043	\$	41,264.75	\$	22,668.82	\$	2,015.01	\$	6,801.31	\$	72,749.88
2044	\$	43,408.38	\$	20,347.68	\$	1,808.68	\$	6,937.33	\$	72,502.07
2045	\$	46,087.91	\$	17,905.96	\$	1,591.64	\$	7,076.08	\$	72,661.58
2046	\$	48,767.44	\$	15,313.51	\$	1,361.20	\$	7,217.60	\$	72,659.75
2047	\$	51,446.97	\$	12,570.34	\$	1,117.36	\$	7,361.95	\$	72,496.62
2048	\$	54,126.49	\$	9,676.45	\$	860.13	\$	7,509.19	\$	72,172.27
2049	\$	57,341.93	\$	6,631.84	\$	589.50	\$	7,659.37	\$	72,222.64
2050	\$	60,557.37	\$	3,406.35	\$	302.79	\$	7,812.56	\$	72,079.07
Total	\$	837,084.99	\$	697,786.31	\$	62,687.59	\$	151,638.60	\$	1,749,197.49

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. Consent Agenda

Subject: 11. Consider rejecting all bids for the construction of the Southeast Sewer Expansion Project (Muddy Creek) Project, SS-24-18.

Meeting August 3, 2026 - City Council Meeting

Access Public

Type Action (Consent)

Fiscal Impact None

Recommended Action Reject all bids for the construction of the Southeast Sewer Expansion Project (Muddy Creek), SS-24-18.

Goals Strategically invest in the City's existing and future infrastructure.

BACKGROUND

This project addresses the need for sewer in the southeast portion of the city, specifically the area along the path of Muddy Creek. Installing the infrastructure helps to make the area more developable by providing access to sanitary sewer along Muddy Creek. This project is the final section of the Southeast Sewer Expansion.

The project includes approximately 11,830 linear feet of sanitary sewer from the Sachse Road lift station to the southeast lift station. This project will allow decommissioning of the existing lift station on Sachse Road and reducing flow to the Merritt Road lift station.

Sealed bids were requested by the City of Sachse for construction of the Southeast Sewer Expansion Project (Muddy Creek), SS-24-18. The project was advertised during the month of April 2026 in the Sachse News and online via Civcastusa.com, and a total of seven bids were received. All bidders were rejected due to poor referrals on previous projects, failure to follow bidding instructions, and incomplete bid documents. Staff recommends re-bidding this item with revised project scope and contract language.

Funding was presented as part of the FY 23-24 Budget and updated with the current fiscal year budget. Funds from Sewer Utility Fund will be utilized for this project.

Staff is working with the consultant to review project scope and contract language to allow the best-value bid to be reflective of the City's needs.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Reject all bids for the construction of the Southeast Sewer Expansion Project (Muddy Creek), SS-24-18.

File Attachments

1. Presentation_RejectBids_SETrunk Sewer_FINAL

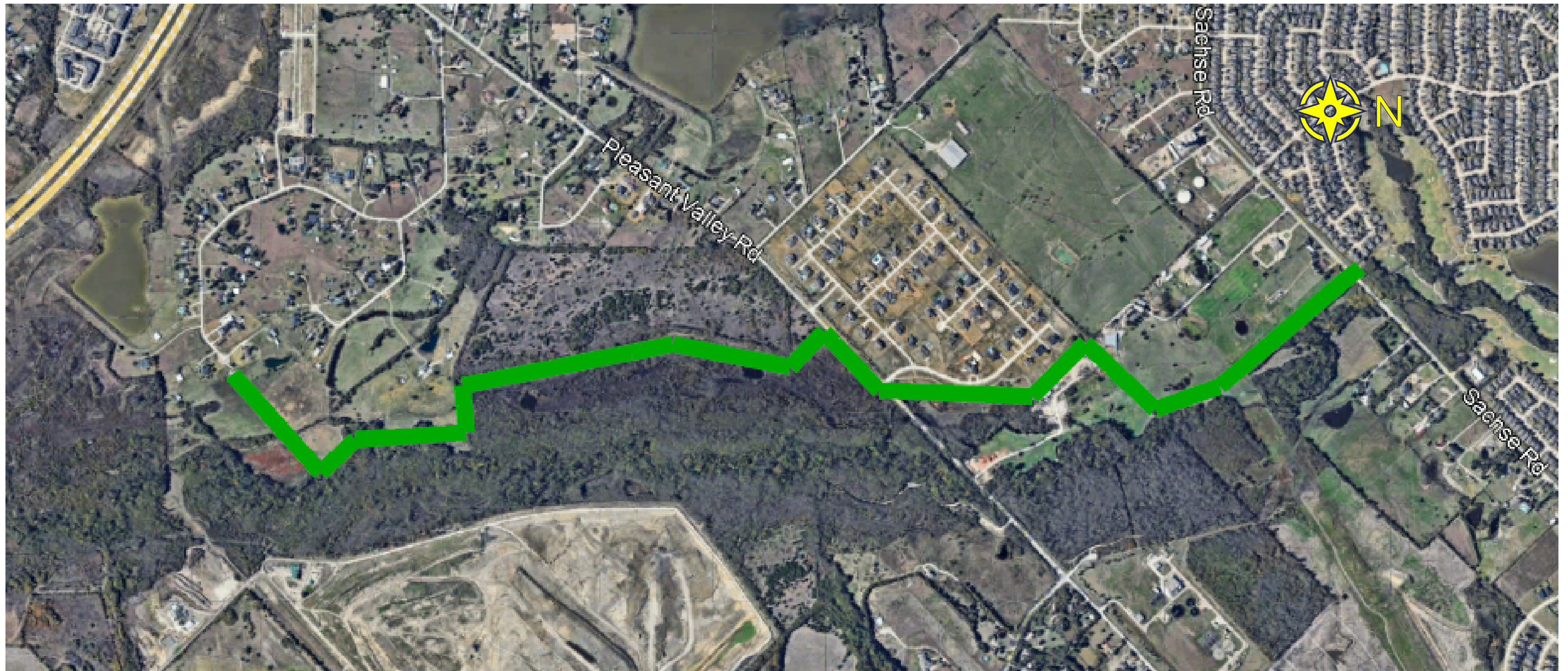


Southeast Sewer Expansion Muddy Creek Trunk Sewer Bid Evaluation (SS-24-18)

City Council
August 3, 2026



Project Location





Project Description

- A lift station is a facility that moves wastewater from lower elevations to higher elevations when gravity alone is not enough to keep it flowing through the sewer network
- There are **eight** lift stations throughout Sachse to ensure adequate flow throughout the entire wastewater system
- The Southeast Sewer Expansion project (Muddy Creek) is designed to both expand capacity to the growing Turnpike area and replace existing infrastructure that is approaching the end of its useful life
- This project includes removal and replacement of approximately **11,800 linear feet** of sanitary sewer from the Sachse Road lift station to the southeast lift station



Project Description

- Ultimately, the Sachse Road lift station will be abandoned, and the new connection will be routed to the southeast lift station
- In conjunction with the sewer infrastructure, staff originally designed the project to also include trail connectivity along the Muddy Creek area to take advantage of economies of scale that would potentially result from the project construction



Bid Process

- Sealed bids were requested by the City of Sachse for construction of the Southeast Sewer Expansion Project (Muddy Creek), SS-24-18
- The project was advertised during the month of April 2026 in the Sachse News and online via Civcastusa.com
- The pre-bid meeting was held on March 31, 2026, and bids were opened on April 16, 2026
- A total of seven bids were received



Bid Evaluations

- All bidders were rejected due to one or more of the following:
 - Poor referrals on previous projects
 - Failure to follow bidding instructions
 - Incomplete bid documents
 - High variability in bid pricing and unit costs
 - Over budget
- While this project remains a high priority, staff anticipates that modifications can be made to the project scope to reduce costs
- Staff will consider items like removing the trail component as a part of the project scope and placing it as an add-alternate option instead



Staff Recommendation

- Staff recommends re-bidding this item with revised project scope and contract documents
- Staff is working with our consultant to evaluate project requirements, material alternatives, and contract specifications to allow the best-value bid to be reflective of the City's needs
- Revised contract documents and plans will be prepared for bidding and presented for award later this fall
- Funding was presented as part of the FY 23-24 Budget and updated with the current fiscal year budget
 - Funds from Sewer Utility Fund will be utilized for this project



Questions?

F. Action Items

Subject: 1. Consider receipt of the City Manager's Proposed Budget for programs and services for the 2026-2027 fiscal year.

Meeting August 3, 2026 - City Council Meeting

Access Public

Type Discussion, Action

Fiscal Impact None

Recommended Action Accept the City Manager's Proposed Budget for programs and services for the 2026-2027 fiscal year.

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

BACKGROUND

At the time of Council agenda packet posting, the 2026 Tax Rate Calculation Worksheet was not available, delaying delivery of the 2026-2027 Proposed Budget and associated PowerPoint presentation.

The Sachse City Charter requires that not later than the 15th day of August, the City Manager prepare and submit the proposed budget covering the next fiscal year to the City Council. The 2026-2027 fiscal year proposed budget will be 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 prior to the August 3 presentation to Council.

The Proposed Budget is the product of previously held budget discussions with the City Council, presented to Council on June 15, 2026. As recommendations that were presented to Council on June 15 have not changed since that time, the Council presentation linked below provides context regarding the Proposed Budget.

[Jun 15, 2026 City Council Meeting \(https://sachsetx.new.swagit.com/videos/391091\)](https://sachsetx.new.swagit.com/videos/391091)

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 2026	FY 2027 No-New Revenue	FY 2027 Proposed
Tax Rate (per \$100 of value)	\$0.650416	TBD	\$0.650416
Median Homestead Taxable Value	\$437,404	\$456,645	\$456,645
Tax on Median Homestead	\$2,844	TBD	\$2,969

POLICY CONSIDERATIONS

This document sets the financial and operational direction of the City for the next fiscal year.

RECOMMENDATION

Accept the City Manager's Proposed Budget for programs and services for the 2026-2027 fiscal year.

File Attachments None

F. Action Items

Subject:	2. Consider, discuss, and take a record vote to establish a maximum ad valorem tax rate of \$0.650416 per \$100 of assessed property value and schedule a public hearing regarding the proposed ad valorem tax rate for the September 8, 2026, Council meeting.
Meeting	August 3, 2026 - City Council Meeting
Access	Public
Type	Discussion, Action
Fiscal Impact	None
Recommended Action	Consider, discuss, and take a record vote to establish a maximum ad valorem tax rate of \$0.650416 per \$100 of assessed property value and schedule a public hearing regarding the proposed ad valorem tax rate for the September 8, 2026, Council meeting.
Goals	Be a model of financial stewardship through growth management; responsible investment; and financial transparency.

BACKGROUND

The City Council should adopt a tax rate that will, at a minimum, support the operations and cover the debt obligations of the City for the 2026-2027 fiscal year. The proposed rate of \$0.650416 per \$100 of assessed property value accomplishes this criteria.

State law requires cities publish the maximum tax rate to consider, which allows staff to coordinate any necessary public hearings and notifications. The rate the City finally adopts can be lower than the proposed and published rate but cannot exceed the proposed and published rate without undergoing the required posting requirements and timeframes.

According to Section 26.05(d) of the Property Tax Code, the City is required to hold one public hearing and publish a newspaper ad if proposing to consider a tax rate that exceeds the no-new-revenue (estimated at \$0.64999) or voter-approval rate (estimated at \$0.77187), whichever is lower. The proposed rate of \$0.650416 is estimated to be above the No-New-Revenue rate, and therefore, may require a public hearing or published newspaper ad.

If Council selects a tax rate greater than the no-new-revenue rate, a public hearing will be scheduled on the September 8 Council meeting and a notice will be generated to be published in the newspaper.

A motion to approve placing the proposed tax rate on the September 8 Council meeting agenda requires a record vote.

POLICY CONSIDERATIONS

The City's Comprehensive Financial Policy states that the debt-to-operational component of the tax rate should not exceed 35%. The proposed rate of \$0.650416 is comprised of a Maintenance and Operations (M&O) rate of \$0.456209, which is 70.14% of the total rate, and an Interest and Sinking (I&S) rate of \$0.194207, which is 29.86%. Therefore, the proposed tax rate meets the requirement.

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

RECOMMENDATION

Consider, discuss, and take a record vote to establish a maximum ad valorem tax rate of \$0.650416 per \$100 of assessed property value and schedule a public hearing regarding the proposed ad valorem tax rate for the September 8, 2026, Council meeting.

File Attachments
None

F. Action Items

Subject: 3. Consider an ordinance authorizing the issuance of City of Sachse, Texas, Combination Tax and Limited Surplus Revenue Certificates of Obligation, Series 2026; levying an annual ad valorem tax and providing for the security for and payment of said certificates; approving an official statement; providing an effective date; and enacting other provisions relating to the subject.

Meeting	August 3, 2026 - City Council Meeting
Access	Public
Type	Discussion, Action
Fiscal Impact	Yes
Dollar Amount	Approximately \$18,000,000 in principal to be paid off over 20 years
Budgeted	Yes
Budget Source	Debt Service Fund in the FY 2026-2027 budget
Recommended Action	Adopt an ordinance authorizing the issuance and sale of "City of Sachse, Texas, Combination Tax and Limited Surplus Revenue Certificates of Obligation, Series 2026" and approving all other matters related thereto.
Goals	Be a model of financial stewardship through growth management; responsible investment; and financial transparency. Provide excellent government services to Sachse citizens.

BACKGROUND

Certificates of Obligation (COs) are anticipated to be issued as funding for two existing FY 2025-2026 Capital Improvement Projects, as follows:

- F-24-12, Service Center (\$11.0M funded with COs)
 - \$3,666,667 funded with General COs
 - Issuance will not increase the I&S tax rate beyond the existing level of \$0.194207
 - \$7,333,333 funded with Utility COs as anticipated within existing planned utility rates
- R-12-13, Merritt Road Re-alignment & Widening (\$7.0M funded with COs)
 - \$7,000,000 funded with General COs
 - Issuance will not increase the I&S tax rate beyond the existing level of \$0.194207
 - With approval of the issuance of COs, staff will return within the fiscal year with requested budget amendments for fund and capital project spending authority

Council approved the Notice of Intent (NOI) to Issue COs at the June 1 Council Meeting and publication of NOI in The Sachse News occurred on June 11 and June 18. The final ordinance to authorize the issuance of the COs is scheduled for this evening, with closing and delivery of funds occurring September 2.

Jason Hughes, the City's Financial Advisor with Hilltop Securities, will be in attendance.

POLICY CONSIDERATIONS

According to Section 7.14 of the City Charter, the City shall have the right and power, except as prohibited by law or this Charter, to borrow money by whatever method it may deem to be in the public interest.

RECOMMENDATION

Adopt an ordinance authorizing the issuance and sale of "City of Sachse, Texas, Combination Tax and Limited Surplus Revenue Certificates of Obligation, Series 2026" and approving all other matters related thereto.

File Attachments

1. Ordinance_Authorize Issuance of COs_Series 2026
2. Sachse CO 2026--Certificate for Ordinance (Mayor, City Secretary, City seal)

ORDINANCE NO. O-2026-

ORDINANCE AUTHORIZING THE ISSUANCE AND SALE OF CITY OF SACHSE, TEXAS, COMBINATION TAX AND LIMITED SURPLUS REVENUE CERTIFICATES OF OBLIGATION, SERIES 2026; LEVYING AN ANNUAL AD VALOREM TAX AND PROVIDING FOR THE SECURITY FOR AND PAYMENT OF SAID CERTIFICATES; APPROVING AN OFFICIAL STATEMENT; PROVIDING AN EFFECTIVE DATE; AND ENACTING OTHER PROVISIONS RELATING TO THE SUBJECT

THE STATE OF TEXAS	§
COUNTIES OF DALLAS AND COLLIN	§
CITY OF SACHSE	§

WHEREAS, the City Council (the "Council") of the City of Sachse, Texas (the "City"), deems it advisable to issue it "City of Sachse, Texas, Combination Tax and Limited Surplus Revenue Certificates of Obligation, Series 2026" (the "Certificates") in the amount of \$18,150,000 for the purpose of paying all or a portion of the City's contractual obligations incurred in connection with: (i) constructing and improving streets and roads, including related drainage, signalization, landscaping, sidewalks, lighting, utility relocation and replacement, bridges, signage and streetscape improvements; (ii) constructing, improving and equipping administrative office and departmental space for governmental functions of the City; and (iii) paying legal, fiscal and engineering fees in connection with such projects (collectively, the "Projects"); and

WHEREAS, the Certificates hereinafter authorized and designated are to be issued and delivered for cash pursuant to Subchapter C of Chapter 271, Local Government Code; and Chapter 1502 Texas Government Code; and

WHEREAS, the Council has heretofore passed a resolution authorizing and directing the City Secretary to give notice of the City's intention to issue the Certificates, and the notice has been duly (i) posted on the City's website and (ii) published in a newspaper of general circulation in the City, said newspaper being a "newspaper" as defined in Section 2051.044, Texas Government Code; and

WHEREAS, the City received no petition from the qualified electors of the City protesting the issuance of the Certificates; and

WHEREAS, during the preceding three years, the City has not submitted a bond proposition to authorize the issuance of bonds for any of the purposes for which the Certificates are hereby being issued and which proposition was disapproved by voters; and

WHEREAS, it is considered to be to the best interest of the City that said interest-bearing Certificates be issued; and

WHEREAS, it is officially found, determined, and declared that the meeting at which this Ordinance has been adopted was open to the public and public notice of the time, place and subject

matter of the public business to be considered and acted upon at said meeting, including this Ordinance, was given, all as required by the applicable provisions of Texas Government Code, Chapter 551;

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

Section 1. RECITALS, AMOUNT AND PURPOSE OF THE CERTIFICATES. The recitals set forth in the preamble hereof are incorporated herein and shall have the same force and effect as if set forth in this Section. The Certificates are hereby authorized to be issued and delivered in the aggregate principal amount of \$_____ for the purpose of paying all or a portion of the City's contractual obligations incurred in connection with the Projects, including payment of the costs of issuing the Certificates.

Section 2. DESIGNATION, DATE, DENOMINATIONS, NUMBERS, AND MATURITIES AND INTEREST RATES OF CERTIFICATES; REDEMPTION PROVISIONS.

(a) Each certificate issued pursuant to this Ordinance shall be designated: "CITY OF SACHSE, TEXAS, COMBINATION TAX AND LIMITED SURPLUS REVENUE CERTIFICATES OF OBLIGATION, SERIES 2026," and initially there shall be issued, sold and delivered hereunder one fully registered certificate, without interest coupons, dated August 1, 2026, in the principal amount stated above and in the denominations hereinafter stated, numbered T-1, with certificates issued in replacement thereof being in the denominations and principal amounts hereinafter stated and numbered consecutively from R-1 upward, payable to the respective Registered Owners thereof (with the initial Certificate being made payable to the Purchaser (defined herein) as described herein), or to the registered assignee or assignees of said Certificates or any portion or portions thereof (in each case, the "Registered Owner"), and said Certificates shall mature and be payable on February 15 in each of the years and in the principal amounts, respectively, and shall bear interest from the date and at the rates set forth in the FORM OF CERTIFICATE attached hereto as **Exhibit A** to their respective dates of maturity or redemption prior to maturity.

The term "Certificates", as used in this Ordinance, shall mean and include collectively the certificates initially issued and delivered pursuant to this Ordinance and all substitute certificates exchanged therefor, as well as all other substitute certificates and replacement certificates issued pursuant hereto, and the term "Certificate" shall mean any of the Certificates.

(b) The Certificates shall be subject to redemption prior to maturity as set forth in the FORM OF CERTIFICATE attached hereto as **Exhibit A**.

Section 3. CHARACTERISTICS OF THE CERTIFICATES.

(a) Registration, Transfer, Conversion and Exchange; Authentication. The City shall keep or cause to be kept at the principal corporate trust office of U.S. Bank Trust Company, National Association, Irving, Texas (the "Paying Agent/Registrar") books or records for the registration of the transfer, conversion and exchange of the Certificates (the "Registration Books"), and the City hereby appoints the Paying Agent/Registrar as its registrar and transfer agent to keep such books or records and make such registrations of transfers, conversions and exchanges under

such reasonable regulations as the City and Paying Agent/Registrar may prescribe; and the Paying Agent/Registrar shall make such registrations, transfers, conversions and exchanges as herein provided. The Paying Agent/Registrar Agreement in the form presented at the meeting at which this Ordinance is adopted is hereby approved. The Paying Agent/Registrar shall obtain and record in the Registration Books the address of the registered owner of each Certificate to which payments with respect to the Certificates shall be mailed, as herein provided; but it shall be the duty of each registered owner to notify the Paying Agent/Registrar in writing of the address to which payments shall be mailed, and such interest payments shall not be mailed unless such notice has been given. The City shall have the right to inspect the Registration Books during regular business hours of the Paying Agent/Registrar, but otherwise the Paying Agent/Registrar shall keep the Registration Books confidential and, unless otherwise required by law, shall not permit their inspection by any other entity. The City shall pay the Paying Agent/Registrar's standard or customary fees and charges for making such registration, transfer, conversion, exchange and delivery of a substitute Certificate or Certificates. Registration of assignments, transfers, conversions and exchanges of Certificates shall be made in the manner provided and with the effect stated in the FORM OF CERTIFICATE set forth in this Ordinance. Each substitute Certificate shall bear a letter and/or number to distinguish it from each other Certificate.

(b) Except as provided in Section 3(d) of this Ordinance, an authorized representative of the Paying Agent/Registrar shall, before the delivery of any such Certificate, date and manually sign said Certificate, and no such Certificate shall be deemed to be issued or outstanding unless such Certificate is so executed. The Paying Agent/Registrar promptly shall cancel all paid Certificates and Certificates surrendered for conversion and exchange. No additional ordinances, orders, or resolutions need be passed or adopted by the governing body of the City or any other body or person so as to accomplish the foregoing conversion and exchange of any Certificate or portion thereof, and the Paying Agent/Registrar shall provide for the printing, execution, and delivery of the substitute Certificates in the manner prescribed herein, and said Certificates shall be printed or typed on paper of customary weight and strength. Pursuant to Chapter 1201, Government Code, as amended, the duty of conversion and exchange of Certificates as aforesaid is hereby imposed upon the Paying Agent/Registrar, and, upon the execution of said Certificate, the converted and exchanged Certificate shall be valid, incontestable, and enforceable in the same manner and with the same effect as the Certificates that initially were issued and delivered pursuant to this Ordinance, approved by the Attorney General (the "Attorney General") of the State of Texas (the "State") and registered by the Comptroller of Public Accounts of the State (the "Comptroller").

(c) Payment of Certificates and Interest. The City hereby further appoints the Paying Agent/Registrar to act as the paying agent for paying the principal of and interest on the Certificates, all as provided in this Ordinance. The Paying Agent/Registrar shall keep proper records of all payments made by the City and the Paying Agent/Registrar with respect to the Certificates, and of all conversions and exchanges of Certificates, and all replacements of Certificates, as provided in this Ordinance. However, in the event of a nonpayment of interest on a scheduled payment date, and for thirty (30) days thereafter, a new record date for such interest payment (a "Special Record Date") will be established by the Paying Agent/Registrar, if and when funds for the payment of such interest have been received from the City. Notice of the past due interest shall be sent at least five (5) business days prior to the Special Record Date by United States mail, first-class postage prepaid, to the address of each registered owner appearing on the Registration Books at the close of business on the last business day next preceding the date of mailing of such notice.

(d) In General. The Certificates (i) shall be issued in fully registered form, without interest coupons, with the principal of and interest on such Certificates to be payable only to the registered owners thereof, (ii) may be redeemed prior to their scheduled maturities, (iii) may be converted and exchanged for other Certificates, (iv) may be transferred and assigned, (v) shall have the characteristics, (vi) shall be signed, sealed, executed and authenticated, (vii) the principal of and interest on the Certificates shall be payable, and (viii) shall be administered and the Paying Agent/Registrar and the City shall have certain duties and responsibilities with respect to the Certificates, all as provided, and in the manner and to the effect as required or indicated, in the FORM OF CERTIFICATE set forth in this Ordinance. The Certificate initially issued and delivered pursuant to this Ordinance is not required to be, and shall not be, authenticated by the Paying Agent/Registrar, but on each substitute Certificate issued in conversion of and exchange for any Certificate or Certificates issued under this Ordinance the Paying Agent/Registrar shall execute the PAYING AGENT/REGISTRAR'S AUTHENTICATION CERTIFICATE, in the form set forth in the FORM OF CERTIFICATE.

(e) The City covenants with the registered owners of the Certificates that at all times while the Certificates are outstanding the City will provide a competent and legally qualified bank, trust company, financial institution, or other entity to act as and perform the services of Paying Agent/Registrar for the Certificates under this Ordinance, and that the Paying Agent/Registrar will be one entity. The City reserves the right to, and may, at its option, change the Paying Agent/Registrar upon not less than 120 days written notice to the Paying Agent/Registrar, to be effective not later than 60 days prior to the next principal or interest payment date after such notice. In the event that the entity at any time acting as Paying Agent/Registrar (or its successor by merger, acquisition, or other method) should resign or otherwise cease to act as such, the City covenants that promptly it will appoint a competent and legally qualified bank, trust company, financial institution, or other agency to act as Paying Agent/Registrar under this Ordinance. Upon any change in the Paying Agent/Registrar, the previous Paying Agent/Registrar promptly shall transfer and deliver the Registration Books (or a copy thereof), along with all other pertinent books and records relating to the Certificates, to the new Paying Agent/Registrar designated and appointed by the City. Upon any change in the Paying Agent/Registrar, the City promptly will cause a written notice thereof to be sent by the new Paying Agent/Registrar to each Registered Owner of the Certificates, by United States mail, first-class postage prepaid, which notice also shall give the address of the new Paying Agent/Registrar. By accepting the position and performing as such, each Paying Agent/Registrar shall be deemed to have agreed to the provisions of this Ordinance, and a certified copy of this Ordinance shall be delivered to each Paying Agent/Registrar.

(f) Except as provided below, no Certificate shall be valid or obligatory for any purpose or be entitled to any security or benefit of this Ordinance unless and until there appears thereon the Certificate of Paying Agent/Registrar substantially in the form provided in this Ordinance, duly authenticated by manual execution of the Paying Agent/Registrar. It shall not be required that the same authorized representative of the Paying Agent/Registrar sign the Certificate of Paying Agent/Registrar on all of the Certificates. In lieu of the executed Certificate of Paying Agent/Registrar described above, the initial Certificate delivered on the Delivery Date (as shown in the FORM OF CERTIFICATE) shall have attached thereto the Comptroller's Registration Certificate substantially in the form provided in this Ordinance, manually executed by the Comptroller or by his duly authorized agent, which certificate shall be evidence that the initial

Certificate has been duly approved by the Attorney General and that it is a valid and binding obligation of the City, and has been registered by the Comptroller.

(g) Book-Entry-Only System. The Certificates issued in exchange for the Certificate initially issued to the Purchaser or its designee shall be initially issued in the form of a separate single fully registered Certificate for each of the maturities thereof. Upon initial issuance, the ownership of each such Certificate shall be registered in the name of Cede & Co., as nominee of The Depository Trust Company, New York, New York ("DTC"), and except as provided in subsection (f) hereof, all of the outstanding Certificates shall be registered in the name of Cede & Co., as nominee of DTC. With respect to Certificates registered in the name of Cede & Co., as nominee of DTC, the City and the Paying Agent/Registrar shall have no responsibility or obligation to any securities brokers and dealers, banks, trust companies, clearing corporations and certain other organizations on whose behalf DTC was created ("DTC Participant") to hold securities to facilitate the clearance and settlement of securities transactions among DTC Participants or to any person on behalf of whom such a DTC Participant holds an interest in the Certificates. Without limiting the immediately preceding sentence, the City and the Paying Agent/Registrar shall have no responsibility or obligation with respect to (i) the accuracy of the records of DTC, Cede & Co. or any DTC Participant with respect to any ownership interest in the Certificates, (ii) the delivery to any DTC Participant or any other person, other than a Registered Owner of Certificates, as shown on the Registration Books, of any notice with respect to the Certificates, or (iii) the payment to any DTC Participant or any other person, other than a Registered Owner of Certificates, as shown in the Registration Books of any amount with respect to principal of or interest on the Certificates. Notwithstanding any other provision of this Ordinance to the contrary, the City and the Paying Agent/Registrar shall be entitled to treat and consider the person in whose name each Certificate is registered in the Registration Books as the absolute owner of such Certificate for the purpose of payment of principal and interest with respect to such Certificate, for the purpose of registering transfers with respect to such Certificate, and for all other purposes whatsoever. The Paying Agent/Registrar shall pay all principal of and interest on the Certificates only to or upon the order of the Registered Owners, as shown in the Registration Books as provided in this Ordinance, or their respective attorneys duly authorized in writing, and all such payments shall be valid and effective to fully satisfy and discharge the City's obligations with respect to payment of principal of and interest on the Certificates to the extent of the sum or sums so paid. No person other than a Registered Owner, as shown in the Registration Books, shall receive a Certificate evidencing the obligation of the City to make payments of principal and interest pursuant to this Ordinance. Upon delivery by DTC to the Paying Agent/Registrar of written notice to the effect that DTC has determined to substitute a new nominee in place of Cede & Co., and subject to the provisions in this Ordinance with respect to interest checks being mailed to the Registered Owner at the close of business on the Record Date, the words "Cede & Co." in this Ordinance shall refer to such new nominee of DTC. The previous execution and delivery of the Blanket Issuer Letter of Representations with respect to obligations of the City is hereby ratified and confirmed; and the provisions thereof shall be fully applicable to the Certificates.

(h) Successor Securities Depository; Transfers Outside Book-Entry-Only System. In the event that the City determines that DTC is incapable of discharging its responsibilities described herein and in the representations letter of the City to DTC or that it is in the best interest of the beneficial owners of the Certificates that they be able to obtain certificated Certificates, the City shall (i) appoint a successor securities depository, qualified to act as such under Section 17A of the Securities and Exchange Act of 1934, as amended, notify DTC and DTC Participants of the

appointment of such successor securities depository and transfer one or more separate Certificates to such successor securities depository or (ii) notify DTC and DTC Participants of the availability through DTC of Certificates and transfer one or more separate certificated Certificates to DTC Participants having Certificates credited to their DTC accounts. In such event, the Certificates shall no longer be restricted to being registered in the Registration Books in the name of Cede & Co., as nominee of DTC, but may be registered in the name of the successor securities depository, or its nominee, or in whatever name or names Registered Owners transferring or exchanging Certificates shall designate, in accordance with the provisions of this Ordinance.

(i) Payments to Cede & Co. Notwithstanding any other provision of this Ordinance to the contrary, so long as any Certificate is registered in the name of Cede & Co., as nominee of DTC, all payments with respect to principal of and interest on such Certificate and all notices with respect to such Certificate shall be made and given, respectively, in the manner provided in the representations letter of the City to DTC.

(j) Cancellation of Initial Certificate. On the Delivery Date, one initial Certificate representing the entire principal amount of the Certificates, payable in stated installments to the Purchaser or its designee, executed by manual or facsimile signature of the Mayor or Mayor Pro Tem and City Secretary of the City, approved by the Attorney General, and registered and signed by the Comptroller in the manner prescribed by law, will be delivered to the Purchaser or its designee. Upon payment for the initial Certificate, the Paying Agent/Registrar shall cancel the initial Certificate and deliver to DTC on behalf of the Purchaser one registered definitive Certificate for each year of maturity of the Certificates, in the aggregate principal amount of all of the Certificates for such maturity.

(k) Conditional Notice of Redemption. With respect to any optional redemption of the Certificates, unless certain prerequisites to such redemption required by this Ordinance have been met and money sufficient to pay the principal of and premium, if any, and interest on the Certificates to be redeemed will have been received by the Paying Agent/Registrar prior to the giving of such notice of redemption, such notice may state that said redemption may, at the option of the City, be conditional upon the satisfaction of such prerequisites and receipt of such money by the Paying Agent/Registrar on or prior to the date fixed for such redemption or upon any prerequisite set forth in such notice of redemption. If a conditional notice of redemption is given and such prerequisites to the redemption are not fulfilled, such notice will be of no force and effect, the City will not redeem such Certificates, and the Paying Agent/Registrar will give notice in the manner in which the notice of redemption was given, to the effect that such Certificates have not been redeemed.

Section 4. FORM OF CERTIFICATES. The form of the Certificates, including the form of Paying Agent/Registrar's Authentication Certificate, the form of Assignment and the form of Registration Certificate of the Comptroller of Public Accounts of the State of Texas to be attached to the Certificates initially issued and delivered pursuant to this Ordinance, shall be substantially in the form provided in **Exhibit A**, with such appropriate variations, omissions or insertions as are permitted or required by this Ordinance.

Section 5. INTEREST AND SINKING FUND; SURPLUS REVENUES.

(a) A special "Interest and Sinking Fund" is hereby created and shall be established and maintained by the City at an official depository bank of said City. Said Interest and Sinking Fund shall be kept separate and apart from all other funds and accounts of said City, and shall be used only for paying the interest on and principal of said Certificates. All amounts received from the sale of the Certificates as accrued interest shall be deposited upon receipt to the Interest and Sinking Fund, and all ad valorem taxes levied and collected for and on account of said Certificates shall be deposited, as collected, to the credit of said Interest and Sinking Fund. During each year while any of said Certificates are outstanding and unpaid, the governing body of said City shall compute and ascertain a rate and amount of ad valorem tax that will be sufficient to raise and produce the money required to pay the interest on said Certificates as such interest comes due, and to provide and maintain a sinking fund adequate to pay the principal of said Certificates as such principal matures (but never less than 2% of the original amount of said Certificates as a sinking fund each year); and said tax shall be based on the latest approved tax rolls of said City, with full allowances being made for tax delinquencies and the cost of tax collection. Said rate and amount of ad valorem tax is hereby levied, and is hereby ordered to be levied, against all taxable property in said City, for each year while any of said Certificates are outstanding and unpaid, and said tax shall be assessed and collected each such year and deposited to the credit of the aforesaid Interest and Sinking Fund. Said ad valorem taxes sufficient to provide for the payment of the interest on and principal of said Certificates, as such interest comes due and such principal matures, are hereby pledged for such payment, within the limits prescribed by law.

(b) The Certificates are additionally secured by a limited pledge of \$1,000 of the revenues of the City's combined Waterworks and Sewer System (the "System") remaining after payment of all operation and maintenance expenses thereof (the "Net Revenues"), and all debt service, reserve and other requirements in connection with all of the City's revenue obligations (now or hereafter outstanding) that are payable from all or part of the Net Revenues of the System, constituting "Surplus Revenues." The City shall deposit such Surplus Revenues to the credit of the Interest and Sinking Fund created pursuant to Section 6, to the extent necessary to pay the principal and interest on the Certificates. Notwithstanding the requirements of Section 6, if Surplus Revenues are actually on deposit in the Interest and Sinking Fund in advance of the time when ad valorem taxes are scheduled to be levied for any year, then the amount of taxes that otherwise would have been required to be levied pursuant to Section 6 may be reduced to the extent and by the amount of the Surplus Revenues then on deposit in the Interest and Sinking Fund. The City reserves the right, without condition or limitation, to issue other obligations secured in whole or in part by a parity lien on and pledge of the Surplus Revenues, for any purpose permitted by law.

(c) Chapter 1208, Government Code, applies to the issuance of the Certificates and the pledge of the taxes and Surplus Revenues granted by the City hereunder, and is therefore valid, effective and perfected. Should State law be amended at any time while the Certificates are outstanding and unpaid, the result of such amendment being that the pledge of the taxes and Surplus Revenues granted by the City hereunder is to be subject to the filing requirements of Chapter 9, Business and Commerce Code, in order to preserve to the registered owners of the Certificates a security interest in said pledge, the City agrees to take such measures as it determines are reasonable and necessary under State law to comply with the applicable provisions of Chapter 9, Business and Commerce Code and enable a filing of a security interest in said pledge to occur.

Section 6. DEFEASANCE OF CERTIFICATES.

(a) Any Certificate and the interest thereon shall be deemed to be paid, retired and no longer outstanding (a "Defeased Certificate") within the meaning of this Ordinance, except to the extent provided in subsection (d) of this Section, when payment of the principal of such Certificate, plus interest thereon to the due date (whether such due date be by reason of maturity or otherwise) either (i) shall have been made or caused to be made in accordance with the terms thereof, or (ii) shall have been provided for on or before such due date by irrevocably depositing with or making available to the Paying Agent/Registrar in accordance with an escrow agreement or other instrument (the "Future Escrow Agreement") for such payment (1) lawful money of the United States of America sufficient to make such payment or (2) Defeasance Securities that mature as to principal and interest in such amounts and at such times as will insure the availability, without reinvestment, of sufficient money to provide for such payment, and when proper arrangements have been made by the City with the Paying Agent/Registrar for the payment of its services until all Defeased Certificates shall have become due and payable. At such time as a Certificate shall be deemed to be a Defeased Certificate hereunder, as aforesaid, such Certificate and the interest thereon shall no longer be secured by, payable from, or entitled to the benefits of, the ad valorem taxes herein levied and pledged or the pledge of Surplus Revenues as provided in this Ordinance, and such principal and interest shall be payable solely from such money or Defeasance Securities. Notwithstanding any other provision of this Ordinance to the contrary, it is hereby provided that any determination not to redeem Defeased Certificates that is made in conjunction with the payment arrangements specified in subsection 6(a)(i) or (ii) shall not be irrevocable, provided that: (1) in the proceedings providing for such payment arrangements, the City expressly reserves the right to call the Defeased Certificates for redemption; (2) gives notice of the reservation of that right to the owners of the Defeased Certificates immediately following the making of the payment arrangements; and (3) directs that notice of the reservation be included in any redemption notices that it authorizes.

(b) Any moneys so deposited with the Paying Agent/Registrar may at the written direction of the City be invested in Defeasance Securities, maturing in the amounts and times as hereinbefore set forth, and all income from such Defeasance Securities received by the Paying Agent/Registrar that is not required for the payment of the Certificates and interest thereon, with respect to which such money has been so deposited, shall be turned over to the City, or deposited as directed in writing by the City. Any Future Escrow Agreement pursuant to which the money and/or Defeasance Securities are held for the payment of Defeased Certificates may contain provisions permitting the investment or reinvestment of such moneys in Defeasance Securities or the substitution of other Defeasance Securities upon the satisfaction of the requirements specified in subsection 6(a)(i) or (ii). All income from such Defeasance Securities received by the Paying Agent/Registrar which is not required for the payment of the Defeased Certificates, with respect to which such money has been so deposited, shall be remitted to the City or deposited as directed in writing by the City.

(c) The term "Defeasance Securities" means any securities and obligations now or hereafter authorized by State law that are eligible to refund, retire or otherwise discharge obligations such as the Certificates.

(d) Until all Defeased Certificates shall have become due and payable, the Paying Agent/Registrar shall perform the services of Paying Agent/Registrar for such Defeased Certificates the same as if they had not been defeased, and the City shall make proper arrangements to provide and pay for such services as required by this Ordinance.

(e) In the event that the City elects to defease less than all of the principal amount of Certificates of a maturity, the Paying Agent/Registrar shall select, or cause to be selected, such amount of Certificates by such random method as it deems fair and appropriate.

Section 7. DAMAGED, MUTILATED, LOST, STOLEN, OR DESTROYED CERTIFICATES.

(a) Replacement Certificates. In the event any outstanding Certificate is damaged, mutilated, lost, stolen or destroyed, the Paying Agent/Registrar shall cause to be printed, executed and delivered, a new certificate of the same principal amount, maturity and interest rate, as the damaged, mutilated, lost, stolen or destroyed Certificate, in replacement for such Certificate in the manner hereinafter provided.

(b) Application for Replacement Certificates. Application for replacement of damaged, mutilated, lost, stolen or destroyed Certificates shall be made by the registered owner thereof to the Paying Agent/Registrar. In every case of loss, theft or destruction of a Certificate, the registered owner applying for a replacement certificate shall furnish to the City and to the Paying Agent/Registrar such security or indemnity as may be required by them to save each of them harmless from any loss or damage with respect thereto. Also, in every case of loss, theft or destruction of a Certificate, the registered owner shall furnish to the City and to the Paying Agent/Registrar evidence to their satisfaction of the loss, theft or destruction of such Certificate, as the case may be. In every case of damage or mutilation of a Certificate, the registered owner shall surrender to the Paying Agent/Registrar for cancellation the Certificate so damaged or mutilated.

(c) No Default Occurred. Notwithstanding the foregoing provisions of this Ordinance, in the event any such Certificate shall have matured, and no default has occurred that is then continuing in the payment of the principal of, redemption premium, if any, or interest on the Certificate, the City may authorize the payment of the same (without surrender thereof except in the case of a damaged or mutilated Certificate) instead of issuing a replacement Certificate, provided security or indemnity is furnished as above provided in this Section.

(d) Charge for Issuing Replacement Certificates. Prior to the issuance of any replacement certificate, the Paying Agent/Registrar shall charge the registered owner of such Certificate with all legal, printing, and other expenses in connection therewith. Every replacement certificate issued pursuant to the provisions of this Section by virtue of the fact that any Certificate is lost, stolen or destroyed shall constitute a contractual obligation of the City whether or not the lost, stolen or destroyed Certificate shall be found at any time, or be enforceable by anyone, and shall be entitled to all the benefits of this Ordinance equally and proportionately with any and all other Certificates duly issued under this Ordinance.

(e) Authority for Issuing Replacement Certificates. In accordance with Section 1206.022, Government Code, this Section shall constitute authority for the issuance of any such

replacement certificate without necessity of further action by the governing body of the City or any other body or person, and the duty of the replacement of such certificates is hereby authorized and imposed upon the Paying Agent/Registrar, and the Paying Agent/Registrar shall authenticate and deliver such Certificates in the form and manner and with the effect, as provided in Section 3(a) of this Ordinance for Certificates issued in conversion and exchange for other Certificates.

Section 8. CUSTODY, APPROVAL, AND REGISTRATION OF CERTIFICATES; BOND COUNSEL'S OPINION; CUSIP NUMBERS AND CONTINGENT INSURANCE PROVISION, IF OBTAINED; ENGAGEMENT OF BOND COUNSEL.

(a) The Mayor of the City is hereby authorized to have control of the Certificates initially issued and delivered hereunder and all necessary records and proceedings pertaining to the Certificates pending their delivery and their investigation, examination and approval by the Attorney General and their registration by the Comptroller. Upon registration of the Certificates, the Comptroller (or a deputy designated in writing to act for the Comptroller) shall sign the Comptroller's Registration Certificate attached to such Certificates in the manner prescribed by law, and the seal of the Comptroller shall be impressed, or placed in facsimile, on such Certificate. The approving legal opinion of the City's Bond Counsel and the assigned CUSIP numbers may, at the option of the City, be printed on the Certificates issued and delivered under this Ordinance, but neither shall have any legal effect, and shall be solely for the convenience and information of the registered owners of the Certificates. In addition, if bond insurance is obtained, the payment of the insurance premium is hereby approved and the Certificates may bear an appropriate legend as provided by the insurer.

(b) The obligation of the Purchaser to accept delivery of the Certificates is subject to the Purchaser being furnished with the final, approving opinion of McCall, Parkhurst & Horton L.L.P., bond counsel to the City, which opinion shall be dated the Delivery Date. The engagement of such firm as bond counsel to the City in connection with issuance, sale and delivery of the Certificates is hereby approved and confirmed.

Section 9. COVENANTS REGARDING TAX EXEMPTION OF INTEREST ON THE CERTIFICATES.

(a) Covenants. The City covenants to take any action necessary to assure, or refrain from any action which would adversely affect, the treatment of the Certificates as obligations described in section 103 of the Internal Revenue Code of 1986, as amended (the "Code"), the interest on which is not includable in the "gross income" of the holder for purposes of federal income taxation. In furtherance thereof, the City covenants as follows:

(1) to take any action to assure that no more than 10 percent of the proceeds of the Certificates or the projects financed therewith (less amounts deposited to a reserve fund, if any) are used for any "private business use," as defined in section 141(b)(6) of the Code or, if more than 10 percent of the proceeds or the projects financed therewith are so used, such amounts, whether or not received by the City, with respect to such private business use, do not, under the terms of this Ordinance or any underlying arrangement, directly or indirectly, secure or provide for the payment of more than 10 percent of the debt service on the Certificates, in contravention of section 141(b)(2) of the Code;

(2) to take any action to assure that in the event that the "private business use" described in subsection (1) hereof exceeds 5 percent of the proceeds of the Certificates or the projects financed therewith (less amounts deposited into a reserve fund, if any) then the amount in excess of 5 percent is used for a "private business use" which is "related" and not "disproportionate," within the meaning of section 141(b)(3) of the Code, to the governmental use;

(3) to take any action to assure that no amount which is greater than the lesser of \$5,000,000, or 5 percent of the proceeds of the Certificates (less amounts deposited into a reserve fund, if any) is directly or indirectly used to finance loans to persons, other than state or local governmental units, in contravention of section 141(c) of the Code;

(4) to refrain from taking any action which would otherwise result in the Certificates being treated as "private activity bonds" within the meaning of section 141(b) of the Code;

(5) to refrain from taking any action that would result in the Certificates being "federally guaranteed" within the meaning of section 149(b) of the Code;

(6) to refrain from using any portion of the proceeds of the Certificates, directly or indirectly, to acquire or to replace funds which were used, directly or indirectly, to acquire investment property (as defined in section 148(b)(2) of the Code) which produces a materially higher yield over the term of the Certificates, other than investment property acquired with B

(A) proceeds of the Certificates invested for a reasonable temporary period of 5 years or less or, in the case of a refunding bond, for a period of 90 days or less until such proceeds are needed for the purpose for which the bonds are issued,

(B) amounts invested in a bona fide debt service fund, within the meaning of section 1.148 1(b) of the Treasury Regulations, and

(C) amounts deposited in any reasonably required reserve or replacement fund to the extent such amounts do not exceed 10 percent of the proceeds of the Certificates;

(7) to otherwise restrict the use of the proceeds of the Certificates or amounts treated as proceeds of the Certificates, as may be necessary, so that the Certificates do not otherwise contravene the requirements of section 148 of the Code (relating to arbitrage);

(8) to refrain from using the proceeds of the Certificates or proceeds of any prior bonds to pay debt service on another issue more than 90 days after the date of issue of the Certificates in contravention of the requirements of section 149(d) of the Code (relating to advance refundings);

(9) to pay to the United States of America at least once during each five-year period (beginning on the Delivery Date) an amount that is at least equal to 90 percent of the "Excess Earnings," within the meaning of section 148(f) of the Code and to pay to the United States of America, not later than 60 days after the Certificates have been paid in full, 100 percent of the amount then required to be paid as a result of Excess Earnings under section 148(f) of the Code; and

(10) to establish reasonable expectations to prevent using the proceeds of the Certificates in contravention of the requirements of section 149(g) of the Code (relating to hedge bonds).

(b) Rebate Fund. In order to facilitate compliance with the above covenant (8), a "Rebate Fund" is hereby established by the City for the sole benefit of the United States of America, and such fund shall not be subject to the claim of any other person, including without limitation the bondholders. The Rebate Fund is established for the additional purpose of compliance with section 148 of the Code.

(c) Use of Proceeds. The City understands that the term "proceeds" includes "disposition proceeds" as defined in the Treasury Regulations and, in the case of refunding bonds, transferred proceeds (if any) and proceeds of the refunded bonds expended prior to the date of issuance of the Certificates. It is the understanding of the City that the covenants contained herein are intended to assure compliance with the Code and any regulations or rulings promulgated by the U.S. Department of the Treasury pursuant thereto. In the event that regulations or rulings are hereafter promulgated which modify or expand provisions of the Code, as applicable to the Certificates, the City will not be required to comply with any covenant contained herein to the extent that such failure to comply, in the opinion of nationally recognized bond counsel, will not adversely affect the exemption from federal income taxation of interest on the Certificates under section 103 of the Code. In the event that regulations or rulings are hereafter promulgated which impose additional requirements which are applicable to the Certificates, the City agrees to comply with the additional requirements to the extent necessary, in the opinion of nationally recognized bond counsel, to preserve the exemption from federal income taxation of interest on the Certificates under section 103 of the Code. In furtherance of such intention, the City hereby authorizes and directs the Mayor, the Mayor Pro Tem, the City Manager, the Director of Finance and the City Secretary (collectively, the "Authorized Officials") to execute any documents, certificates or reports required by the Code and to make such elections, on behalf of the City, which may be permitted by the Code as are consistent with the purpose for the issuance of the Certificates.

(d) Allocation of, and Limitation on, Expenditures for the Projects. The City covenants to account for the expenditure of sale proceeds and investment earnings to be used for the Projects on its books and records in accordance with the requirements of the Code. The City recognizes that in order for the proceeds to be considered used for the reimbursement of costs, the proceeds must be allocated to expenditures within 18 months of the later of the date that (1) the expenditure is made, or (2) the Projects are completed; but in no event later than three years after the date on which the original expenditure is paid. The foregoing notwithstanding, the City recognizes that in order for proceeds to be expended under the Code, the sale proceeds or investment earnings must be expended no more than 60 days after the earlier of (1) the fifth anniversary of the Delivery Date, or (2) the date the Certificates are retired. The City agrees to obtain the advice of nationally-recognized bond counsel if such expenditure fails to comply with the foregoing to assure that such

expenditure will not adversely affect the tax-exempt status of the Certificates. For purposes hereof, the City shall not be obligated to comply with this covenant if it obtains an opinion that such failure to comply will not adversely affect the excludability for federal income tax purposes from gross income of the interest.

(e) Disposition of the Projects. The City covenants that the property constituting the Projects will not be sold or otherwise disposed in a transaction resulting in the receipt by the City of cash or other compensation, unless any action taken in connection with such disposition will not adversely affect the tax-exempt status of the Certificates. For purpose of the foregoing, the City may rely on an opinion of nationally-recognized bond counsel that the action taken in connection with such sale or other disposition will not adversely affect the tax-exempt status of the Certificates. For purposes of the foregoing, the portion of the property comprising personal property and disposed in the ordinary course shall not be treated as a transaction resulting in the receipt of cash or other compensation. For purposes hereof, the City shall not be obligated to comply with this covenant if it obtains an opinion that such failure to comply will not adversely affect the excludability for federal income tax purposes from gross income of the interest.

Section 10. SALE OF CERTIFICATES AND APPROVAL OF OFFICIAL STATEMENT; FURTHER PROCEDURES.

(a) The Certificates are hereby sold and shall be delivered to _____ (the "Purchaser") for the purchase price of \$_____ (representing the aggregate principal amount of the Certificates, plus a [net] reoffering premium of \$_____, less a Purchaser's discount of \$_____). The Certificates shall initially be registered in the name of the Purchaser or its designee. It is hereby officially found, determined and declared that the terms of this sale are the most advantageous reasonably obtainable.

(b) It is hereby officially found, determined and declared that the Certificates have been sold at public sale to the bidder offering the lowest interest cost, after receiving sealed bids pursuant to an Official Notice of Sale and Bidding Instructions. It is further officially found, determined and declared that the Certificates have been offered pursuant to a Preliminary Official Statement prepared and distributed in connection with the sale of the Certificates. Said Preliminary Official Statement, the Official Statement, and any addenda, supplement or amendment thereto, have been and are hereby approved by the governing body of the City, and its use in the offer and sale of the Certificates is hereby approved. It is further officially found, determined and declared that the statements and representations contained in said Official Statement are true and correct in all material respects, to the best knowledge and belief of the Council.

(c) The Authorized Officials, individually or jointly, shall be and they are hereby expressly authorized, empowered and directed from time to time and at any time to do and perform all such acts and things and to execute, acknowledge and deliver in the name and under the corporate seal and on behalf of the City such documents, certificates and instruments, whether or not herein mentioned, as may be necessary or desirable in order to carry out the terms and provisions of this Ordinance, the Blanket Issuer Letter of Representations, the Certificates and the sale of the Certificates. In addition, prior to the delivery of the Certificates, the Authorized Officials are each hereby authorized and directed to approve any changes or corrections to this Ordinance or to any of the documents authorized and approved by this Ordinance: (i) in order to cure any ambiguity, formal defect, or omission in this Ordinance or such other document, or (ii) as requested by the

Attorney General or his representative to obtain the approval of the Certificates by the Attorney General. In case any officer whose signature shall appear on any Certificate shall cease to be such officer before the delivery of such Certificate, such signature shall nevertheless be valid and sufficient for all purposes the same as if such officer had remained in office until such delivery.

Section 11. INTEREST EARNINGS ON CERTIFICATE PROCEEDS. Interest earnings derived from the investment of proceeds from the sale of the Certificates shall be used along with other Certificate proceeds for the Projects; provided that after completion of such purpose, if any of such interest earnings remain on hand, such interest earnings shall be deposited in the Interest and Sinking Fund. It is further provided, however, that any interest earnings on certificate proceeds that are required to be rebated to the United States of America pursuant to the provisions hereof in order to prevent the Certificates from being arbitrage bonds shall be so rebated and not considered as interest earnings for the purposes of this Section.

Section 12. CONSTRUCTION FUND.

(a) The City hereby creates and establishes and shall maintain on the books of the City a separate fund to be entitled the "Series 2026 Certificate of Obligation Construction Fund" (the "Construction Fund") for use by the City for payment of all lawful costs associated with the Projects as hereinbefore provided. Proceeds of the Certificates in the amount of \$_____ shall be deposited into the Construction Fund. The remaining amounts of Certificate proceeds shall be used to pay the costs of issuance of the Certificates, with any surplus to be deposited into the Construction Fund, provided that the total amount deposited into the Construction Fund shall not exceed \$18,150,000.00. Upon payment of all such Project costs, any moneys remaining on deposit in said Fund shall be transferred to the Interest and Sinking Fund. Amounts so deposited to the Interest and Sinking Fund shall be used in the manner described herein.

(b) The City may place proceeds of the Certificates (including investment earnings thereon) and amounts deposited into the Interest and Sinking Fund in investments authorized by the Public Funds Investment Act, Chapter 2256, Texas Government Code, as amended; provided, however, that the City hereby covenants that the proceeds of the sale of the Certificates will be used as soon as practicable for the purposes for which the Certificates are issued.

(c) All deposits authorized or required by this Ordinance shall be secured to the fullest extent required by law for the security of public funds.

Section 13. COMPLIANCE WITH RULE 15c2-12.

(a) Definitions. As used in this Section, the following terms have the meanings ascribed to such terms below:

"Financial Obligation" means a: (a) debt obligation; (b) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (c) a guarantee of the foregoing (a) and (b). The term Financial Obligation does not include any municipal securities as to which a final official statement has been provided to the Municipal Securities Rulemaking Board consistent with the Rule.

"MSRB" means the Municipal Securities Rulemaking Board.

"Rule" means SEC Rule 15c2-12, as amended from time to time.

"SEC" means the United States Securities and Exchange Commission.

(b) Annual Reports.

(i) The City shall provide annually to the MSRB, in the electronic format prescribed by the MSRB certain updated financial information and operating data pertaining to the City, consisting of the following: (1) the quantitative financial information and operating data of the type included in Tables 1 through 6 and 8 through 15 of the Official Statement and (2) the City's comprehensive annual financial report. The City will update and provide the information in the numbered tables within six months after the end of each fiscal year ending in and after 2026 and, if not submitted as part of such annual financial information, the City will provide its audited financial statements when and if available, and in any event, within 12 months after the end of each fiscal year ending in and after 2026. If the audit of such financial statements is not complete within 12 months after any such fiscal year end, then the City will file unaudited financial statements within such 12-month period and audited financial statements for the applicable fiscal year, when and if the audit report on such statements becomes available. Any such financial statements will be prepared in accordance with the accounting principles described in Appendix B to the Official Statement or such other accounting principles as the City may be required to employ from time to time pursuant to State law or regulation.

(ii) Any financial information so to be provided shall be (i) prepared in accordance with the accounting principles described in the financial statements of the City appended to the Official Statement, or such other accounting principles as the City may be required to employ from time to time pursuant to state law or regulation, and (ii) audited, if the City commissions an audit of such statements and the audit is completed within the period during which they must be provided.

(iii) If the City changes its fiscal year, it will notify the MSRB of the change (and of the date of the new fiscal year end) prior to the next date by which the City otherwise would be required to provide financial information and operating data pursuant to this Section. The financial information and operating data to be provided pursuant to this Section may be set forth in full in one or more documents or may be included by specific reference to any document that is available to the public on the MSRB's internet website or filed with the SEC. All documents provided to the MSRB pursuant to this Section shall be accompanied by identifying information as prescribed by the MSRB.

(c) Event Notices.

(i) The City shall notify the MSRB, in a timely manner not in excess of ten business days after the occurrence of the event, of any of the following events with respect to the Certificates:

- (1) Principal and interest payment delinquencies;
- (2) Non-payment related defaults, if material;
- (3) Unscheduled draws on debt service reserves reflecting financial difficulties;

- (4) Unscheduled draws on credit enhancements reflecting financial difficulties;
- (5) Substitution of credit or liquidity providers, or their failure to perform;
- (6) Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB), or other material notices or determinations with respect to the tax status of the Certificates, or other material events affecting the tax status of the Certificates;
- (7) Modifications to rights of holders of the Certificates, if material;
- (8) Certificate calls, if material, and tender offers;
- (9) Defeasances;
- (10) Release, substitution, or sale of property securing repayment of the Certificates, if material;
- (11) Rating changes;
- (12) Bankruptcy, insolvency, receivership, or similar event of the City;
- (13) The consummation of a merger, consolidation, or acquisition involving the City or the sale of all or substantially all of the assets of the City, other than in the ordinary course of business, the entry into of a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;
- (14) Appointment of a successor or additional paying agent/registrar or the change of name of a paying agent/registrar, if material;
- (15) Incurrence of a Financial Obligation of the City, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the City, any of which affect security holders, if material; and
- (16) Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the City, any of which reflect financial difficulties.

For these purposes, (a) any event described in the immediately preceding paragraph (12) is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent, or similar officer for the City in a proceeding under the United States Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the City, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers of the City in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement, or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the City, and (b) the City intends the words used in the immediately preceding paragraphs (15) and (16) and the definition of Financial Obligation in this Section to have the same meanings as when they are used in the Rule, as evidenced by SEC Release No. 34-83885, dated August 20, 2018.

In addition, the City shall notify the MSRB, in a timely manner, of any failure by the City to provide financial information or operating data in accordance with subsection (b) of this Section by the time required by subsection (b).

(d) Limitations, Disclaimers, and Amendments.

(i) The City shall be obligated to observe and perform the covenants specified in this Section for so long as, but only for so long as, the City remains an "obligated person" with respect to the Certificates within the meaning of the Rule, except that the City in any event will give notice of any deposit made in accordance with this Ordinance or applicable law that causes Certificates no longer to be outstanding.

(ii) The provisions of this Section are for the sole benefit of the registered owners and beneficial owners of the Certificates, and nothing in this Section, express or implied, shall give any benefit or any legal or equitable right, remedy, or claim hereunder to any other person. The City undertakes to provide only the financial information, operating data, financial statements, and notices which it has expressly agreed to provide pursuant to this Section and does not hereby undertake to provide any other information that may be relevant or material to a complete presentation of the City's financial results, condition, or prospects or hereby undertake to update any information provided in accordance with this Section or otherwise, except as expressly provided herein. The City does not make any representation or warranty concerning such information or its usefulness to a decision to invest in or sell Certificates at any future date.

(iii) UNDER NO CIRCUMSTANCES SHALL THE CITY BE LIABLE TO THE REGISTERED OWNER OR BENEFICIAL OWNER OF ANY CERTIFICATE OR ANY OTHER PERSON, IN CONTRACT OR TORT, FOR DAMAGES RESULTING IN WHOLE OR IN PART FROM ANY BREACH BY THE CITY, WHETHER NEGLIGENT OR WITHOUT FAULT ON ITS PART, OF ANY COVENANT SPECIFIED IN THIS SECTION, BUT EVERY RIGHT AND REMEDY OF ANY SUCH PERSON, IN CONTRACT OR TORT, FOR OR ON ACCOUNT OF ANY SUCH BREACH SHALL BE LIMITED TO AN ACTION FOR MANDAMUS OR SPECIFIC PERFORMANCE.

(iv) No default by the City in observing or performing its obligations under this Section shall comprise a breach of or default under this Ordinance for purposes of any other provision of this Ordinance. Nothing in this Section is intended or shall act to disclaim, waive, or otherwise limit the duties of the City under federal and state securities laws.

(v) Should the Rule be amended to obligate the City to make filings with or provide notices to entities other than the MSRB, the City hereby agrees to undertake such obligation with respect to the Certificates in accordance with the Rule as amended. The provisions of this Section may be amended by the City from time to time to adapt to changed circumstances that arise from a change in legal requirements, a change in law, or a change in the identity, nature, status, or type of operations of the City, but only if (1) the provisions of this Section, as so amended, would have permitted an underwriter to purchase or sell Certificates in the primary offering of the Certificates in compliance with the Rule, taking into account any amendments or interpretations of the Rule since such offering as well as such changed circumstances and (2) either (a) the registered owners of a majority in aggregate principal amount (or any greater amount required by any other provision of this Ordinance that authorizes such an amendment) of the outstanding Certificates consent to such amendment or (b) a person that is unaffiliated with the City (such as nationally recognized 1 counsel) determined that such amendment will not materially impair the interest of the registered owners and beneficial owners of the Certificates. If the City so amends the provisions of this Section, it shall include with any amended financial information or operating data next provided in accordance with subsection (b) of this Section an explanation, in narrative form, of the reason for the amendment and of the impact of any change in the type of

financial information or operating data so provided. The City may also amend or repeal the provisions of this continuing disclosure agreement if the SEC amends or repeals the applicable provision of the Rule or a court of final jurisdiction enters judgment that such provisions of the Rule are invalid, but only if and to the extent that the provisions of this sentence would not prevent an underwriter from lawfully purchasing or selling Certificates in the primary offering of the Certificates.

Section 14. METHOD OF AMENDMENT. The City hereby reserves the right to amend this Ordinance subject to the following terms and conditions, to-wit:

(a) The City may from time to time, without the consent of any holder, except as otherwise required by paragraph (b) below, amend or supplement this Ordinance in order to (i) cure any ambiguity, defect or omission in this Ordinance that does not materially adversely affect the interests of the holders, (ii) grant additional rights or security for the benefit of the holders, (iii) add events of default as shall not be inconsistent with the provisions of this Ordinance and that shall not materially adversely affect the interests of the holders, (iv) qualify this Ordinance under the Trust Indenture Act of 1939, as amended, or corresponding provisions of federal laws from time to time in effect, or (v) make such other provisions in regard to matters or questions arising under this Ordinance as shall not be inconsistent with the provisions of this Ordinance and that shall not in the opinion of the City's Bond Counsel materially adversely affect the interests of the holders.

(b) Except as provided in paragraph (a) above, the holders of Certificates aggregating a majority of the aggregate principal amount of then outstanding Certificates that are the subject of a proposed amendment shall have the right from time to time to approve any amendment hereto that may be deemed necessary or desirable by the City; provided, however, that without the consent of 100% of the holders in aggregate principal amount of the then outstanding Certificates, nothing herein contained shall permit or be construed to permit amendment of the terms and conditions of this Ordinance or in any of the Certificates so as to:

- (1) Make any change in the maturity of any of the outstanding Certificates;
- (2) Reduce the rate of interest borne by any of the outstanding Certificates;
- (3) Reduce the amount of the principal of, or redemption premium, if any, payable on any outstanding Certificates;
- (4) Modify the terms of payment of principal or of interest or redemption premium on outstanding Certificates or any of them or impose any condition with respect to such payment; or
- (5) Change the minimum percentage of the principal amount of any series of Certificates necessary for consent to such amendment.

(c) If at any time the City shall desire to amend this Ordinance under subsection (b) of this Section, the City shall send by U.S. mail to each registered owner of the affected Certificates a copy of the proposed amendment.

(d) Whenever at any time within one year from the date of mailing of such notice the City shall receive an instrument or instruments executed by the holders of at least a majority in aggregate principal amount of all of the Certificates then outstanding that are required for the amendment, which instrument or instruments shall refer to the proposed amendment and that shall

specifically consent to and approve such amendment, the City may adopt the amendment in substantially the same form.

(e) Upon the adoption of any amendatory Ordinance pursuant to the provisions of this Section, this Ordinance shall be deemed to be modified and amended in accordance with such amendatory Ordinance, and the respective rights, duties, and obligations of the City and all holders of such affected Certificates shall thereafter be determined, exercised, and enforced, subject in all respects to such amendment.

(f) Any consent given by the holder of a Certificate pursuant to the provisions of this Section shall be irrevocable for a period of six months from the date of the mailing of the notice provided for in this Section, and shall be conclusive and binding upon all future holders of the same Certificate during such period. Such consent may be revoked at any time after six months from the date of the mailing of said notice by the holder who gave such consent, or by a successor in title, by filing notice with the City, but such revocation shall not be effective if the holders of a majority in aggregate principal amount of the affected Certificates then outstanding, have, prior to the attempted revocation, consented to and approved the amendment.

(g) For the purposes of establishing ownership of the Certificates, the City shall rely solely upon the registration of the ownership of such Certificates on the registration books kept by the Paying Agent/Registrar.

Section 15. DEFAULT AND REMEDIES

(a) Events of Default. Each of the following occurrences or events for the purpose of this Ordinance is hereby declared to be an Event of Default:

(i) the failure to make payment of the principal of or interest on any of the Certificates when the same becomes due and payable; or

(ii) default in the performance or observance of any other covenant, agreement or obligation of the City, the failure to perform which materially, adversely affects the rights of the registered owners of the Certificates, including, but not limited to, their prospect or ability to be repaid in accordance with this Ordinance, and the continuation thereof for a period of 60 days after notice of such default is given by any Registered Owner to the City.

(b) Remedies for Default.

(i) Upon the happening of any Event of Default, then and in every case, any Registered Owner or an authorized representative thereof, including, but not limited to, a trustee or trustees therefor, may proceed against the City for the purpose of protecting and enforcing the rights of the Registered Owners under this Ordinance, by mandamus or other suit, action or special proceeding in equity or at law, in any court of competent jurisdiction, for any relief permitted by law, including the specific performance of any covenant or agreement contained herein, or thereby to enjoin any act or thing that may be unlawful or in violation of any right of the Registered Owners hereunder or any combination of such remedies.

(ii) It is provided that all such proceedings shall be instituted and maintained for the equal benefit of all Registered Owners of Certificates then outstanding.

(c) Remedies Not Exclusive.

(i) No remedy herein conferred or reserved is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or under the Certificates or now or hereafter existing at law or in equity; provided, however, that notwithstanding any other provision of this Ordinance, the right to accelerate the debt evidenced by the Certificates shall not be available as a remedy under this Ordinance.

(ii) The exercise of any remedy herein conferred or reserved shall not be deemed a waiver of any other available remedy.

(iii) By accepting the delivery of a Certificate authorized under this Ordinance, such Registered Owner agrees that the certifications required to effectuate any covenants or representations contained in this Ordinance do not and shall never constitute or give rise to a personal or pecuniary liability or charge against the officers, employees or trustees of the City or the Council.

Section 16. APPLICATION OF [NET] PREMIUM FROM SALE OF CERTIFICATES. The Certificates have a [net] reoffering premium of \$_____, all of which shall be used to pay costs of issuance of the Certificates, including Purchaser's discount, with any surplus premium not used to pay such costs of issuance to be deposited into the Construction Fund, provided that the total amount deposited into the Construction Fund shall not exceed \$18,150,000.00, in which case such excess shall be deposited into the Interest and Sinking Fund.

Section 17. EFFECTIVE DATE. In accordance with the provisions of Texas Government Code, Section 1201.028, this Ordinance shall be effective immediately upon its adoption by the Council.

Section 18. SEVERABILITY. If any section, article, paragraph, sentence, clause, phrase or word in this Ordinance, or application thereof to any persons or circumstances is held invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portion of this Ordinance, despite such invalidity, which remaining portions shall remain in full force and effect.

Section 19. APPROPRIATION. To pay the debt service coming due on the Certificates, if any, prior to receipt of the taxes levied to pay such debt service, there is hereby appropriated from current funds on hand, which are hereby certified to be on hand and available for such purpose, an amount sufficient to pay such debt service, and such amount shall be used for no other purpose.

Exhibit A

FORM OF CERTIFICATES

(a) The form of the Certificates, including the form of Paying Agent/Registrar's Authentication Certificate, the form of Assignment and the form of Registration Certificate of the Comptroller of Public Accounts of the State of Texas to be attached to the Certificates initially issued and delivered pursuant to this Ordinance, shall be, respectively, substantially as follows, with such appropriate variations, omissions or insertions as are permitted or required by this Ordinance.

NO. R-__	UNITED STATES OF AMERICA STATE OF TEXAS CITY OF SACHSE, TEXAS, COMBINATION TAX AND LIMITED SURPLUS REVENUE CERTIFICATES OF OBLIGATION, SERIES 2026	PRINCIPAL AMOUNT \$ _____
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<u>Interest Rate</u>	<u>Delivery Date</u>	<u>Maturity Date</u>	<u>CUSIP No.</u>
_____%	September 2, 2026	February 15, 20__	

REGISTERED OWNER:

PRINCIPAL AMOUNT:

ON THE MATURITY DATE specified above, the City of Sachse, located in Dallas and Collin Counties, Texas (the "City"), being a political subdivision and municipal corporation of the State of Texas, hereby promises to pay to the Registered Owner specified above, or registered assigns (hereinafter called the "Registered Owner"), the Principal Amount specified above. The City promises to pay interest on the unpaid principal amount hereof (calculated on the basis of a 360-day year of twelve 30-day months) from the Delivery Date above at the Interest Rate per annum specified above. Interest is payable on February 15, 2027 and semiannually on each August 15 and February 15 thereafter to the Maturity Date specified above, or the date of redemption prior to maturity; except, if this Certificate is required to be authenticated and the date of its authentication is later than the first Record Date (hereinafter defined), such Principal Amount shall bear interest from the interest payment date next preceding the date of authentication, unless such date of authentication is after any Record Date but on or before the next following interest payment date, in which case such principal amount shall bear interest from such next following interest payment date; provided, however, that if on the date of authentication hereof the interest on the Certificate or Certificates, if any, for which this Certificate is being exchanged is due but has not been paid, then this Certificate shall bear interest from the date to which such interest has been paid in full.

THE PRINCIPAL OF AND INTEREST ON this Certificate are payable in lawful money of the United States of America, without exchange or collection charges. The principal of this

Certificate shall be paid to the registered owner hereof upon presentation and surrender of this Certificate at maturity, or upon the date fixed for its redemption prior to maturity, at the principal corporate trust office of U.S. Bank Trust Company, National Association, Irving, Texas, which is the "Paying Agent/Registrar" for this Certificate. The payment of interest on this Certificate shall be made by the Paying Agent/Registrar to the registered owner hereof on each interest payment date by check or draft, dated as of such interest payment date, drawn by the Paying Agent/Registrar on, and payable solely from, funds of the City required by the ordinance authorizing the issuance of this Certificate (the "Certificate Ordinance") to be on deposit with the Paying Agent/Registrar for such purpose as hereinafter provided; and such check or draft shall be sent by the Paying Agent/Registrar by United States mail, first-class postage prepaid, on each such interest payment date, to the registered owner hereof, at its address as it appeared on the last business day of the month preceding each such date (the "Record Date") on the Registration Books kept by the Paying Agent/Registrar, as hereinafter described. In addition, interest may be paid by such other method, acceptable to the Paying Agent/Registrar, requested by, and at the risk and expense of, the registered owner. In the event of a non-payment of interest on a scheduled payment date, and for 30 days thereafter, a new record date for such interest payment (a "Special Record Date") will be established by the Paying Agent/Registrar, if and when funds for the payment of such interest have been received from the City. Notice of the Special Record Date and of the scheduled payment date of the past due interest (which shall be 15 days after the Special Record Date) shall be sent at least five business days prior to the Special Record Date by United States mail, first-class postage prepaid, to the address of each owner of a Certificate appearing on the Registration Books at the close of business on the last business day next preceding the date of mailing of such notice.

ANY ACCRUED INTEREST due at maturity or upon the redemption of this Certificate prior to maturity as provided herein shall be paid to the registered owner upon presentation and surrender of this Certificate for redemption and payment at the principal corporate trust office of the Paying Agent/Registrar. The City covenants with the registered owner of this Certificate that on or before each principal payment date, interest payment date, and accrued interest payment date for this Certificate it will make available to the Paying Agent/Registrar, from the "Interest and Sinking Fund" created by the Certificate Ordinance, the amounts required to provide for the payment, in immediately available funds, of all principal of and interest on the Certificates, when due.

IF THE DATE for the payment of the principal of or interest on this Certificate shall be a Saturday, Sunday, a legal holiday or a day on which banking institutions in the city where the principal corporate trust office of the Paying Agent/Registrar is located are authorized by law or executive order to close, then the date for such payment shall be the next succeeding day that is not such a Saturday, Sunday, legal holiday or day on which banking institutions are authorized to close; and payment on such date shall have the same force and effect as if made on the original date payment was due.

THIS CERTIFICATE is dated August 1, 2026, and is authorized in accordance with the Constitution and laws of the State of Texas in the principal amount of \$_____ for paying all or a portion of the City's contractual obligations incurred in connection with (i) constructing and improving streets and roads, including related drainage, signalization, landscaping, sidewalks, lighting, utility relocation and replacement, bridges, signage and streetscape improvements; (ii) constructing, improving and equipping administrative office and departmental space for

governmental functions of the City; and (iii) paying legal, fiscal and engineering fees in connection with such projects, including paying the costs of issuance of the Certificates.

ON FEBRUARY 15, 2035, or any date thereafter, the Certificates of this series may be redeemed prior to their scheduled maturities, at the option of the City, with funds derived from any available and lawful source, as a whole, or in part, and, if in part, the particular Certificates, or portions thereof, to be redeemed shall be selected and designated by the City (provided that a portion of a Certificate may be redeemed only in an integral multiple of \$5,000), at a redemption price equal to the principal amount to be redeemed plus accrued interest to the date fixed for redemption.

IN ADDITION TO THE FOREGOING OPTIONAL REDEMPTION, the Certificates scheduled to mature on February 15 in each of the years 20__, 20__, and 20__ (the "Term Certificates") are subject to scheduled mandatory redemption by the Paying Agent/Registrar by lot, or by any other customary method that results in a random selection, at a price equal to the principal amount thereof, plus accrued interest to the redemption date, out of moneys available for such purpose in the interest and sinking fund for the Certificates, on the dates and in the respective principal amounts, set forth in the following schedule:

Term Certificate Maturity: February 15, 20__		Term Certificate Maturity: February 15, 20__	
Mandatory Redemption Date	Principal Amount	Mandatory Redemption Date	Principal Amount
February 15, 20__		February 15, 20__	
February 15, 20__		February 15, 20__	
February 15, 20__*		February 15, 20__*	
	Mandatory Redemption Date		Principal Amount
	February 15, 20__		
	February 15, 20__		
	February 15, 20__*		

* Stated maturity.

The principal amount of Term Certificates required to be redeemed on any mandatory redemption date pursuant to the operation of the mandatory sinking fund redemption provisions shall be reduced, at the option of the City, by the principal amount of any Term Certificates which, at least 45 days prior to a mandatory redemption date (1) shall have been acquired by the City at a price not exceeding the principal amount of such Term Certificates plus accrued interest to the date of purchase thereof, and delivered to the Paying Agent/Registrar for cancellation, (2) shall have been purchased and canceled by the Paying Agent/Registrar at the request of the City at a price not exceeding the principal amount of such Term Certificates plus accrued interest to the date of purchase, or (3) shall have been redeemed pursuant to the optional redemption provisions and not theretofore credited against a mandatory redemption requirement.

AT LEAST THIRTY days prior to the date fixed for any redemption of Certificates or portions thereof prior to maturity a written notice of such redemption shall be sent by the Paying Agent/Registrar by United States mail, first-class postage prepaid to the registered owner of each Certificate to be redeemed at its address as it appeared on the 45th day prior to such redemption date; provided, however, that the failure of the registered owner to receive such notice, or any defect therein or in the sending or mailing thereof, shall not affect the validity or effectiveness of the proceedings for the redemption of any Certificate. By the date fixed for any such redemption due provision shall be made with the Paying Agent/Registrar for the payment of the required redemption price for the Certificates or portions thereof that are to be so redeemed. If such written notice of redemption is sent and if due provision for such payment is made, all as provided above, the Certificates or portions thereof that are to be so redeemed thereby automatically shall be treated as redeemed prior to their scheduled maturities, and they shall not bear interest after the date fixed for redemption, and they shall not be regarded as being outstanding except for the right of the registered owner to receive the redemption price from the Paying Agent/Registrar out of the funds provided for such payment. If a portion of any Certificate shall be redeemed, a substitute Certificate or Certificates having the same maturity date, bearing interest at the same rate, in any denomination or denominations in any integral multiple of \$5,000, at the written request of the registered owner, and in aggregate principal amount equal to the unredeemed portion thereof, will be issued to the registered owner upon the surrender thereof for cancellation, at the expense of the City, all as provided in the Certificate Ordinance.

WITH RESPECT TO ANY OPTIONAL REDEMPTION OF THE CERTIFICATES, unless certain prerequisites to such redemption required by the Certificate Ordinance have been met and money sufficient to pay the principal of and premium, if any, and interest on the Certificates to be redeemed will have been received by the Paying Agent/Registrar prior to the giving of such notice of redemption, such notice may state that said redemption may, at the option of the City, be conditional upon the satisfaction of such prerequisites and receipt of such money by the Paying Agent/Registrar on or prior to the date fixed for such redemption or upon any prerequisite set forth in such notice of redemption. If a conditional notice of redemption is given and such prerequisites to the redemption are not fulfilled, such notice will be of no force and effect, the City will not redeem such Certificates, and the Paying Agent/Registrar will give notice in the manner in which the notice of redemption was given, to the effect that such Certificates have not been redeemed.

ALL CERTIFICATES OF THIS SERIES are issuable solely as fully registered certificates, without interest coupons, in the principal denomination of any integral multiple of \$5,000. As provided in the Certificate Ordinance, this Certificate may, at the request of the registered owner or the assignee or assignees hereof, be assigned, transferred, converted into and exchanged for a like aggregate principal amount of fully registered certificates, without interest coupons, payable to the appropriate registered owner, assignee or assignees, as the case may be, having the same denomination or denominations in any integral multiple of \$5,000 as requested in writing by the appropriate registered owner, assignee or assignees, as the case may be, upon surrender of this Certificate to the Paying Agent/Registrar for cancellation, all in accordance with the form and procedures set forth in the Certificate Ordinance. Among other requirements for such assignment and transfer, this Certificate must be presented and surrendered to the Paying Agent/Registrar, together with proper instruments of assignment, in form and with guarantee of signatures satisfactory to the Paying Agent/Registrar, evidencing assignment of this Certificate or any portion

or portions hereof in any integral multiple of \$5,000 to the assignee or assignees in whose name or names this Certificate or any such portion or portions hereof is or are to be registered. The form of Assignment printed or endorsed on this Certificate may be executed by the registered owner to evidence the assignment hereof, but such method is not exclusive, and other instruments of assignment satisfactory to the Paying Agent/Registrar may be used to evidence the assignment of this Certificate or any portion or portions hereof from time to time by the registered owner. The Paying Agent/Registrar's reasonable standard or customary fees and charges for assigning, transferring, converting and exchanging any Certificate or portion thereof will be paid by the City. In any circumstance, any taxes or governmental charges required to be paid with respect thereto shall be paid by the one requesting such assignment, transfer, conversion or exchange, as a condition precedent to the exercise of such privilege. The Paying Agent/Registrar shall not be required to make any such transfer, conversion or exchange of any Certificates during the period commencing with the close of business on any Record Date and ending with the opening of business on the next following principal or interest payment date or, with respect to any Certificate or any portion thereof called for redemption prior to maturity, within 45 days prior to its redemption date; provided, however, such limitation on transfer shall not be applicable to an exchange by the registered owner of the uncalled balance of a Certificate called for redemption in part.

IN THE EVENT any Paying Agent/Registrar for the Certificates is changed by the City, resigns, or otherwise ceases to act as such, the City has covenanted in the Certificate Ordinance that it promptly will appoint a competent and legally qualified substitute therefor, and cause written notice thereof to be mailed to the registered owners of the Certificates.

IT IS HEREBY certified, recited and covenanted that this Certificate has been duly and validly authorized, issued and delivered; that all acts, conditions and things required or proper to be performed, exist and be done precedent to or in the authorization, issuance and delivery of this Certificate have been performed, existed and been done in accordance with law; that annual ad valorem taxes sufficient to provide for the payment of the interest on and principal of this Certificate, as such interest comes due and such principal matures, have been levied and ordered to be levied against all taxable property in said City, and have been pledged for such payment, within the limits prescribed by law, and that this Certificate is additionally secured by and payable from a limited pledge of \$1,000 of the Surplus Revenues of the City's combined Waterworks and Sewer System (the "System") remaining after payment of all operation and maintenance expenses thereof, and all debt service, reserve, and other requirements in connection with all of the City's revenue bonds or other obligations (now or hereafter outstanding) which are payable from all or any part of the net revenues of the System, all as provided in the Certificate Ordinance.

THE CITY HAS RESERVED THE RIGHT to amend the Certificate Ordinance as provided therein, and under some (but not all) circumstances amendments thereto must be approved by the registered owners of a majority in aggregate principal amount of the outstanding Certificates.

BY BECOMING the registered owner of this Certificate, the registered owner thereby acknowledges all of the terms and provisions of the Certificate Ordinance, agrees to be bound by such terms and provisions, acknowledges that the Certificate Ordinance is duly recorded and available for inspection in the official minutes and records of the governing body of the City, and

agrees that the terms and provisions of this Certificate and the Certificate Ordinance constitute a contract between each registered owner hereof and the City.

IN WITNESS WHEREOF, the City has caused this Certificate to be signed with the manual or facsimile signature of the Mayor of the City and countersigned with the manual or facsimile signature of the City Secretary of said City, and has caused the official seal of the City to be duly impressed, or placed in facsimile, on this Certificate.

City Secretary
City of Sachse, Texas

Mayor
City of Sachse, Texas

(City Seal)

PAYING AGENT/REGISTRAR'S AUTHENTICATION CERTIFICATE
(To be executed if this Certificate is not accompanied by an executed Registration
Certificate of the Comptroller of Public Accounts of the State of Texas)

It is hereby certified that this Certificate has been issued under the provisions of the Certificate Ordinance described in the text of this Certificate; and that this Certificate has been issued in conversion or replacement of, or in exchange for, a certificate, certificates, or a portion of a certificate or certificates of a series that originally was approved by the Attorney General of the State of Texas and registered by the Comptroller of Public Accounts of the State of Texas.

Dated: _____.

U.S. BANK TRUST COMPANY, NATIONAL
ASSOCIATION,
Irving, Texas
Paying Agent/Registrar

By: _____
Authorized Representative

ASSIGNMENT

For value received, the undersigned hereby sells, assigns and transfers unto:

Please insert Social Security or Taxpayer Identification Number of Transferee

Please print or type name and address, including zip code of Transferee

the within Certificate and all rights thereunder, and hereby irrevocably constitutes and appoints: _____, attorney, to register the transfer of the within Certificate on the books kept for registration thereof, with full power of substitution in the premises.

Dated: _____.

Signature Guaranteed:

NOTICE: Signature(s) must be guaranteed by an eligible guarantor institution participating in a securities transfer association recognized signature guarantee program.

NOTICE: The signature above must correspond with the name of the registered owner as it appears upon the front of this Certificate in every particular, without alteration or enlargement or any change whatsoever.

COMPTROLLER'S REGISTRATION CERTIFICATE: REGISTER NO. _____

I hereby certify that this Certificate has been examined, certified as to validity and approved by the Attorney General of the State of Texas, and that this Certificate has been registered by the Comptroller of Public Accounts of the State of Texas.

Witness my signature and seal this _____.

Comptroller of Public Accounts
of the State of Texas

(COMPTROLLER'S SEAL)

(b) Initial Certificate Insertions.

(i) The initial Certificate shall be in the form set forth in paragraph (a) of this Section, except that:

- A. immediately under the name of the Certificate, the headings "Interest Rate" and "Maturity Date" shall both be completed with the words "As shown below" and "CUSIP No. ____" shall be deleted.
- B. the first paragraph shall be deleted and the following will be inserted:

"THE CITY OF SACHSE, TEXAS, in Dallas and Collin Counties, Texas (the "City"), being a political subdivision and municipal corporation of the State of Texas, hereby promises to pay to the Registered Owner specified above, or registered assigns (hereinafter called the "Registered Owner"), on February 15 in each of the years, in the principal amounts and bearing interest at the per annum rates set forth in the following schedule

<u>Maturity</u> <u>Date</u>	<u>Principal</u> <u>Amount</u>	<u>Interest</u> <u>Rates</u>	<u>Maturity</u> <u>Date</u>	<u>Principal</u> <u>Amount</u>	<u>Interest</u> <u>Rates</u>
2027			2037		
2028			2038		
2029			2039		

2030	2040
2031	2041
2032	2042
2033	2043
2034	2044
2035	2045
2036	2046

The City promises to pay interest on the unpaid principal amount hereof (calculated on the basis of a 360-day year of twelve 30-day months) from the Delivery Date above, at the respective Interest Rate per annum specified above. Interest is payable on February 15, 2027 and semiannually on each August 15 and February 15 thereafter to the date of payment of the principal installment specified above, or the date of redemption prior to maturity; except, that if this Certificate is required to be authenticated and the date of its authentication is later than the first Record Date (hereinafter defined), such Principal Amount shall bear interest from the interest payment date next preceding the date of authentication, unless such date of authentication is after any Record Date but on or before the next following interest payment date, in which case such principal amount shall bear interest from such next following interest payment date; provided, however, that if on the date of authentication hereof the interest on the Certificate or Certificates, if any, for which this Certificate is being exchanged is due but has not been paid, then this Certificate shall bear interest from the date to which such interest has been paid in full."

C. The initial Certificate shall be numbered "T-1."

CERTIFICATE FOR ORDINANCE

THE STATE OF TEXAS §
COUNTIES OF DALLAS AND COLLIN §
CITY OF SACHSE §

We, the undersigned officers of the City of Sachse, Texas (the "City"), hereby certify as follows:

1. The City Council (the "Council") of the City convened in a regular meeting on August 3, 2026, at the designated meeting place, and the roll was called of the duly constituted officers and members of the Council, to wit:

Jeff Bickerstaff, Mayor
Brett Franks, Mayor Pro Tem
Michelle Howarth, Councilmember
Frank Millsap, Councilmember

Tim Legh-Page, Councilmember
Lindsay Buhler, Councilmember
Matt Prestenberg, Councilmember

Leah Granger, City Secretary

and all of said persons were present except _____, thus constituting a quorum. Whereupon, among other business, the following was transacted at said meeting: a written

ORDINANCE AUTHORIZING THE ISSUANCE AND SALE OF CITY OF SACHSE, TEXAS, COMBINATION TAX AND LIMITED SURPLUS REVENUE CERTIFICATES OF OBLIGATION, SERIES 2026; LEVYING AN ANNUAL AD VALOREM TAX AND PROVIDING FOR THE SECURITY FOR AND PAYMENT OF SAID CERTIFICATES; APPROVING AN OFFICIAL STATEMENT; PROVIDING AN EFFECTIVE DATE; AND ENACTING OTHER PROVISIONS RELATING TO THE SUBJECT

was duly introduced for the consideration of the Council. It was then duly moved and seconded that said Ordinance be adopted and, after due discussion, said motion, carrying with it the adoption of said Ordinance, prevailed and carried with all members present voting "AYE" except the following:

NOES: _____ ABSTAIN: _____

2. A true, full and correct copy of the aforesaid Ordinance adopted at the meeting described in the above and foregoing paragraph is attached to and follows this Certificate; that said Ordinance has been duly recorded in the Council's minutes of said meeting; that the above and foregoing paragraph is a true, full and correct excerpt from the Council's minutes of said meeting pertaining to the adoption of said Ordinance; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of the Council as indicated therein; that each of the officers and members of the Council was duly and sufficiently notified officially and personally, in advance, of the time, place and purpose of the aforesaid meeting, and that said Ordinance would be introduced and considered for adoption at said meeting, and each of said officers and members consented, in advance, to the holding of said meeting for such purpose, and that said meeting was open to the public and public notice of the time, place and purpose of said meeting was given, all as required by Chapter 551, Texas Government Code.

3. The Council has approved and hereby approves the aforesaid Ordinance, and the Mayor and the City Secretary of the City hereby declare that their signing of this Certificate shall constitute the signing of the attached and following copy of said Ordinance for all purposes.

SIGNED AND SEALED ON AUGUST 3, 2026.

Leah K Granger, City Secretary
City of Sachse, Texas

Jeff Bickerstaff, Mayor
City of Sachse, Texas

(City Seal)

*Certificate for Ordinance Authorizing the Issuance and sale of
City of Sachse, Texas, Combination Tax and Limited Surplus Revenue Certificates of Obligation, Series 2026*

G. Discussion Items

Subject: 1. Receive the quarterly 2021 Bond update.

Meeting August 3, 2026 - City Council Meeting

Access Public

Type Discussion

Fiscal Impact None

Recommended Action Receive the quarterly 2021 Bond update.

Goals Strategically invest in the City's existing and future infrastructure.
Meet the public safety needs of a growing citizen; student; and business population.
Provide a high quality of life environment for families; individuals; businesses; and other organizations in Sachse.

BACKGROUND

The last 2021 Bond update was presented at the April 20, 2026, City Council meeting. Sachse residents approved four propositions on the November 2021 Bond Election ballot.

The projects include:

- Designing the expansion and upgrades to Sachse Road, from Miles Road to the city limits
- Upgrading and developing:
 - Bailey-Hooper Road, from SH 78 to Sachse Road
 - Williford Road, from SH 78 to Bailey Road
 - West Creek Lane, from Sachse Road to Timbercreek Court
- Reconstructing the City of Sachse neighborhood and residential streets within the city limits
- Design and construct a new City animal shelter to facilitate adoptions

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Receive the quarterly 2021 Bond update.

File Attachments

1. Presentation_Quarterly Bond Update_August_2026_FINAL



2021 Bond Projects Update

City Council
August 3, 2026



Overview

- Approved Bond Projects
- West Creek Lane
- Williford Road
- Sachse Road Phase 2
- Sachse Road Phase 3
- Neighborhood Packages
- Completed Bond Projects

Approved Bond Projects

Sachse residents voted to approve four propositions included on the November 2021 Bond Election ballot. The projects include:

- Designing the expansion and upgrades to Sachse Road, from Miles Road to the city limits
- Upgrading and developing several City of Sachse streets and roads
- Reconstructing City of Sachse neighborhood and residential streets within the city limits
- Design and construct a new City animal shelter to facilitate adoptions





West Creek Lane

- Limits: Sachse Road to Timbercreek Court
- The construction and replacement of the water line will be completed this month
- Milling and excavation is complete for northbound section from Sachse Road to Timbercreek Circle
- Concrete has been poured for northbound section from Sachse Road to Meadow Creek Lane





Williford Road

- Limits: SH 78 to Bailey Road
- Final design is complete
- ROW acquisition is complete
- Franchise relocations are underway
- Project was advertised in July
- Staff is currently evaluating bid packages for award
- Construction contract will be presented at the next Council meeting for award



Sachse Road Phase 2

- Limits: Bryan Street to Merritt Road
- Reconstruction of a two-lane asphalt road to a four-lane divided concrete street
- Final design is complete
- ROW acquisition is underway
- Franchise utility coordination is underway
- Construction anticipated in early 2027



Sachse Road Phase 3

- Limits: Merritt Road to Country Club Drive
- Reconstruction of a two-lane asphalt road to a four-lane divided concrete street
- Utility and drainage systems will be upgraded/improved
- Proposed illumination, landscape, and pedestrian amenities will be included
- Staff is anticipating preliminary plans this fall
- Construction anticipated in spring 2028



Neighborhood Packages

- Funding has been accelerated, and staff has prepared projects for construction in FY 2024-2025 and FY 2025-2026
- Projects awarded and under construction:
 - Industrial Drive/Park Lane – under design
 - Ridgeview Drive alley and street – anticipated completion fall 2026



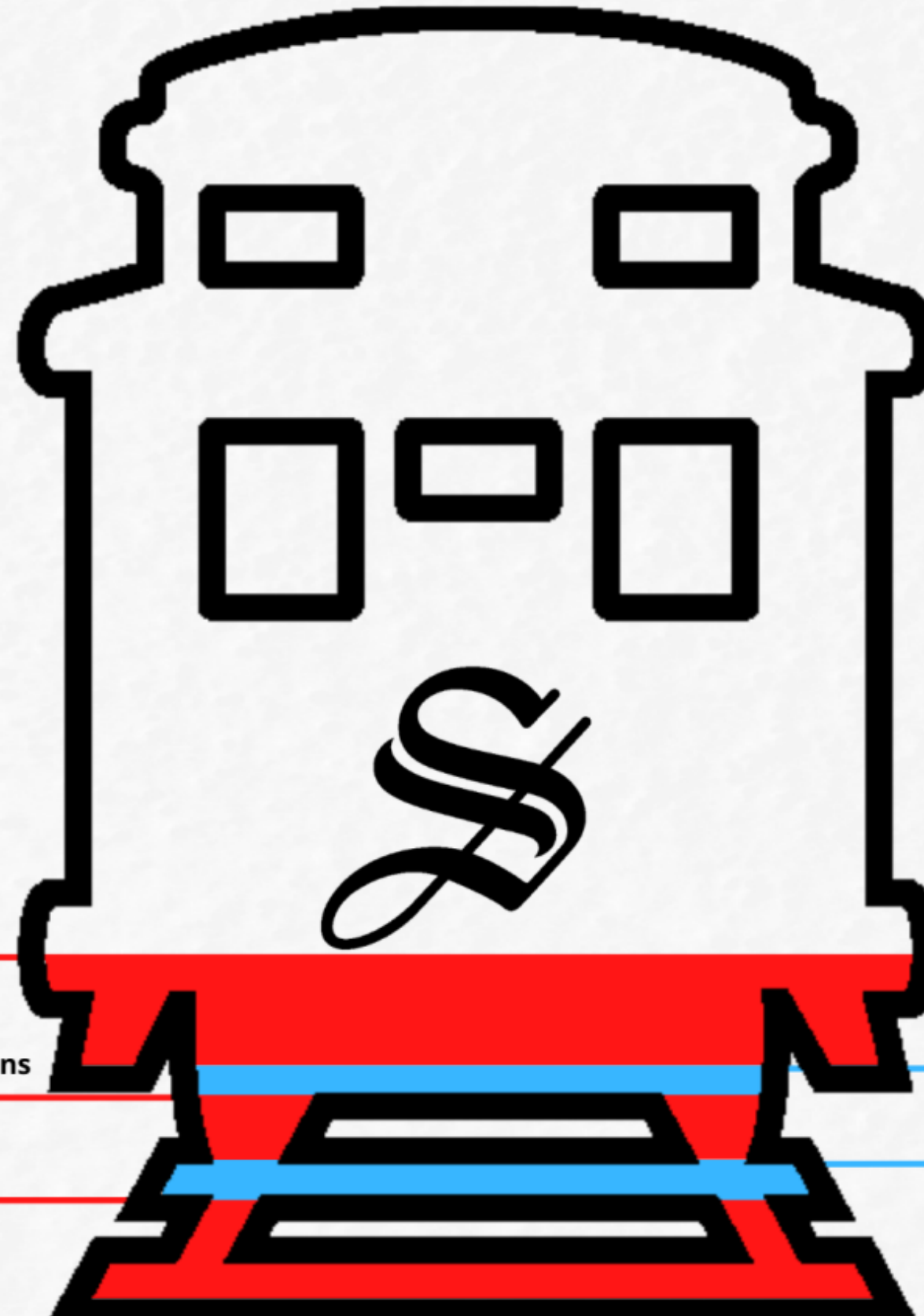


SAK[SEE] OUR PROGRESS

West Creek Lane



CITY OF SACHSE



August 2026
Construction 25% complete

December 2025
Design near completion. Beginning to
coordinate franchise utilities relocation plans

April 2025
Working toward 30% construction plans

April 2026
Bids received, staff will present
recommended contractor on April 20

August 2025
Designs nearly 90% completed

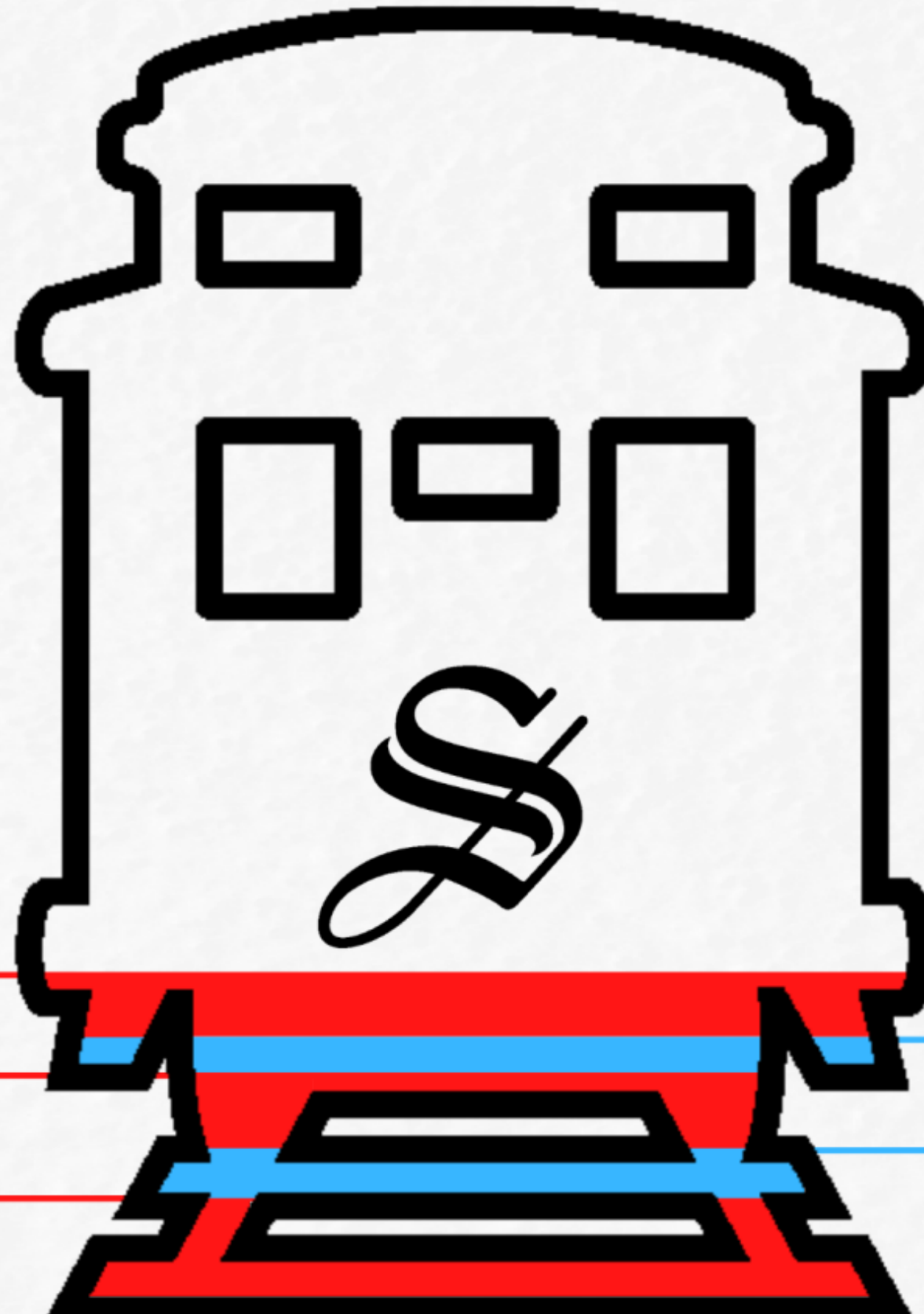


SAK[SEE] OUR PROGRESS

Williford Road



CITY OF SACHSE



August 2026
Designs and ROW acquisition complete,
franchise utility relocations underway,
and project was advertised in July

December 2025
Designs 90% completed

April 2025
Working toward 30% construction plans

April 2026
Designs nearly completed, initial
offers for ROW acquisition extended

August 2025
Designs nearly 60% completed



SAK[SEE] OUR PROGRESS

Sachse Road Phase 2



CITY OF SACHSE

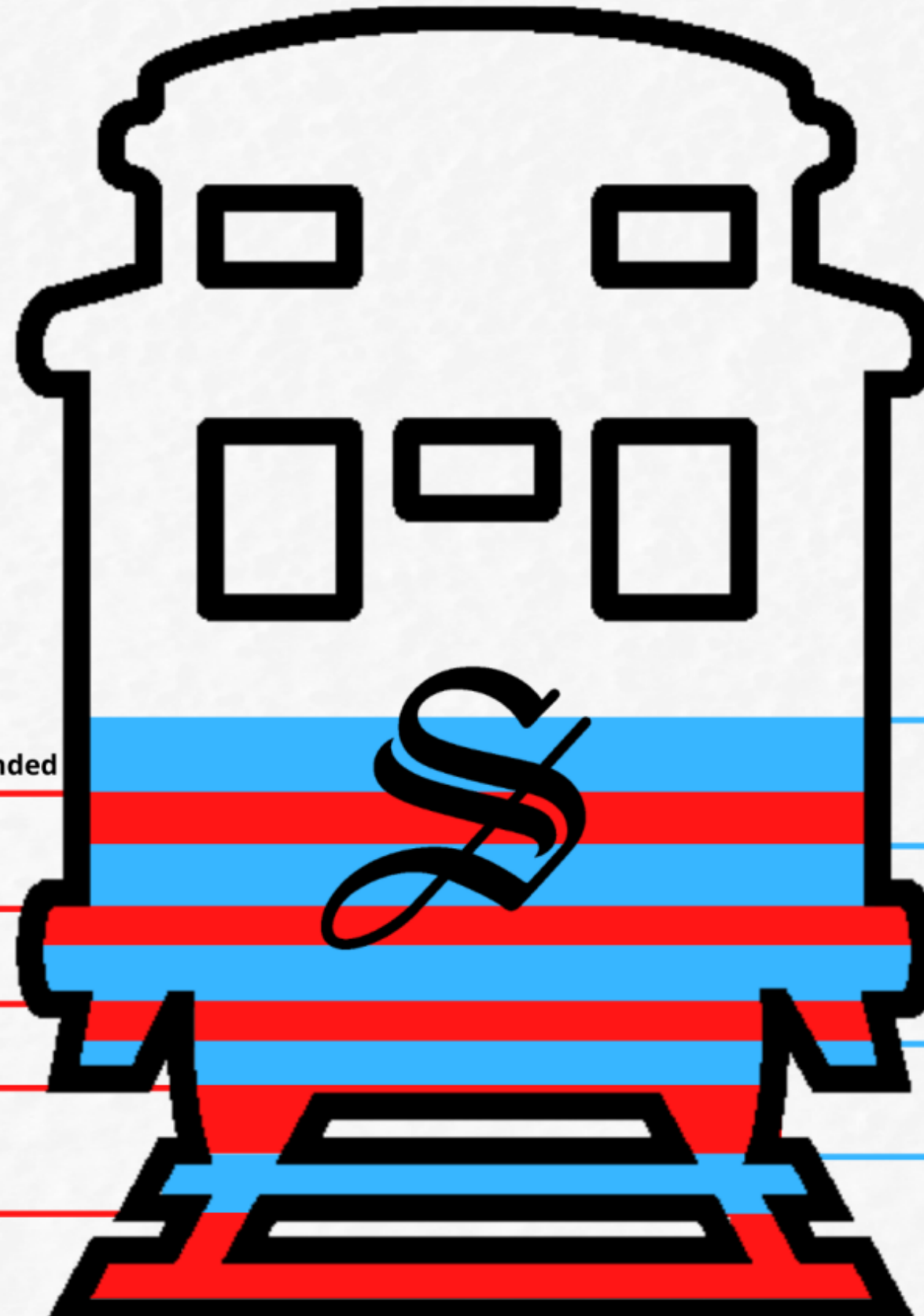
April 2026
Plans and contract documents finalized,
property appraisals completed, and initial
ROW and easement acquisition offers extended

August 2025
90% design underway

November 2024
30% design underway

August 2024
Designs 30% completed

February 2024
Professional Services Agreement with
Garver USA for design approved



August 2026
Designs and ROW acquisition complete,
franchise utility relocations underway,
and project was advertised in July

December 2025
Consultant is working on final plans
and contract documents

April 2025
Designs 60% completed

August 2024
Concept plans completed

March 2024
Currently under design

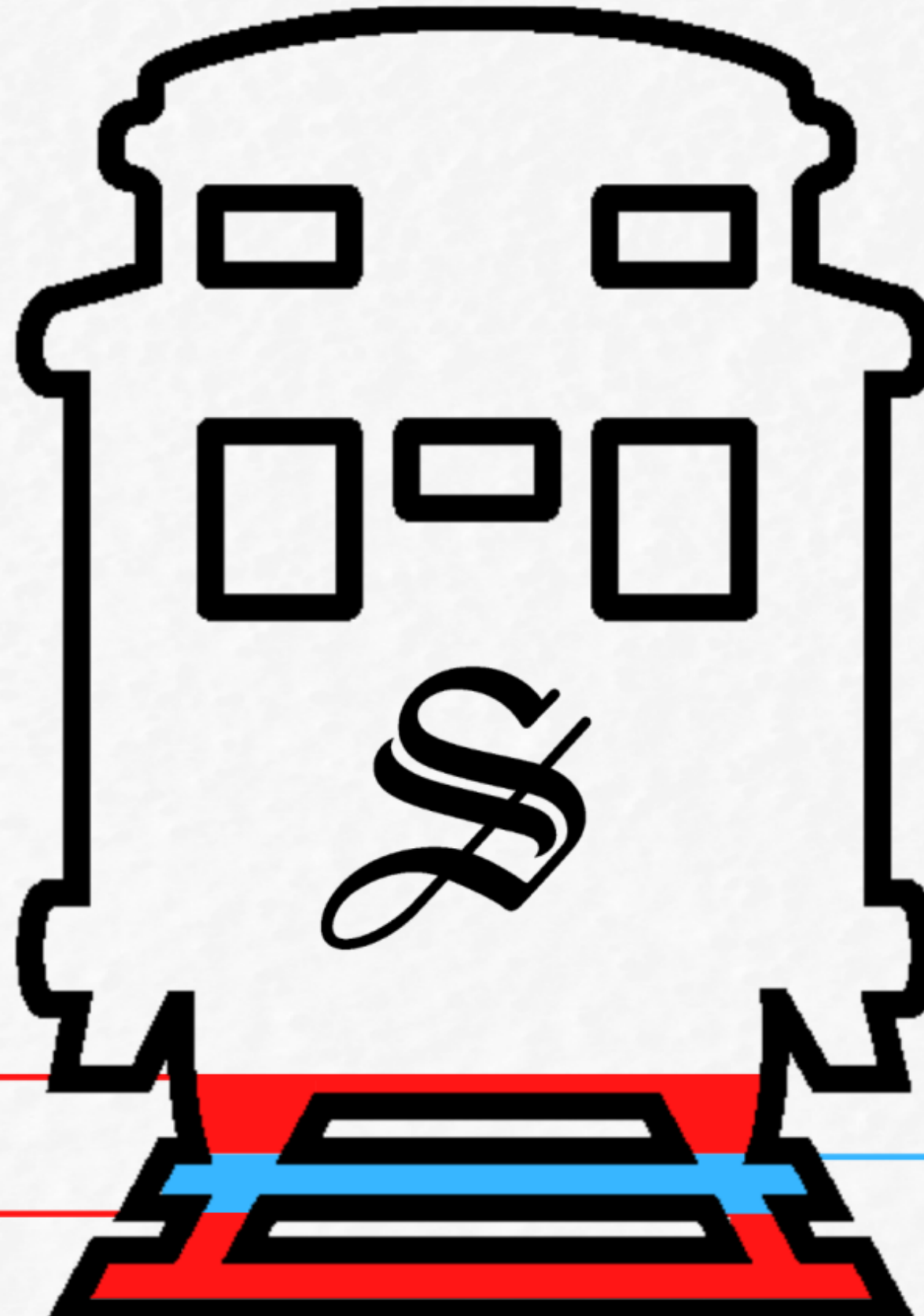


SAK[SEE] OUR PROGRESS

Sachse Road Phase 3



CITY OF SACHSE



August 2026
Design plans 30% complete

December 2025
Professional Services Agreement with
Garver USA for design approved

April 2026
Currently under design



Completed Bond Projects



- Sachse Animal Shelter
- Bailey Road Reconstruction
- Neighborhood Packages:
 - Creek Crossing
 - Rustic Ridge Street & alley
 - Alberta Circle
 - Cedar Creek Lane alley
 - Cedar Brook Court alley
 - Jewel Street alley
 - Maple Shade Avenue
 - Seventh Street alley

All information on the bond process can be found at:
www.cityofsachse.com/bond2021

I. Action Resulting from Executive Session

Subject: 1. Take any action as a result of Executive Session regarding Section 363.112(a) of the Texas Health and Safety Code and City Ordinance No. 3980 prohibiting the processing or disposal of solid waste.

Meeting August 3, 2026 - City Council Meeting

Access Executive Session

Type Discussion, Action

Fiscal Impact None

Recommended Action Take any action necessary.

Goals

BACKGROUND

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Take any action necessary.

File Attachments None

I. Action Resulting from Executive Session

Subject: 2. Take any action as a result of executive session regarding the annual review of the City Attorney.

Meeting August 3, 2026 - City Council Meeting

Access Public

Type Discussion, Action

Fiscal Impact None

Recommended Action Take any action as a result of executive session regarding the annual review of the City Attorney.

Goals

BACKGROUND

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Take any action as a result of executive session regarding the annual review of the City Attorney.

File Attachments None
