AGENDA
CITY COUNCIL
TUESDAY, JULY 28, 2020
1371 WEST FM 550 - MCLENDON-CHISHOLM, TEXAS 75032
6:30 PM

Page

1. CALL TO ORDER

2. INVOCATION AND PLEDGE OF ALLEGIANCE TO U.S. AND TEXAS FLAGS

3. RULES OF DECORUM

4. CITIZEN COMMENTS

Any citizen who is unable to attend the meeting in person may submit comments by email to citysecretary@mclendon-chisholm.com. Comments should be submitted at least 2 hours prior to the start of the meeting. Comments will be read into the record.

5. APPROVAL OF MINUTES

5 - 15 5.1. Consider Approval of June 23, 2020 City Council Minutes
06.23.20 City Council Meeting

16 - 18 5.2. Consider Approval of July 21, 2020 Special City Council Minutes
07.21.20 Special CC Minutes

6. ITEMS FOR CONSIDERATION

6.1. Presentation by Chris Cuny representing Teague Nall & Perkins (tnp), followed by discussion and action regarding final determination of sanitary sewer line route and construction bid process for the sanitary sewer line for the General Business District generally located on State Hwy. 205 north of Via Toscana to FM 550/Hwy 205 intersection. (Requested by Palomba)

19 - 25 6.2. Discussion and action authorizing the City Administrator to enter into a contract with All American Dogs for full-time animal control services. Bob Matthews representing All American Dogs will be present to provide an overview of proposed services and answer any questions from Council. (Requested by Palomba)
Animal Control Proposed Contract

26 - 33 6.3. Discussion and action authorizing the City Administrator to enter into a contract with AG|CM for project management consulting services as related to the fire station project. Representatives from AGCM will be in attendance and may present an overview of services to be provided and answer any questions from Council regarding the proposed contract. (Requested by Palomba and Chief Simmons)
AGCM Presentation
Proposed Contract for Project Management Consulting Services

34 - 116 6.4. Consider the adoption of an ordinance approving the issuance and sale of "City of McLendon-Chisholm, Texas, Special Assessment Revenue Refunding and Improvement Bonds, Series 2020 (Sonoma Public Improvement District Phase 1 Project)" and approving various documents related to such bonds including the Sonoma Public Improvement District 2020 Annual Service Plan Update. (Requested by Palomba)
Sonoma PID Phase 1 Ref 2020--draft Bond Ordinance
2020 Sonoma PID Annual Service Plan Update

117 - 119 6.5. Discussion and action regarding a Resolution designating the Chief Appraiser of the Rockwall Central Appraisal District to calculate the No-New Revenue Tax Rate and the Voter Approval Tax Rate in accordance with Section 26.04 of the Texas Tax Code. (Requested by Palomba)
Staff Report - Designating Officer to Calculate No New Revenue and Voter Approval Rate for the City
Resolution Designating Officer for Tax Rate Purposes

120 - 124 6.6. Discussion and action regarding a Resolution amending Resolution No. 2020-03 Establishing and Economic Development Committee and regulations for the committee. (Requested by Palomba)
Res 2020-03 Establishing EDC
Proposed Resolution Amending Res. 2020-03

125 - 133 6.7. Discussion and action regarding appointments to the Economic Development committee. (Requested by Green)
ED Appointments Staff Report
ED Applicants

6.8. Discussion and action regarding appointment of a Council Member to serve as liaison to the Economic Development Committee. (Requested

by Palomba)

134 - 137 6.9. Discussion and action regarding appointments to the Planning & Zoning Commission. (Requested by Green)
P&Z Appointments Staff Report
P&Z Applicants

138 - 141 6.10. Discussion and action regarding appointments to the Board of Adjustment. (Requested by Green)
BOA Appointments Staff Report
BOA Applicants

142 6.11. Consideration and action regarding accepting the resignation of Mayor Pro Tem Bloom, Place 4, McLendon-Chisholm City Council. (Requested by Council Member Bloom)
Letter of Resignation

6.12. Discussion and action regarding selection of a new Mayor Pro Tem. (Requested by Kipphut and Woessner)

7. EXECUTIVE SESSION

7.1. Recess into Executive Session (Closed Meeting) in accordance with Texas Government Code 551:071(2): Consultation with with Attorney to seek advice about a matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act, regarding final determination of sanitary sewer line route and construction bid process for the sanitary sewer line for the General Business District generally located on State Hwy. 205 north of Via Toscana to FM 550/Hwy 205 intersection. (Requested by Palomba)

7.2. Recess into Executive Session (Closed Meeting) in accordance with Texas Government Code 551:071(1): Consultation with with Attorney to seek advice about a matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act, regarding the implementation of a bi-weekly City Administrator's Update. (Requested by Woessner)

7.3. Reconvene Regular Meeting

7.4. Executive Session Action

8. REPORTS

143 - 149 8.1. Building Official Report June 2020
Building Official Report June 2020

150 - 165 8.2. Budget Report June 2020
Budget Report June 2020

166 - 171 8.3. Rockwall County Sheriff's Department Report June 2020
Rockwall County Sheriff's Report June 2020

172 - 176 8.4. Community Waste Disposal (CWD) Report June 2020
CWD Report June 2020

177 - 179 8.5. McLendon-Chisholm Fire Department Report June 2020
MCFD Total Calls by District Report June 2020
MCFD Incident Report June 2020

9. UPDATES, DISCUSSION AND DIRECTION TO STAFF

10. COUNCIL MEMBER REPORTS AND ANNOUNCEMENTS

The City Council will have an opportunity to address items of community interest including: expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition of a public official, public employee, or other citizen; a reminder about an upcoming event organized or sponsored by the City of McLendon-Chisholm; information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the City of McLendon-Chisholm that was attended or is scheduled to be attended by a member of the City Council or an official or employee of the City of McLendon-Chisholm; and announcements involving an imminent threat to the public health and safety of people in the City of McLendon-Chisholm that has arisen after posting the agenda.

11. ADJOURN

As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed Executive Session in order to seek confidential legal advice from the City Attorney on any agenda item herein.

I, Rochelle Green, do hereby certify that the above Notice of Meeting of the City Council of McLendon-Chisholm, Texas was posted on or before 5:00 p.m., July 24, 2020 on the outside bulletin board at City Hall, a place convenient and readily accessible to the public at all times.

CITY COUNCIL MEETING
City of McLendon-Chisholm, Texas
Meeting Minutes
June 23, 2020

The City Council of the City of McLendon-Chisholm convened in Regular Session on Tuesday, June 23, 2020, at City Hall, 1371 West FM 550, McLendon-Chisholm, Texas, with the following members present:

ATTENDING:	Keith Short	Mayor
	Nathan Hodges	Council Member
	Lorna Kipphut	Council Member
	Trudy Woessner	Council Member
	William Dahl	Council Member
ABSENT:	Jim Bloom	Mayor Pro Tem
Staff Present:	Lisa Palomba	City Administrator
	Shelly Green	City Secretary
	Jim Simmons	Fire Chief/Marshall
	Michael Halla	City Attorney

1. CALL TO ORDER

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

2. INVOCATION AND PLEDGE OF ALLEGIANCE TO U.S. AND TEXAS FLAGS

Council Member Hodges delivered the Invocation and Council Member Dahl led the Pledge of Allegiance to the U.S. and Texas Flags.

3. RULES OF DECORUM

Mayor Short announced the Rules of Decorum are in place and are to be observed throughout the meeting.

4. CITIZEN COMMENTS

Mayor Short pointed out the presence of two boy scouts who attended to speak as part of their citizenship in community badge.

Mike Donegan, 2620 Ridgelake Ln. Spoke on Item 6.3.

- Hold a series of workshops open to the public for input by the citizens
- Consider a downtown district

- Multi-family to include senior living areas
- Recreation areas
- Study areas where schools will be located

David Swan, 471 Monterey Dr. Spoke on Item 6.3.
- Should be more dog parks
- More stop lights for safety

Mathias Tolleson, 2740 Ridgelake Ln. Spoke on Item 6.3.
- More parks
- More diversity of places to eat
- Voluntary police force

Lesley Schwalje, 262 Meadowpark. Spoke on Item 6.5.
- Strongly oppose short term rentals
- Two types of short-term rentals that need to be looked at
    - Homeowners live in the house
    - Rental of unoccupied homes on nightly or weekly basis
- She should not have to police the short-term rentals

Mark Kipphut 31 Fireside Dr.
- Carefully work through budget
- Freeze employee salaries for the next year
- Construction of fire house
    - Owners representative
    - Council liaison

5. APPROVAL OF MINUTES

5.1. Consider approval of June 2, 2020 City Council Meeting Minutes

MOTION: APPROVE THE MINUTES OF JUNE 2, 2020 AS PRESENTED

MADE BY: Council Member Hodges
SECONDED BY: Council Member Dahl
APPROVAL: Unanimous by Members Present (Bloom absent)

5.2. Consider approval of June 9, 2020 City Council Work Session

MOTION: Council Member Kipphut
SECONDED BY: Council Member Hodges
APPROVAL: Unanimous by Members Present (Bloom absent)

6. ITEMS FOR CONSIDERATION

6.1. Presentation, discussion and action regarding the FY 2018-2019 City Audit

City Administrator Palomba stated this is a presentation followed by a scheduled action to accept the audited financial statements for fiscal year 2018-2019. Last year the Council engaged the firm Murray Paschall & Caperton to perform the audit. They are finished at this time and they are ready to present their findings, and this will be an opportunity for you to ask questions. She introduced Kyle Caperton and Kyle Allis to present the audit.

Kyle Caperton gave a brief review of the audit. They did not issue a separate PID audit this year. Some of the PID information is consolidated in the audit. We also stress whenever we talk about the PID that the City is not responsible for the debt and it's not taxpayers responsible for that debt.

Mr. Caperton asked the Council for any questions or comments they have. There were no questions or comments.

MOTION: APPROVE THE FY 2018-2019 CITY AUDIT AS PRESENTED.

MADE BY: Council Member Hodges
SECONDED BY: Council Member Woessner
APPROVAL: Unanimous by Members Present (Bloom absent)

6.2. The City's Financial Advisor Jason Hughes will present information related to remaining City Hall debt, early payoff scenarios and related matters. Council discussion may follow.

City Administrator Palomba explained there had been some questions lately both from citizens and Council regarding the possibility of early payoff of the city hall bond debt that was issued in 2015. She introduced Jason Hughes, the City's financial advisor from Hilltop Securities. He is here to provide some background regarding that bond debt that was issued as well as to discuss some early payoff scenarios.

Jason Hughes presented an Overview of Series 2015 Certificates of Obligation ("CO's") and the Defeasance of Series 2015 CO's. His presentation included the following items:

Overview of Series 2015 Certificates of Obligation ("CO's")

- City issued 2.090 million in CO's in 2015; final maturity February 2035
- Series 2015 CO's are callable February 15, 2025
- City may refinance the 2015 CO's by issuing refunding bonds
  - Similar to refinancing a home mortgage; trading a higher interest rate for a lower interest rate

- In order to refinance the 2015 CO's on a *tax-exempt* basis, refunding bonds must be issued within 90 days of the call date (current Federal tax law)

- City may pay off the 2015 CO's ("defease") by using cash on hand
  - City defeased $170,000 in August 2018 and $65,000 in July 2019
- Whether refunding or defeasing debt:
  - Escrow is established to make debt service payments to the call date
  - All principal is repaid and all interest to the call date is paid
  - Escrow is established at the time of refinancing or defeasance
  - Escrow funds can only be used to pay the debt
  - Federal tax law limits amount that may be earned in the escrow – 2.427%

Defeasance of Series 2015 CO's

- August 15, 2020 Scheduled Payments:
  - August 15, 2020 Scheduled Principal Payment $ 90,000.00
  - August 15, 2020 Scheduled Interest Payment 23,906.25
  - **Total August 15, 2020 Scheduled P+I Payment $113,906.26**

- Estimated Cash Contribution from the City to Defease All Remaining Series 2015 CO's on August 15, 2020 (*excludes August 15, 2020 scheduled payments shown above*:
  - Remaining Principal (2021-2034) $1,460,000.00
  - Interest to the Feb. 15, 2025 Call Date 196,318.75
  - Estimated Legal and Escrow Agent Fees 10,000.00
  - Less: Interest Earned on the Escrow (0.293%) (17,808.09)
  - **Estimated Total Amount of Defeasance 8/15/20 $1,648,510.33**

Total Scheduled P+I Est. Defeasance on 8/15/20	**$1,762,416.91**

Council Member Hodges stated he did not see a huge financial advantage to paying off anything early prior to February 15, 2025. He asked for confirmation of this.

Mr. Hughes responded that is exactly correct.

Council Member Kipphut asked if it would be the same if every year you take a little out of the budget so that maybe you had a surplus and put it into paying off that debt. Again, that would be money that would just be sitting there that you couldn't use for anything else.

Mr. Hughes responded that they could certainly do that.

6.3. Presentation by City Planner Mike Coker regarding recommended process for the Comprehensive Plan Update. Discussion with Council may follow to include timing of the update, process, funding, and related matters.

City Administrator Palomba reported that Mr. Coker is here to provide the process for the comprehensive plan update. We talked about the possibility of funding that in the upcoming budget or maybe even in this year since we are likely to have a surplus.

Mr. Coker presented his Comprehensive Plan Update as follows:

BACKGROUND INFORMATION:

The current Comprehensive Plan was adopted in early 2016 and the general consensus regarding Comprehensive Plan durability is that they should be updated about every five years.

”The Comprehensive Plan for the City of McLendon-Chisholm is to be used as a guide for future development and redevelopment of the City and as a tool to identify community goals and objectives and to measure the success of the implementation of those community goals and objectives, as well as to provide guidance for the establishment of development regulations. In that vein, elements have been included regarding current land use; future land use; transportation, parks and open space; economic development; public facilities; and, housing.”

The City is a growing and changing entity and, as a result, the goals and aspirations of the community are subject to change. Since the Comprehensive Plan provides guidance to the citizens, staff, and the greater community, it is appropriate to consider existing goals and objectives and to evaluate how they have affected the growth and direction of the City. After consideration by the community and elected and appointed officials, it may be prudent to align goals and objectives to more accurately reflect the current attitudes and outcomes that are desired by the community.

Proposed process:

1. Perform City and area reconnaissance and prepare photographic inventory of City and surrounding area
2. Prepare presentation for combined meeting of the City Council and City Planning and Zoning Commission that provides for an overview of the purpose, process and timing for the development of the new or updated Comprehensive Plan (PPT).
3. Meet with City Council and Planning and Zoning Commission to provide an overview of the purpose, process and timing for the development of the new Comprehensive Plan.
4. Develop preliminary Comprehensive Plan objectives and strategy for development

5. Commence data assembly to support objectives for Comprehensive Plan
6. Prepare outline for updated Comprehensive Plan (PPT)
7. Meet with City Council and Planning and Zoning Commission to review the initial objectives and strategy for preparing the Comprehensive Plan
8. Prepare and present outline, objectives and strategy resulting from meeting with City Council and Planning and Zoning Commission to the Community at a community meeting (PPT)
    a. Provide opportunity for community input and responses [up to four community meetings]
9. Prepare Draft Comprehensive Plan
10. Present Draft Comprehensive Plan to City Council and Planning and Zoning Commission and community at a community meeting [PPT]
11. Revise Draft consistent with direction from City Council and Planning and Zoning Commission
12. Present revised Draft Comprehensive Plan to City Council and Planning and Zoning Commission
13. Present revised Draft Comprehensive Plan to community at community meeting [PPT]
    a. Provide opportunity for community input and responses [up to two community meetings]
14. Prepare final draft Comprehensive Plan
15. Present the final Draft Comprehensive Plan to the Planning and Zoning Commission at a public hearing [PPT]
16. Prepare any revisions as requested by the Planning and Zoning Commission
17. Prepare and present the final Draft Comprehensive Plan to the City Council at a public hearing
18. Prepare Comprehensive Plan as adopted by the City Council [PPT]
19. Review adoption ordinance [prepared by City Attorney] in anticipation of adopting by the City Council

The proposed scope of work may require as many as ten months working with the community and elected and appointed officials to complete the updated and the adoption of any revisions.

Mr. Coker gave an overview of Statutory Requirements regarding a Comprehensive Plan.

Finally, Mr. Coker stated his recommendation is that the Council schedule an opportunity for us to pound out the real process that we want to do when the public meetings occur, how much time we want to try and spend.

Council Member Woessner asked when the previous Comprehensive Plan was done. Mr. Coker replied it was done in 2010 and it was amended in 2012. There was a plan before that in 2008.

Council Member Hodges asked if he feels like they are looking at a refresh or a complete redo of the comp plan. Mr. Coker stated he thinks they should evaluate all the current components and see which ones need to be updated and modified.

Council Member Kipphut stated she is balking at the ten-month timeframe. Is that standard for doing the comprehensive plan? Mr. Coker replied no, it could be about six months, maybe seven.

Council Member Woessner asked if this will include only the city or is the ETJ included. Mr. Coker replied it can only be the city.

City Administrator Palomba stated that some cities have strategic plans in addition to comprehensive plans. She asked if there is some way they can incorporate some strategic planning as far as goal setting and how to achieve those goals and timelines. Mr. Coker replied he thinks that adopting a comprehensive plan with no action activity and calling it strategic planning makes no sense. City Administrator Palomba ask if they can include capital kind of planning. Mr. Coker replied yes. City Administrator ask if drainage is something that can be looked at in the comprehensive plan. Mr. Coker replied yes, it can be included in the comprehensive plan or the comprehensive plan can refer to another document.

7. EXECUTIVE SESSION

7.1 Recess into Executive Session (Closed Meeting) in accordance with Texas Government Code: Section 551:071(1) and (2): Consultation with Attorney to seek advice about pending or contemplated litigation or on a matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act, regarding construction of the new McLendon-Chisholm Fire Station including Council involvement, staff roles, design/build process, hiring an Owner's Representative, budget, and related matters.

Council recessed into Executive Session at 7:32 p.m.

7.2. RECONVENE REGULAR MEETING

The Council reconvened into regular session at 9:00 p.m.

7.3. EXECUTIVE SESSION ACTION

No Action Taken

6.4. Discussion and action regarding adoption of an Ordinance establishing a Hotel Occupancy Tax (HOT).

MOTION: APPROVE THE ADOPTION OF AN ORDINANCE ESTABLISHING A HOTEL OCCUPANCY TAX (HOT).

MADE BY: **Council Member Kipphut**
SECONDED BY: **Council Member Hodges**
APPROVED: **Unanimous by Members Present (Bloom Absent)**

6.5. Discussion and action regarding adoption of an Ordinance establishing regulations for the registration and use of short-term rentals providing for inspections, restriction, brochure and safety requirements, neighborhood notification, violations and penalties, a sunset review provision and related matters.

Council directed the City Administrator to do more research on this item before adoption of an Ordinance.

6.6. Discussion and action regarding an Ordinance regulating noise in the City and related matters.

MOTION: APPROVE AN ORDINANCE REGULATING NOISE IN THE CITY AND RELATED MATTERS.

MADE BY: **Council Member Dahl**
SECONDED BY: **Council Member Hodges**
APPROVED: **Unanimous by Members Present (Bloom Absent)**

6.7. Discussion and action regarding hiring a Construction Management firm or individual to serve as Owners Representative on matters related to the Fire Station project and funding for such representative.

MOTION: APPROVE HIRING A CONSTRUCTION MANAGEMENT FIRM OR INDIVIDUAL TO SERVE AS OWNERS REPRESENTATIVE ON MATTERS RELATED TO THE FIRE STATION PROJECT AND FUNDING FOR SUCH REPRESENTATIVE.

MADE BY: **Council Member Kipphut**
SECONDED BY: **Council Member Hodges**
APPROVED: **Unanimous by Members Present (Bloom Absent)**

6.8. Discussion and action regarding appointment of a Council Member to serve as liaison to work with the Fire Chief, City Administrator, Owners Representative and Design Build Team on the new Fire Station.

MOTION: Appoint Council Member Bloom to work with the Fire Chief, City Administrator, Owners Representative and Design Build Team on the new Fire Station.

MADE BY: Council Member Kipphut
SECONDED BY: Council Member Hodges
APPROVED: Motion failed by a vote of 3-1; Kipphut voting AYE; Bloom Absent

6.9. Discussion and direction to staff regarding setting a special meeting date to interview and possibly engage a Construction Management Firm or Individual to serve as Owners Representative for the fire station project and a budget work session to follow.

It was the consensus of the Council and Staff that a special meeting is not needed at this time.

6.10. Discussion and action regarding appointment of one or two Council Members to the Rockwall County Open Space Alliance.

MOTION: Appoint Council Member Hodges to serve on the Rockwall County Open Space Alliance

MADE BY: Council Member Kipphut
SECONDED BY: Council Member Dahl
APPROVED: Unanimous by Members Present (Bloom Absent)

MOTION: Council Member Dahl volunteered to serve on the Rockwall County Open Space Alliance in the form of a motion.

MADE BY: Council Member Dahl
SECONDED BY: Council Member Hodges
APPROVED: Unanimous by Members Present (Bloom Absent)

6.11. Presentation and discussion regarding an update on the next phase of the Veterans Brick Campaign to include timeline and associated costs.

Council Member Kipphut reported that the bricks remain at $30 each with an order deadline of mid-September. In October, landscaping will be done around the monument. Right now, they have ten bricks and there is no minimum to order. They are

working on names in the cemetery who do not have families. New bricks will be installed in time for the Veterans Day ceremony.

8. REPORTS

8.1. Building Official Report May 2020 – No questions or comments.

8.2. Budget Report May 2020– No questions or comments.

8.3. Rockwall County Sheriff's Department Report May 2020– No questions or comments.

8.4. Community Waste Disposal (CWD) Report May 2020– No questions or comments.

8.5. McLendon-Chisholm Fire Department Report May 2020– No questions or comments.

9. UPDATES, DISCUSSION AND DIRECTION TO STAFF – None

10. COUNCIL REPORTS ON ITEMS OF COMMUNITY INTEREST

The City Council will have an opportunity to address items of community interest, including: expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition of a public official, public employee, or other citizen; a reminder about an upcoming event organized or sponsored by the City of McLendon-Chisholm; information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the City of McLendon-Chisholm that was attended or is scheduled to be attended by a member of the City Council or an official or employee of the City of McLendon-Chisholm; and announcements involving an imminent threat to the public health and safety of people in the City of McLendon-Chisholm that has arisen after posting the agenda.

Mayor Short – Reminded citizens to apply for openings on committees. He also reminded everyone to respond to the Census. Finally, Mayor Short reminded everyone to be careful during this COV19 epidemic and to be sure to wear face coverings.

11. ADJOURN

There being no further business to discuss, Mayor Short adjourned the meeting at 9:21 p.m.

APPROVED:

_____
Keith Short, Mayor

ATTEST:

_____
Rochelle Green, City Secretary

CITY COUNCIL – SPECIAL MEETING
City of McLendon-Chisholm, Texas
Meeting Minutes
July 21, 2020

The City Council of the City of McLendon-Chisholm convened in Special Session on Tuesday, July 21, 2020, at City Hall, 1371 West FM 550, McLendon-Chisholm, Texas, with the following members present:

ATTENDING:	Keith Short	Mayor
	Jim Bloom	Mayor Pro-Tem
	Nathan Hodges	Council Member
	Lorna Kipphut	Council Member
	William Dahl	Council Member
	Trudy Woessner	Council Member
Staff Present:	Lisa Palomba	City Administrator
	Shelly Green	City Secretary
	Jim Simmons	Fire Chief
	Michael Halla	City Attorney

1. CALL TO ORDER

Mayor Short called the meeting to order at 6:30.

2. INVOCATION AND PLEDGE OF ALLEGIANCE TO U.S. AND TEXAS FLAGS

Council Member Hodges delivered the Invocation and Council Member Kipphut led the Pledge of Allegiance to the U.S. and Texas Flags.

3. RULES OF DECORUM

Mayor Short announced the Rules of Decorum are in place and are to be observed throughout the meeting.

4. CITIZEN COMMENTS

None

5. EXECUTIVE SESSION

5.1. Recess into Executive Session (Closed Meeting) in accordance with Texas Government Code 551:071(2): Consultation with Attorney to seek advice about a matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act, regarding appointment of a Council Member to serve as liaison to work with the Fire Chief, City Administrator, Project Management Services firm/Owner's Representative and Design-Build Team on the new fire station project.

5.2. Recess into Executive Session (Closed Meeting) in accordance with Texas Government Code 551:071(2): Consultation with Attorney to seek advice about a matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act, regarding review and selection of a Project Management Services firm/Owner's Representative as related to the new fire station project.

5.3. Recess into Executive Session (Closed Meeting) in accordance with Texas Government Code 551:071(2): Consultation with Attorney to seek advice about a matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act, regarding process for selection of Design-Build Team for the new fire station project.

Council recessed into Executive Session at 6:33 p.m.

5.4. Reconvene Regular Meeting

Council reconvened into regular session at 7:20 p.m.

5.5. Executive Session Action

No Action

6. ITEMS FOR CONSIDERATION

6.1. Discussion and action regarding appointment of a Council Member to serve as liaison to work with the Fire Chief, City Administrator, Project Management Services firm/Owner's Representative and Design-Build Team on the new fire station project.

MOTION: **Appoint Council Member Woessner to serve as liaison to work with the Fire Chief, City Administrator, Project Management Services firm/Owner's Representative and Design-Build Team on the new fire station.**

MADE BY: **Council Member Kipphut**
SECONDED BY: **Council Member Bloom**
APPROVED: **Unanimously**

6.2. Discussion and direction to staff regarding selection of a Project Management Services firm/Owner's Representative as related to the fire station project.

MOTION: **Direct staff to enter into contract negotiations with AGCM to provide Project Management Services/Owner's Representative as related to the fire station project.**

MADE BY: **Council Member Bloom**
SECONDED BY: **Council Member Woessner**
APPROVED: **Unanimously**

7. ADJOURN

There being no further business to discuss, Mayor Short adjourned the meeting at 7:26 p.m.

ATTEST: APPROVED:

_____ _____
Rochelle Green, City Secretary Keith Short, Mayor

All American Dogs
Animal Control : Code Enforcement
12760 Tischler Rd. Pilot Point TX 76258 (972) 382-DOGS

THIS AGREEMENT (hereinafter referred to as the "Agreement") is made and entered into by All American Animal Control, a division of All American Dogs (hereinafter referred to as "AAAC") and the City of McLendon-Chisholm, Texas, a municipal corporation (hereinafter referred to as "McLendon-Chisholm" or the "City".

RECITALS

WHEREAS, McLendon-Chisholm is desirous of providing residents and businesses with full-time animal control services; and

WHEREAS, AAAC is desirous of furnishing full-time animal control services to McLendon-Chisholm; and

WHEREAS, the parties hereto desire to enter into this Agreement to provide animal control services at the highest level possible to McLendon-Chisholm in accordance with the terms and conditions set forth herein; and

WHEREAS, all payments to be made hereunder shall be made from current revenues available to the paying party; and

WHEREAS, the parties have concluded that this Agreement fairly compensates the performing party for the services being provided hereunder and is in the best interest of each party.

NOW THEREFORE, IN CONSIDERATION OF THE MUTUAL PROMISES AND CONSIDERATION PROVIDED FOR HEREIN, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY CONFIRMED, THE PARTIES HERETO AGREE TO THE FOLLOWING:

Section 1: All matters stated above in the preamble are found to be true and correct and are incorporated herein by references as if copies in their entirety.

Section 2: Term: This Agreement shall commence on August 1, 2020 and end August 30, 2023. Any extension of the term of this Agreement, including any changes in the terms and conditions, shall require the approval of the governing body of McLendon-Chisholm and AAAC.

Section 3: Scope of Services: AAAC hereby agrees to provide McLendon-Chisholm the following services, personnel, and facilities:

a. Patrol Services: AAAC will provide patrol services for the enforcement of ordinances set forth in the State of Texas and any City Ordinance adopted in the future relating to Animal Control.

b. Service Calls: AAAC will provide 10 field service calls per month in this all-inclusive contract.

Routine service calls will be answered between the hours of 8:00AM and 5:00PM Monday through Friday. Only emergency calls for service will be answered after these hours. Routine service calls must be viable calls which the animal control officer (hereinafter referred to as "ACO") will be able to provide an immediate proper disposition. Some examples of viable service calls include, but are not limited to:

A contained stray animal which the ACO is guaranteed to impound; A deceased domestic animal in the roadway; A complaint which requires immediate ACO intervention.

Non-emergency service calls (Weekdays after 5pm until 8am next day and weekends) will be billed separately at $225 per call. Examples would be cat in a tree or deceased animal not impeding traffic.

Emergency service calls will be answered 24 hours a day, 7 days a week and include the following:

An injured domestic animal when the owner is not known or present;

A domestic animal bite to a human when the owner is not known or present;

A domestic animal which has or is showing aggressive or dangerous tendencies.

The Sheriff's Office or certain designated employees of McLendon-Chisholm must respond prior to any emergency call to confirm the need for an ACO.

c. Monthly Reports: AAAC will supply a monthly report to the City Secretary or designee of McLendon-Chisholm. The report shall summarize all animal control activity within the City borders from the previous month.

d. Animal Bites: An ACO will make an incident report and have the animal's owner verify that rabies vaccinations are current. An ACO will respond and oversee proper quarantine procedures as set forth by state law.

e. Dead Animal Removal: AAAC agrees to provide removal of domestic dead animals, excluding livestock and wild animals, on any public property and on private property when an animal owner is unidentified within the limits of McLendon-Chisholm. In the event of dead livestock, AAAC may contract an outside resource to provide removal services at the further expense of the City. In the event the owner of a deceased animal is identified, AAAC will charge said owner a fee for any removal or dispositioning services.

f. Impoundment and Boarding: An ACO is authorized to capture and impound any animal upon having probable cause to believe the animal to be in violation of any provision of the state law, which authorizes or requires the animal's capture and impoundment. The ACO will notify the City Secretary or designee of the City as soon as possible regarding any animal impounded. AAAC shall collect and retain any impoundment fees from the enforcement of this ordinance.

If, by identification tag, the owner of an impounded animal can be identified, the ACO will make every attempt to return the animal to its home and notify the owner of any violations witnessed by the ACO. Written warnings and/or citations may be issued to owners of said animal.

All impounded animals shall be kept for not less than five (5) days by AAAC. After this period of time, the animal shall be released to a humane organization, placed for adoption, or humanely destroyed at the discretion of AAAC. No record shall be kept by the City as to the disposition of an animal after release is made to

the facility. In case of extreme aggression or injury, the above 5-day hold may be amended by AAAC.

Any animal, whether licensed or unlicensed, which in the professional judgment of AAAC and its employees, is in great pain and suffering due to injury from which the animal probably will not recover, and/or which is at large and is posing an imminent danger to human beings or to other animals, may be destroyed by the ACO on scene in a humane manner.

The ACO may impound any animal which, in the professional opinion of the ACO, appears to be rabid, or is showing the clinical signs of rabies. The ACO will provide humane euthanasia so that the animal may be submitted to the Texas Department of Health for proper rabies testing.

g. Animal Cruelty and Neglect Calls: AAAC will respond to animal cruelty or neglect calls and take appropriate actions according to state law. A law enforcement officer may be called to assist the ACO on any such call.

h. Education: AAAC will provide information to residents on pet responsibility, local and state animal control laws, rabies and coping with wildlife issues. Professional advice will be given to solve most animal related problems.

i. Other Services: The City of McLendon-Chisholm agrees to allow AAAC to provide its complete line of Animal Related Services to the residents of McLendon-Chisholm as individual clients at no other cost to the City. Such services include, but are not limited to:

Emergency Animal Ambulance Services
Pet Transportation & Taxi Services
Lost Pet Recovery Services
Deceased Pet Removal, Cremation, and Burial Services
Nuisance Wildlife Rescue & Control
Pet Insurance Programs
Escape Prevention

The resident would be considered a client of AAAC and would be solely responsible for any fees incurred.

j. Schedule of Fees: These fees shall be charged to the residents of McLendon-Chisholm. The City is not responsible for these fees:

Animal Impoundment Fee:	$75.00 each impoundment
Boarding Fee:	$15 per day or portion thereof
Flea treatment (if needed)	$15 Per dose

Section 4: City of McLendon-Chisholm's Obligations: McLendon-Chisholm agrees to perform the following:

Pay an all-inclusive monthly fee of $1590.42 for all animal control patrol and services for the duration of the contract (36 months).

The contract price will increase 3.5% per year.

All-inclusive fees do not include the following situations:

Quarantine fees as required by Texas Department of Heath when an owner is not known or available;
Specimen shipment fees on applicable animals;
Medical & veterinary fees as needed.

Any fees not covered under the all-inclusive contract must be approved by the City Administrator or Fire Marshal.

Section 5: Revenues Retained: City shall retain all fines, forfeitures, etc. that may be generated by performing ordinance enforcement duties within the City's boundary.

Section 6: Termination:

a. This Agreement may be terminated at any time, by either party, giving thirty (30) days written notice to the other party to the addresses proved herein. In the event of such termination by either party, AAAC will be compensated for all services performed to termination date, which will be the date one (1) month after the date of the notice of termination, together with any payments then due and as authorized by this Agreement.

b. If the City fails to make payment to AAAC within thirty (30) days after the date of billing for any invoiced amounts, AAAC will suspend services to McLendon-Chisholm and identify a date on which the services will be suspended and will notify City Hall by telephone and in writing of the date services will be suspended.

c. Failure of AAAC to furnish any services under this Agreement, the City shall have the right to make appropriate reduction in any fee paid (as determined by mutual agreement of the parties) or terminate this Agreement by giving proper notice

Section 7: Notice and Payments: All written notices, payments, or refunds shall be sent to the following addresses:

All American Dogs	City of McLendon-Chisholm
12860 Tischler Rd.	1371 W. FM 550
Pilot Point, TX 76258	McLendon-Chisholm, TX 75032

Section 8: Dispute Resolution: In order to ensure an effective relationship between the parties and to provide the best possible services, it is mutually agreed that all questions arising under this Agreement shall be handled and resolved between the City Administrator and the owner of AAAC.

Section 9: Jurisdiction: By this Agreement, McLendon-Chisholm grants full and complete authorization and jurisdiction to AAAC for all services provided by AAAC as contained in this Agreement. Said jurisdiction shall apply to the City limits of McLendon-Chisholm as of August 1st, 2020.

Section 10: Venue: Venue for any legal dispute arising pursuant to this Agreement shall be in Rockwall County, Texas.

Section 11: Supervision/Certification: At all times during the term of this Agreement, all Animal Control Officers shall be under the supervision and control of a representative of AAAC. Also, all officers shall be certified in their respective areas of expertise to carry out their duties. All Animal Control vehicles shall be properly marked and identified. ACO vehicles shall be considered as Authorized Emergency Vehicles in accordance with the Uniform Traffic Code.

Section 12: Performance: Both parties mutually agree that AAAC is an independent contractor, and shall have exclusive control of performance hereunder, and that employees of AAAC in no way are to be considered employees of the City.

Section 13: Indemnification: AAAC agrees to hold harmless, save and indemnify the City and its Officers for any and all claims for damages, personal injury and/or death that may be asserted against McLendon-Chisholm arising from AAAC negligence or its performance hereunder, save and except intentional acts of gross negligence by McLendon- Chisholm. The foregoing notwithstanding, the parties hereto reserve the right to all available legal defenses and all protections and limitations of liability provided by the Texas Tort Claims Act and the Texas Constitution relative to these parties. The provisions of this indemnification are solely for the benefit of the parties hereto and not intended to create or grant any rights, contractual or otherwise, to any other person or entity.

Section 14: Insurance: AAAC agrees to procure and maintain, at a minimum, $1,000,000 liability insurance policy providing coverage against any and all claims for personal injury or property damage arising out of acts, errors, or omissions of AAAC, its officers, employees, or agents under or pursuant to this Agreement. The City shall be named as a certificate holder and shall be notified if this policy is cancelled for any reason.

IN WITNESS WHEREOF, we have hereunto set out hands this the____day of _____, 2020 in the duplicate originals.

All American Animal Control	City of McLendon-Chisholm
_____	_____
By: Robert M. Matthews, Jr.	By: City Administrator
Attest:	Attest:
_____	_____
By: City Official	By: City Secretary

McLendon-Chisholm Project Management Services
McLendon-Chisholm, Texas

PROJECT MANAGEMENT CONSULTING SERVICES CONTRACT

BETWEEN THE CITY OF MCLENDON-CHISHOLM

AND

AG|CM, INC.

This Agreement is made by and between the City of McLendon-Chisholm, hereinafter referred to by name, or as the "Owner", and **AG|CM, Inc.**, a Texas corporation, hereinafter referred to by name, or as the "Project Manager", collectively referred to as the "Parties." The Project is defined as follows:

New Fire Station #1

In consideration of the mutual promises set forth below, the Parties agree as follows:

1. RECITALS

The Project Manager shall be the Owner's representative in providing the services described in this Agreement. The Project Manager and the Owner shall perform all duties as stated in this Agreement.

In respect to such work or services, the Parties agree as follows:

2. TERM OF AGREEMENT

This Agreement shall be effective upon execution of this document by the Parties and ends upon final payment to the Project Manager. This Agreement may be extended for additional time periods subject to mutual approval by both Parties. This Agreement shall remain in full force and effect during the above referenced time period unless properly terminated by either party, as provided by this Agreement. It is anticipated that the term of this Agreement will end 12 months after substantial competition or the proposed warranty period on October 31, 2022, whichever comes first.

3. MAJOR RESPONSIBILITIES AND DUTIES

3.1. Work Schedule:

The Project Manager shall provide personnel to assist in the oversight of the design and construction process. The Project Manager will act as an extension of the Owner's staff to facilitate and assist in the management of various aspects of the Project. The Project Manager will report directly to and work under the direction of the Owner's Designated Representative (ODR), to be identified to Project Manager in writing by Owner**.**

3.2. Scope of Work:

The Project Manager shall assist the Owner in the project management for the City of McLendon-Chisholm Projects identified in the RFQ, from and after the date of this Agreement.

The Project Manager's primary responsibilities will be to assist the Owner in managing the construction phases of the Project, as set forth in the Services Required, attached hereto and made a part hereof for all purposes as **Exhibit A**.

The Project Manager will not be responsible for, nor does the Project Manager control, the means, methods, techniques, sequences and procedures of construction for the Project. It is understood that the Project Manager's action in providing quality review under this Agreement is a service of the Project Manager for the sole benefit of the Owner and, by performing as provided herein, the Project Manager is not acting in a manner so as to assume responsibility or liability, in whole or in part, for all or any part of the construction for this Project or its compliance with the Contract Documents. No action taken by the Project Manager shall relieve the Architect or General Contractor for the Project from its obligation to perform the work in strict conformity with the requirements of the Contract Documents, and in strict conformity with all other applicable laws, codes, rules and regulations.

The Project Manager will perform general on-site, periodic observations of work as deemed necessary by the Project Manager, and as allowed within the confines of the fee based hourly allowance. The Project Manager shall endeavor to ensure substantial conformity of the construction with plans and specifications. The Project Manager shall utilize this information to create reports generated from each on-site visit.

Project Manager will endeavor to assure that all Operation and Maintenance ("O&M") manuals, as-built drawings, warranties and appropriate certifications have been received, assembled by Project, and delivered to the Owner, while remaining under contract with the City of McLendon-Chisholm.

The Project Manager shall report to the Owner in writing any decisions it is aware of concerning disputes between any interested party and the Owner relating to the acceptability of the work, or the interpretation of the requirements of the Contract Documents pertaining to the furnishing and performing of the work.

The Owner will provide the Project Manager access to all City of McLendon-Chisholm Facilities where construction activities are planned or being constructed.

3.3. Facilities:

The City of McLendon-Chisholm will provide Project Manager with full access to existing construction related contracts and documents.

The Project Manager is responsible for the following:

- Personal computer(s).
- Software to perform services being requested.
- Transportation.
- Any necessary office supplies.
- Any other materials or equipment required to fulfill the terms of this Agreement.

4. EMPLOYER IDENTIFICATION NUMBER

- Social Security Number or
  (EIN) Employer Identification Number 74-2775067.

5. PAYMENT FOR SERVICES

The Owner will compensate the Project Manager on the basis of fixed billable rates set out in **Exhibit B**. These billable hourly rates are inclusive of all profit (fee), general administrative overhead costs, and personnel expense for each employee. Personnel expense includes the base hourly wage, payroll taxes, employee benefits and Workers' Compensation insurance. A schedule of hours of is attached as **Exhibit C**. Based on this schedule, the Project Mangers fee is not to exceed ONE HUNDRED TWENTY-FOUR THOUSAND and FOUR HUNDRED THITY FIVE dollars ($124,435.00) ("Maximum Project Fee").

Project Manager will monitor Maximum Project Fee and will notify Owner should forecasting indicate that additional hours may be needed. Anticipated Maximum Project Fee will not be exceeded without written authorization from Owner.

The Project Manager will bill the Owner monthly for the actual number of hours of services provided by the Project Manager, times the hourly rates set out in Exhibit B. The Owner shall pay Project Manager no later than thirty (30) days after the date of receipt of the invoice from Project Manager. Delinquent payments are subject to the Texas Prompt Pay Act, Texas Government Code Chapter 2251

6. INDEPENDENT CONTRACTOR RELATIONSHIP

In the performance of the services hereby contemplated, the Project Manager is an independent contractor, and neither the Project Manager nor the principals, partners, employees or subcontractors of the Project Manager shall be deemed employees of the Owner. Nothing herein shall be construed to create a partnership, joint venture or employment arrangement between the Owner and Project Manager.

7. TERMINATION

Either party may terminate this Agreement should the other party fail substantially to perform in accordance with the terms hereof through no fault of the terminating party by giving the other party a minimum of ten (10) days written notice of such termination. Notice of termination of this Agreement before the end of its term shall not relieve either party of its obligation to perform under the Agreement, or respective liabilities under the Agreement, until termination occurs.

The Owner may terminate this Agreement for its convenience with a minimum of thirty (30) days written notice of termination. In the event of termination of this Agreement, Project Manager shall only be paid for work performed through the date of termination.

8. DISPUTE RESOLUTION

In the event that the Owner or the Project Manager shall contend that the other has committed a material breach of this Agreement, the party alleging such breach shall, as a condition precedent to filing any lawsuit, notify the breaching party describing the breach and demanding corrective action. The breaching party has five business days from its receipt of the notice to correct the breach, or to begin and continue with reasonable diligence and in good faith to correct the breach. If the breach cannot be corrected within a reasonable time, despite the breaching party's reasonable diligence and good faith effort to do so, either party may invoke the dispute resolution process. Request for mediation shall be in writing, and shall request that the mediation commence not less than thirty (30) or more than ninety (90) days following the date of the request, except upon agreement of both parties. In the event the Owner and the Project Manager are unable to agree to a date for the mediation or to the identity of the mediator or mediators within thirty (30) days following the date of the request for mediation, all conditions precedent in this article shall be deemed to have occurred.

9. PROPRIETARY INFORMATION

It is understood between the Parties hereto that during the term of this Agreement, Project Manager may be dealing with confidential information and processes which are the property of Owner used in the course of its business. Project Manager agrees that Project Manager will not disclose, directly or indirectly, any such matters, or use them other than in the course of work under this Agreement unless withholding such information would violate the law or create the risk of significant harm to the public.

10. ASSIGNMENT

Neither this Agreement nor any duties or obligations hereunder shall be assignable by the Project Manager or Owner without prior written consent of the other. In the event of an assignment by the Project Manager to which the Owner has consented, the assignee or its legal representative shall agree in writing with the Owner to personally assume, perform and be bound by the covenants, obligations, and agreements contained herein. In the event the Project Manager assigns sublets, subcontracts, or assigns without written consent by the Owner, this Agreement may be terminated at the option of the Owner, and all financial obligations shall cease as well

11. SUCCESSORS AND ASSIGNS

Subject to the provisions regarding assignment, this Agreement shall be binding on the heirs, executors, administrators, legal representatives, successors, and assigns of the respective Parties.

12. GOVERNING LAW AND VENUE

The validity of this Agreement and of its terms or provisions, as well as the rights and duties of the Parties hereunder, shall be governed by the laws of the State of Texas. Any legal action brought in state court shall have venue in Rockwall County, Texas.

13. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the Parties and supersedes any and all other agreements, either oral or written, between the Parties hereto with respect to the subject matter hereof, and no other agreement, statement, or promise relating to the subject matter that is not contained herein shall be valid or binding.

14. AMENDMENT

This Agreement may be amended only by the mutual agreement of the Parties hereto in writing and incorporated into this Agreement. The duly appointed representative of each party must sign any such amendment.

15. INDEMNIFICATION

To the fullest extent permitted by law, the Project Manager shall indemnify and hold harmless the Owner, its employees, officers, directors and partners from and against damages arising from third party claims for bodily injury or property damage and reasonable attorneys' fees incurred by the Owner but only to the extent solely caused by the negligent act, error or omission of the Project Manager, or the Project Manager's consultants, in performance of services under this Agreement.

16. NOTICES

All written notices provided to the Parties pursuant to this Agreement shall be forwarded to each party at the address indicated below. Such notices shall be considered duly and properly given when delivered in person or actually deposited by either party via U.S. mail or any other delivery service Project Manager.

17. APPROPRIATIONS

Notwithstanding any provision contained herein, the financial obligations of the Owner contained herein are subject to and contingent upon appropriations by the Owner's Executive Committee of such funds or other revenues being available, received and appropriated by the Owner in amounts sufficient to satisfy said obligations. In no event shall this instrument be construed to be a debt of the Owner.

18. GOVERNMENTAL IMMUNITY

Nothing in this Agreement shall be deemed to waive, modify or amend any legal defense available at law or in equity to either the Owner or its officers and employees. Neither the Owner, nor its officers and

employees waives, modifies or alters to any extent whatsoever the availability of the defense of governmental immunity under the laws of the State of Texas.

19. SEVERABILITY

If any provision of this Agreement shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this Agreement is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

20. NO WAIVER OF ANY CONTRACTUAL RIGHT

The failure of either party to enforce any provision of this Agreement shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Agreement.

21. COUNTERPARTS

This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original and all of which together shall be deemed to be one and the same instrument. A signature transmitted by facsimile or similar equipment shall be deemed an original signature.

22. NO THIRD PARTY BENEFICIARY

This Agreement inures to the benefit of and obligates only the Parties executing it. No term or provision of this Agreement shall benefit or obligate any person or entity not a party to it. The Parties hereto shall cooperate fully in opposing any attempt by any third person or entity to claim any benefit, protection, release or other consideration under this Agreement.

23. HEADINGS

The description headings used in this Agreement are inserted for reference only and do not and shall not be deemed to modify the construction of any of the provisions of this Agreement.

WHEREAS, the Parties hereto agree to the terms of this Agreement as set forth above, the duly designated representatives of the **CITY OF MCLENDON-CHISHOLM** and **AG|CM, Inc.,** hereby execute this Agreement. The Parties hereto acknowledge that they have read this Agreement, understand its contents, and agree to be legally bound by the terms and conditions of this Agreement.

Executed and Dated as of the _7th____ day of July, 2020.

PROJECT MANAGER: **AG|CM**
PO Box 2682
Corpus Christi, TX 78403
(361) 882-0469

By: _____ Date: _____
Mr. Ryan Rosborough, CCM
Vice President

OWNER: **City of McLendon-Chisholm**
1371 W. FM 550
McLendon-Chisholm, TX 75032

By: _____ Date: _____
Ms. Lisa Palomba
City Administrator

EXHIBITs A, B & C provided under separate cover

ORDINANCE NO. 2020-

AN ORDINANCE AUTHORIZING THE ISSUANCE OF THE "CITY OF MCLENDON-CHISHOLM, TEXAS, SPECIAL ASSESSMENT REVENUE REFUNDING AND IMPROVEMENT BONDS, SERIES 2020 (SONOMA PUBLIC IMPROVEMENT DISTRICT PHASE 1 PROJECT)"; APPROVING AND AUTHORIZING AN INDENTURE OF TRUST, A BOND PURCHASE AGREEMENT, AN ESCROW AGREEMENT, AN OFFICIAL STATEMENT, A CONTINUING DISCLOSURE AGREEMENT AND OTHER AGREEMENTS AND DOCUMENTS IN CONNECTION THEREWITH; MAKING FINDINGS WITH RESPECT TO THE ISSUANCE OF SUCH BONDS; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of McLendon-Chisholm, Texas (the "City"), pursuant to and in accordance with the terms, provisions and requirements of the Public Improvement District Assessment Act, Subchapter A of Chapter 372, Texas Local Government Code (the "Act"), has previously established the "Sonoma Public Improvement District" (the "District"); and

WHEREAS, certain previously issued and outstanding obligations of the City described in **Exhibit A** attached hereto and incorporated herein (the "Refunded Bonds") are intended to be and shall be refunded pursuant to this Ordinance; and

WHEREAS, Chapter 1207, Texas Government Code, authorizes the City to issue refunding bonds and to deposit the proceeds from the sale thereof, together with any other available funds or resources, directly with a paying agent for the Refunded Bonds or a trust company or commercial bank that does not act as a depository for the City and is named in these proceedings, and such deposit, if made before the payment dates of the Refunded Bonds, shall constitute the making of firm banking and financial arrangements for the discharge and final payment of the Refunded Bonds; and

WHEREAS, Chapter 1207, Texas Government Code, further authorizes the City to enter into an escrow or similar agreement with such paying agent for the Refunded Bonds or trust company or commercial bank with respect to the safekeeping, investment, reinvestment, administration and disposition of any such deposit, upon such terms and conditions as the City and such paying agent or trust company or commercial bank may agree; and

WHEREAS, the City Council of the City (the "Council") hereby finds and declares a public purpose and it is in the best interests of the City to refund the Refunded Bonds in order to achieve a debt service savings, and that such refunding will result in a net present value debt service savings of $ to the City; and

WHEREAS, all the Refunded Bonds mature or are subject to redemption prior to maturity within 20 years of the date of the bonds hereinafter authorized; and

WHEREAS, the Council desires to issue its refunding bonds to refund the Refunded Bonds in accordance with Chapter 1207, Texas Government Code, as amended, and the PID Act, such bonds to be designated "City of McLendon-Chisholm, Texas, Special Assessment Revenue Refunding and Improvement Bonds, Series 2020 (Sonoma Public Improvement District Phase 1 Project)" (the "Bonds"), with such Bonds being payable solely from Assessments; and

WHEREAS, the Council has found and determined to approve (i) the issuance of the Bonds to refund the Refunded Bonds, (ii) the form, terms and provisions of the Indenture securing the Bonds authorized hereby, (iii) the form, terms and provisions of a Purchase

Agreement (defined below) between the City and the Underwriter (defined below), (iv) an Official Statement (defined below), (v) a Continuing Disclosure Agreement (defined below); (vi) an Update to Service and Assessment Plan; and (vii) an Escrow Agreement; and

WHEREAS, the meeting at which this Ordinance is considered is open to the public as required by law, and the public notice of the time, place and purpose of said meeting was given as required by Chapter 551, Texas Government Code, as amended;

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MCLENDON-CHISHOLM, TEXAS, THAT:

Section 1. Findings. The findings and determinations set forth in the preamble hereof are hereby incorporated by reference for all purposes as if set forth in full herein. Capitalized terms not otherwise defined herein shall have the meanings given to such terms in the Indenture.

Section 2. Approval of Issuance of Bonds and Indenture of Trust.

(a) The Bonds are hereby authorized to be issued in the principal amount of $ for the purpose of (i) providing funds to refund the Refunded Bonds, (ii) paying or refinancing a portion of the costs of the Improvements, (iii) funding a reserve fund for the payment of principal of and interest on the Bonds and (iv) paying the costs of issuance of the Bonds.

(b) The Bonds shall be issued and secured under that certain Indenture of Trust, dated as of August 15, 2020 (the "Indenture"), between the City and Wilmington Trust, National Association, as trustee (in such capacity, the "Trustee"), with such changes as may be necessary or desirable to carry out the intent of this Ordinance and as approved by the Mayor or Mayor Pro Tem of the City, such approval to be evidenced by the execution and delivery of the Indenture, which Indenture is hereby approved in substantially final form attached hereto as **Exhibit B** and incorporated herein as a part hereof for all purposes. The Mayor or Mayor Pro Tem of the City is hereby authorized and directed to execute the Indenture and the City Secretary is hereby authorized and directed to attest such signature of the Mayor or Mayor Pro Tem.

(c) The Bonds shall be dated, shall mature on the date or dates and in the principal amount or amounts, shall bear interest, shall be subject to redemption and shall have such other terms and provisions as set forth in the Indenture. The Bonds shall be in substantially the form set forth in the Indenture, with such insertions, omissions and modifications as may be required to conform the form of Bond to the actual terms of the Bonds. The Bonds shall be payable from and secured by the Pledged Revenues and other assets of the Trust Estate pledged to the Bonds, and shall never be payable from ad valorem taxes or any other funds or revenues of the City.

Section 3. Sale of Bonds; Approval of Bond Purchase Agreement. The Bonds shall be sold to FMSbonds, Inc. (the "Underwriter") at the price and on the terms and provisions set forth in that certain Bond Purchase Agreement (the "Purchase Agreement"), dated the date hereof, between the City and the Underwriter, attached hereto as **Exhibit C** and incorporated herein as a part hereof for all purposes, which terms of sale are declared to be in the best interest of the City. The form, terms and provisions of the Purchase Agreement are hereby authorized and approved and the Mayor or Mayor Pro Tem of the City is hereby authorized and directed to

execute and deliver the Purchase Agreement. The Mayor's or Mayor Pro Tem's signature on the Purchase Agreement may be attested by the City Secretary.

Section 4. Official Statement. The form and substance of the final Official Statement for the Bonds and any addenda, supplement or amendment thereto (the "Official Statement") presented to and considered at the meeting at which this Ordinance is considered is hereby approved and adopted in all respects. The Official Statement, with such appropriate variations as shall be approved by the Mayor or Mayor Pro Tem of the City and the Underwriter, may be used by the Underwriter in the offering and sale of the Bonds. The City Secretary is hereby authorized and directed to include and maintain a copy of the Preliminary Official Statement (as defined in the Purchase Agreement) and the Official Statement and any addenda, supplement or amendment thereto thus approved among the permanent records of this meeting. The use and distribution of the Preliminary Official Statement in the offering of the Bonds is hereby ratified, approved and confirmed. In addition, the City has deemed the Preliminary Official Statement "final", within the meaning of Rule 15c2-12 issued by the United States Securities and Exchange Commission under the Securities Exchange Act of 1934 (the "Rule"), as of its date, except for the omission of information specified in Section (b)(1) of the Rule, as permitted by Section (b)(1) of the Rule.

Section 5. Continuing Disclosure Agreement. The Continuing Disclosure Agreement (the "Continuing Disclosure Agreement") between the City, P3Works, LLC and HTS Continuing Disclosure Services, a division of Hilltop Securities Inc., is hereby authorized and approved in substantially final form attached hereto as **Exhibit D** and incorporated herein as a part hereof for all purposes, and the Mayor or Mayor Pro Tem of the City is hereby authorized and directed to execute and deliver such Continuing Disclosure Agreement with such changes as may be required to carry out the purpose of this Ordinance and approved by the Mayor or Mayor Pro Tem, such approval to be evidenced by the execution thereof.

Section 6. Update to Service and Assessment Plan. The Council hereby adopts an Update to the Service and Assessment Plan attached hereto as **Exhibit E** and incorporated herein as a part hereof for all purposes.

Section 7. Approval of Escrow Agreement; Redemption of Refunded Bonds.

(a) The Escrow Agreement (the "Escrow Agreement") between the City and Wilmington Trust, National Association (in such capacity, the "Escrow Agent"), is hereby authorized and approved in substantially the form and substance as presented to the Council concurrently with the adoption of this Ordinance, and the Mayor or Mayor Pro Tem of the City is hereby authorized and directed to execute and deliver such Escrow Agreement with such changes as may be required to carry out the purpose of this Ordinance and approved by the Mayor or Mayor Pro Tem, such approval to be evidenced by the execution thereof, which Escrow Agreement will provide for the payment in full of the Refunded Bonds on the date of redemption thereof. In addition, the City officials listed in Section 8 hereof are authorized to purchase such securities with proceeds of the Bonds, to execute such subscriptions for the purchase of the United States Treasury Securities, State and Local Government Series and to transfer and deposit such cash from available funds, as may be necessary or appropriate for the escrow or deposit fund described in the Escrow Agreement.

(b) The City hereby directs that the Refunded Bonds be called for redemption on the date and as set forth in **Exhibit A** hereto. Each of the Refunded Bonds shall be redeemed at the

redemption price of par plus accrued interest. Each of the City officials listed in Section 8 hereof is hereby authorized and directed to issue or cause to be issued the Notice of Redemption of the Refunded Bonds in the form set forth in **Exhibit A** attached hereto to the paying agent/registrar for the Refunded Bonds.

(c) In addition, the trustee for the Refunded Bonds is hereby directed to provide the appropriate notice of redemption and defeasance as specified by the ordinance authorizing the issuance of such Refunded Bonds and is hereby directed to make appropriate arrangements so that such Refunded Bonds may be redeemed on their redemption date. The Refunded Bonds shall be presented for redemption at the paying agent/registrar therefore, and shall not bear interest after the date fixed for redemption.

(d) The source of funds for payment of the principal of and interest on the Refunded Bonds on their redemption date, as set forth in the Indenture, shall be from the funds placed in escrow with the Escrow Agent, pursuant to the Escrow Agreement.

Section 8. Additional Actions. The Mayor, the Mayor Pro Tem, the City Administrator and the City Secretary are hereby authorized and directed to take any and all actions on behalf of the City necessary or desirable to carry out the intent and purposes of this Ordinance and to issue the Bonds in accordance with the terms of this Ordinance. The Mayor, the Mayor Pro Tem, the City Administrator and the City Secretary are hereby authorized and directed to execute and deliver any and all certificates, agreements, notices, instruction letters, requisitions and other documents which may be necessary or advisable in connection with the sale, issuance and delivery of the Bonds and the carrying out of the purposes and intent of this Ordinance.

Section 9. Severability. If any Section, paragraph, clause or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such Section, paragraph, clause or provision shall not affect any of the remaining provisions of this Ordinance.

Section 10. Municipal Bond Insurance and Surety Policy. The Bonds shall be insured by a municipal bond insurance policy (the "Policy") issued by Build America Mutual Assurance Company. The provisions relating to the Policy are set forth in the Indenture, and such provisions are incorporated herein by reference. In addition, the City will fund fifty percent of the Reserve Account Requirement with Bond proceeds and fifty percent with a surety policy issued by BAM (the "Surety Policy"). The provisions relating to the Surety Policy are set forth in the Indenture, and such provisions are incorporated herein by reference.

Section 11. Effective Date. This Ordinance is passed on one reading as authorized by Texas Government Code, Section 1201.028, and shall be effective immediately upon its passage and adoption.

Exhibit A

NOTICE OF DEFEASANCE AND REDEMPTION

CITY OF MCLENDON-CHISHOLM, TEXAS
(ROCKWALL COUNTY, TEXAS)

NOTICE IS HEREBY GIVEN that the City of McLendon-Chisholm, Texas (the "City") has called for early redemption the outstanding obligations of the City described as follows:

City of McLendon-Chisholm, Texas, Special Assessment Revenue Bonds, Series 2015 (Sonoma Public Improvement District Phase 1 Project)" (the "Refunded Bonds"), maturing on September 15 in the years and in the amounts shown below. Such Refunded Bonds have been called for redemption on September 15, 2020 (the "Redemption Date") at the redemption price set forth in the trust indenture relating to the Refunded Bonds:

Year	Principal Amount
2028	$ 2,100,000
***	***
2035	2,450,000
***	***
2040	2,335,000

aggregating $6,885,000 in principal amount. On August 20, 2020, funds were deposited with the escrow agent for the Refunded Bonds in an amount to redeem the Refunded Bonds on the Redemption Date, and such Refunded Bonds shall be paid from amounts held in an escrow account administered by an escrow agent, until the Redemption Date, when the redemption price shall be paid upon presentation of the Refunded Bonds to the trustee thereof.

CITY OF MCLENDON-CHISHOLM, TEXAS

Exhibit B

INDENTURE OF TRUST

See Trust Indenture Tab in Transcript of Proceedings

Exhibit C

BOND PURCHASE AGREEMENT

See Bond Purchase Agreement Tab in Transcript of Proceedings

Exhibit D

CONTINUING DISCLOSURE AGREEMENT

See Continuing Disclosure Agreement of the Issuer Tab in Transcript of Proceedings

Exhibit E

UPDATE TO SERVICE AND ASSESSMENT PLAN

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SONOMA
PUBLIC IMPROVEMENT DISTRICT
2020 ANNUAL SERVICE PLAN UPDATE

JUNE 25, 2020

INTRODUCTION

Capitalized terms used in this 2020 Annual Service Plan Update (the "2020 SAP Update") shall have the meanings set forth in the Sonoma Public Improvement District Service and Assessment Plan (the "2015 SAP"), and any and all subsequent Annual Service Plan Updates approved after the 2015 SAP.

The District was created pursuant to the PID Act by Resolution No. 2007-21 on September 10, 2007 by the City Council to finance certain Authorized Improvements for the benefit of the property in the District.

On January 13, 2015 (as updated on April 14, 2015) the City approved the 2015 SAP for the Sonoma Public Improvement District by adopting Ordinance No. 2015-02 which approved the levy of Assessments for Assessed Parcels within the Major Improvement Area Excluding Phase 1 and Phase 1 of the District and approved the Assessment Roll. The City levied $1,610,000 of Assessments on the Major Improvement Area Excluding Phase 1. The City levied $10,700,000 of Assessments on Phase 1 Assessed Property. The City issued Phase 1 PID Bonds in an amount of $7,600,000 which are secured by Assessments levied against the Phase 1 Assessed Property, and the balance of $3,100,000 in Phase 1 Assessment secure the Phase 1 Reimbursement Agreement.

On August 23, 2016 the City approved the 2016 Annual Service Plan Update ("2016 SAP Update") for the Sonoma Public Improvement District by adopting Ordinance No. 2016-11 which updated the Assessment Roll for 2016.

On June 13, 2017 (as updated on September 12, 2017 by adopting Ordinance No. 2017-11) the City approved the Service and Assessment Plan (Phase 2) ("2017 SAP Update") for the Sonoma Public Improvement District by adopting Ordinance No. 2017-09 which updated the Major Improvement Area Excluding Phase 1 and Phase 1 for 2017. The 2017 SAP Update approved the levy of $7,575,000, pursuant to the Phase 2 Reimbursement Agreement, in Phase 2 Assessments for Assessed Parcels within Phase 2 of the District, including their proportionate share of the Major Improvements and reflected the revised Assessment Rolls.

On September 11, 2018 the City approved the 2018 Annual Service Plan Update ("2018 SAP Update") for the Sonoma Public Improvement District by adopting Ordinance No. 2018-08 which updated the Assessment Rolls for 2018.

On June 11, 2019 the City approved the 2019 Annual Service Plan Update ("2019 SAP Update") for the Sonoma Public Improvement District which updated the Assessment Rolls for 2019. The City issued Improvement Area #2 PID Bonds in an amount of $6,225,000 which are to be repaid from Improvement Area #2 Assessments levied against the Improvement Area #2 Assessed Property. The 2019 SAP Update removed the Major Improvement Area Excluding Phase 1 Assessment.

On August 13, 2019 the City approved the 2019 Amended Annual Service Plan Update ("2019 Amended SAP Update") for the Sonoma Public Improvement District by adopting Ordinance No. 2019-09 which updated the Assessment Rolls for 2019. The 2019 SAP Update did not provide an Assessment Roll showing the outstanding Assessment and Annual Installment due for every Parcel within the District, therefore an update to the 2019 SAP Update was required. The 2019 Amended SAP Update updated the Phase 1 Assessment Roll, Improvement Area #1C Assessment Roll and the Improvement Area #2 Assessment Roll for 2019.

Pursuant to the Act, the SAP must be reviewed and updated annually, this document is the Annual Service Plan Update for 2020. This 2020 SAP Update also updates the Phase 1 Assessment Roll, Improvement Area #1C Assessment Roll and the Improvement Area #2 Assessment Roll for 2020.

LISTED EVENTS

Phase 1

- $20,000 extraordinary optional redemption on July 15, 2017
- $20,000 extraordinary optional redemption on July 16, 2018
- Developer Termination Notice of Continuing Disclosure Agreement reporting obligations on June 29, 2019

Improvement Area #1C

There have been no listed events in Improvement Area #1C.

Improvement Area #2

There have been no listed events in Improvement Area #2.

PARCEL SUBDIVISION

Phase 1

Phase 1 consists of two plats:

- Amended Plat of Sonoma Verde Phase 1 was recorded on July 10, 2014 and consists of 173 residential lots and eight non-benefitted lots.
- Final Plat of Sonoma Verde Phase 1B was recorded on June 23, 2016 and consists of 191 residential lots and one non-benefitted lot.

Improvement Area #1C

Improvement Area #1C consists of one plat:

- Final Plat of Sonoma Verde Phase 1C was recorded on October 13, 2017 and consists of 41 residential lots and no non-benefitted lots.

Improvement Area #2

Improvement Area #2 consists of one plat:

- Final Plat of Sonoma Verde Phase 2 was recorded on September 7, 2019 and consists of 213 residential lots and two non-benefitted lots.

See **Exhibit B** for the Final Plat of Sonoma Verde Phase 2.

LOT AND HOME SALES UPDATE

Phase 1

All lots within Phase 1 have been fully constructed. Per Rockwall County Appraisal District data as of January 1, 2020, 9 homes are owned by the Developer, 51 are owned by homebuilders, and 304 have been closed to end users.

Improvement Area #1C

All lots within Improvement Area #1C have been fully constructed. Per Rockwall County Appraisal District data as of January 1, 2020, 22 lots are currently owned by homebuilders and 19 lots have been sold to end users.

Improvement Area #2

Per the Quarterly Report dated March 31, 2020 as required by the Continuing Disclosure Agreement for Improvement Area #2, 97 lots have been sold to builders and 30 homes have been sold to end users. See **Exhibit C** for the Improvement Area #2 Homebuyer Disclosures.

OUTSTANDING ASSESSMENT

Phase 1

Phase 1 has an outstanding Assessment of $9,532,455.90. The outstanding Assessment shown is net of the payment received 1/31/2020. The Assessments on Phase 1 were previously securing the Phase 1 PID Bonds Series 2015 and due to a refunding of bonds for interest savings

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the Assessments on Phase 1 are now securing Phase 1 PID Bonds Series 2020 ("**Phase 1 Refunding Bonds**").

Improvement Area #1C

Improvement Area #1C has an outstanding Assessment of $1,290,079.39. Improvement Area #1C Improvements came in under budget by $58,695.61 therefore lowering the Improvement Area #1C Assessment.

See **Exhibit F** for the Improvement Area #1C Assessment Reduction Memo for more details.

Improvement Area #2

Improvement Area #2 has an outstanding Assessment of $6,225,000.00.

ANNUAL INSTALLMENT DUE 1/31/2021

Phase 1

- ***Principal and Interest*** – The total principal and interest required for the Annual Installment for Phase 1 PID Bonds is $589,232.77.
- ***Administrative Expenses*** – The total Administrative Expenses allocated for Phase 1 is $47,641.21.
- ***Maintenance Assessment*** – The total Maintenance Assessment allocated for Phase 1 is $22,568.00.

Phase 1		
Due January 31, 2021		
Principal	$	122,455.90
Interest	$	344,232.77
Compounded Interest	$	122,544.10
Administrative Expenses	$	47,641.21
Maintenance Assessment	$	22,568.00
Total Annual Installment	**$**	**659,441.98**

See **Exhibit D-1** for the debt service schedule for the Phase 1 Refunding Bonds.

Improvement Area #1C

- ***Principal and Interest*** – The total principal, interest and compounded interest required for the Annual Installment for Improvement Area #1C is $126,652.16.
- ***Administrative Expenses*** – The total Administrative Expenses allocated for the Annual Installment for Improvement Area #1C is $6,447.55.
- ***Maintenance Assessment*** – The total Maintenance Assessment allocated for Improvement Area #1C is $2,542.00.

Improvement Area #1C		
Due January 31, 2021		
Principal	$	11,577.08
Interest	$	115,075.08
Administrative Expenses	$	6,447.55
Maintenance Assessment	$	2,542.00
Total Annual Installment	**$**	**135,641.70**

See **Exhibit D-2** for the Improvement Area #1C Annual Installments.

Improvement Area #2

- ***Principal and Interest*** – The total principal and interest required for the Annual Installment for Improvement Area #2 is $371,412.50.
- ***Additional Interest*** – Additional Interest is collected to fund the Additional Interest Reserve. The Additional Interest required for the Annual Installment for Improvement Area #2 is $31,125.00.
- ***Administrative Expenses*** – The total Administrative Expenses allocated for the Annual Installment for Improvement Area #2 is $31,125.00.
- ***Maintenance Assessment*** – The total Maintenance Assessment allocated for Improvement Area #2 is $13,206.00.

Improvement Area #2		
Due January 31, 2021		
Principal	$	110,000.00
Interest	$	261,412.50
Additional Interest	$	31,125.00
Administrative Expenses	$	31,111.24
Maintenance Assessment	$	13,206.00
Total Annual Installment	**$**	**446,854.74**

See **Exhibit D-3** for the debt service schedule for the Improvement Area #2 Bonds.

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SERVICE PLAN - FIVE YEAR BUDGET FORECAST

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

Phase 1						
Annual Installments Due		**1/31/2021**	**1/31/2022**	**1/31/2023**	**1/31/2024**	**1/31/2025**
Principal		$ 122,455.90	$ 265,000.00	$ 275,000.00	$ 285,000.00	$ 295,000.00
Interest		$ 344,232.77	$ 321,880.00	$ 311,280.00	$ 300,280.00	$ 288,880.00
Compounded Interest		$ 122,544.10	$ -	$ -	$ -	$ -
	(1)	$ 589,232.77	$ 586,880.00	$ 586,280.00	$ 585,280.00	$ 583,880.00
Administrative Expenses		$ 47,641.21	$ 48,594.04	$ 49,565.92	$ 50,557.24	$ 51,568.38
Maintenance Assessment		$ 22,568.00	$ 22,568.00	$ 22,568.00	$ 22,568.00	$ 22,568.00
	(2)	$ 70,209.21	$ 71,162.04	$ 72,133.92	$ 73,125.24	$ 74,136.38
Total Annual Installment	**(3) = (1) + (2)**	**$ 659,441.98**	**$ 658,042.04**	**$ 658,413.92**	**$ 658,405.24**	**$ 658,016.38**

Improvement Area #1C						
Annual Installments Due		**1/31/2021**	**1/31/2022**	**1/31/2023**	**1/31/2024**	**1/31/2025**
Principal		$ 11,577.08	$ 12,609.75	$ 13,734.54	$ 23,081.10	$ 24,447.50
Interest		$ 115,075.08	$ 114,042.41	$ 112,917.62	$ 74,127.75	$ 72,761.35
	(1)	$ 126,652.16	$ 126,652.16	$ 126,652.16	$ 97,208.86	$ 97,208.86
Administrative Expenses		$ 6,447.55	$ 6,576.50	$ 6,708.03	$ 6,842.19	$ 6,979.03
Maintenance Assessment		$ 2,542.00	$ 2,542.00	$ 2,542.00	$ 2,542.00	$ 2,542.00
	(2)	$ 8,989.55	$ 9,118.50	$ 9,250.03	$ 9,384.19	$ 9,521.03
Total Annual Installment	**(3) = (1) + (2)**	**$ 135,641.70**	**$ 135,770.65**	**$ 135,902.18**	**$ 106,593.04**	**$ 106,729.89**

Improvement Area #2						
Annual Installments Due		**1/31/2021**	**1/31/2022**	**1/31/2023**	**1/31/2024**	**1/31/2025**
Principal		$ 110,000.00	$ 115,000.00	$ 120,000.00	$ 125,000.00	$ 130,000.00
Interest		$ 261,412.50	$ 257,562.50	$ 253,537.50	$ 249,337.50	$ 244,962.50
	(1)	$ 371,412.50	$ 372,562.50	$ 373,537.50	$ 374,337.50	$ 374,962.50
Additional Interest	(2)	$ 31,125.00	$ 30,575.00	$ 30,000.00	$ 29,400.00	$ 28,775.00
Administrative Expenses		$ 31,111.24	$ 31,733.47	$ 32,368.14	$ 33,015.50	$ 33,675.81
Maintenance Assessment		$ 13,206.00	$ 13,206.00	$ 13,206.00	$ 13,206.00	$ 13,206.00
	(3)	$ 44,317.24	$ 44,939.47	$ 45,574.14	$ 46,221.50	$ 46,881.81
Total Annual Installment	**(4) = (1) + (2) + (3)**	**$ 446,854.74**	**$ 448,076.97**	**$ 449,111.64**	**$ 449,959.00**	**$ 450,619.31**

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SOURCES AND USES OF FUNDS

The Sources and Uses of Funds for Phase 1 Refunding Bonds are shown below.

		Phase 1
Sources of Funds		
Bond Par Amount	$	9,532,455.90
Premium	$	389,928.20
	$	9,922,384.10
Other Sources of Funds:		
2015 Debt Service Reserve Fund	$	592,092.70
2015 Prepayment Reserve Account	$	72,120.69
2015 Delinquency Reserve Account	$	108,180.09
2015 Redemption Fund	$	4,694.01
2015 Principal and Interest Account	$	13.11
2015 Series 2015 Fund	$	27.41
2015 Pledged Revenue Fund-001	$	27,406.23
2015 Pledged Revenue Fund-002	$	398,067.32
2015 Administrative Fund	$	2,254.73
2015 Phase 1 Bond Improvement Account	$	70,933.91
	$	1,275,790.20
Total Soures of Funds	**$**	**11,198,174.30**
Uses of Funds		
Project Fund Deposits:		
2020B Project Fund	$	2,352,500.17
Refunding Escrow Deposits:		
Bond Proceeds	$	7,269,418.75
Other Fund Deposits:		
Delinquency Reserve	$	25,000.00
Debt Service Reserve Fund	$	525,584.17
Prepayment Reserve	$	25,000.00
Cost of Issuance	$	469,330.70
Underwriter's Discount	$	190,649.12
Underwriter's Counsel	$	95,324.56
	$	1,330,888.55
Other Delivery Date Expenses:		
Bond Insurance	$	214,687.69
Administrative Fund	$	26,000.00
	$	240,687.69
Other Uses of Funds:		
Additional Proceeds	$	4,679.14
Total Uses of Funds	**$**	**11,198,174.30**

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PREPAYMENT OF ASSESSMENTS IN FULL

Phase 1

The following is a list of all Phase 1 Lots that have been paid in full:

Phase 1		
Property ID	Lot Type	Date Paid in Full
87011	4	5-Jun-18
89862	4	5-Jun-18

Improvement Area #1C

No full prepayments have occurred within Improvement Area #1C.

Improvement Area #2

No full prepayments have occurred within Improvement Area #2.

See **Exhibit E** for a Form of the Notice of PID Assessment Termination.

PARTIAL PREPAYMENTS OF ASSESSMENTS

Phase 1

No partial prepayments have occurred within Phase 1.

Improvement Area #1C

No partial prepayments have occurred within Improvement Area #1C.

Improvement Area #2

No partial prepayments have occurred within Improvement Area #2.

AUTHORIZED IMPROVEMENTS

Phase 1

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Per the Quarterly Reports, the Phase 1 Authorized Improvements are 100% complete and were accepted by the City on May 15, 2016. A table below outlines the Phase 1 Authorized Improvements funded with Phase 1 Assessments.

Authorized Improvements	Major Improvements	Phase 1 Improvements	Total
Road	$ 121,346.40	$ 3,478,277.14	$ 3,599,623.54
Sanitary Sewer	$ 1,525,144.48	$ 1,088,351.03	$ 2,613,495.51
Storm Drainage	$ 82,153.05	$ 1,664,187.95	$ 1,746,341.00
Soft Costs	$ 225,387.95	$ 1,358,424.40	$ 1,583,812.35
Total	**$ 1,954,031.88**	**$ 7,589,240.52**	**$ 9,543,272.40**

Improvement Area #1C

Per the Developer, the Improvement Area #1C Authorized Improvements are 100% complete and were accepted by the City on October 13, 2017.

Improvement Area #2

Per the Quarterly Reports, the Improvement Area #2 Authorized Improvements are 100% complete and were accepted by the City on December 17, 2019.

EMINENT DOMAIN PREPAYMENT

If any portion of any Parcel of Assessed Property is taken from an owner as a result of eminent domain proceedings or if a transfer of any portion of any Parcel of Assessed Property is made to an entity with the authority to condemn all or a portion of the Assessed Property in lieu of or as a part of an eminent domain proceeding (a "**Taking**"), the portion of the Assessed Property that was taken or transferred (the "**Taken Property**") shall be reclassified as Non-Benefitted Property.

For the Assessed Property that is subject to the Taking as described in the preceding paragraph, the Assessment that was levied against the Assessed Property (when it was included in the Taken Property) prior to the Taking shall remain in force against the remaining Assessed Property (the Assessed Property less the Taken Property), (the "**Remaining Property**") following the reclassification of the Taken Property as Non-Benefitted Property, subject to an adjustment of the Assessment applicable to the Remaining Property after any required Prepayment as set forth below. The owner will remain liable to pay in Annual Installments, or payable as otherwise provided by this Service and Assessment Plan, as updated, or the PID Act, the Assessment that remains due on the Remaining Property, subject to an adjustment in the Annual Installments applicable to the Remaining Property after any required Prepayment as set forth below.

By way of illustration, if an owner owns 100 acres of Assessed Property subject to a $100 Assessment and 10 acres is taken through a Taking, the 10 acres of Taken Property shall be reclassified as Non-Benefitted Property and the remaining 90 acres of Remaining Property shall be subject to the $100 Assessment.

Notwithstanding the previous paragraphs in this subsection, if the owner notifies the City and the Administrator that the Taking prevents the Remaining Property from being developed for any use which could support the Estimated Buildout Value requirement, the owner shall, upon receipt of the compensation for the Taken Property, be required to prepay the amount of the Assessment required to buy down the outstanding Assessment on the Remaining Property to support the Estimated Buildout Value requirement. The owner will remain liable to pay the Annual Installments on both the Taken Property and the Remaining Property until such time that such Assessment has been prepaid in full.

Notwithstanding the previous paragraphs in this subsection, the Assessments shall not, however, be reduced to an amount less than the outstanding PID Bonds.

REMOVAL OF PROPERTY ID 79963 FROM PHASE 1 ASSESSMENT ROLL

At the time of the 2017 SAP Update, Property ID 79963 was allocated a portion of the Phase 1 Assessments which in turn under-allocated Phase 1 Assessments to all remaining Lots within Phase 1. Property ID 79963 was never benefitted property within Phase 1 and therefore should not have been allocated any of the Phase 1 Assessment. There are sufficient dollars within the Phase 1 Administrative Fund to pay off the outstanding Phase 1 Assessment on Property ID 79963. The dollars within the Phase 1 Administrative Fund were collected as part of the Annual Installments allocated to Phase 1 Administrative Expenses from each Lot within Phase 1 pro-rata based on their outstanding Phase 1 Assessment. Use of the Phase 1 Administrative Fund dollars to pay off the outstanding Phase 1 Assessment on Property ID 79963 results in all Lots within Phase 1 have in turn paid their equitable portion of the outstanding Phase 1 Assessment on Property ID 79963 as if it had been allocated correctly in the 2017 SAP Update.

ASSESSMENT ROLL

Phase 1

The list of current Parcels within Phase 1, the corresponding total outstanding Assessments, and current Annual Installment are shown on the Assessment Roll attached hereto as **Exhibit A-**

1. The Parcels shown on the Assessment Rolls will receive the bills for the 2020 Annual Installments which will be delinquent if not paid by January 31, 2021.

The 2019 Amended SAP Update incorrectly labeled property ID 90038 as a Lot Type 4 (instead of Non-Benefitted) and left off property ID 89879 (Lot Type 4) from the Phase 1 Assessment Roll. This labeling error was internally fixed before the distribution of the Phase 1 Assessment Roll to the Rockwall Central Appraisal District for billing purposes. Both property IDs have been revised and show the appropriate Lot Type on **Exhibit A-1**.

Improvement Area #1C

The list of current Parcels within Improvement Area #1C, the corresponding total outstanding Assessments, and current Annual Installment are shown on the Assessment Roll attached hereto as **Exhibit A-2.** The Parcels shown on the Assessment Rolls will receive the bills for the 2020 Annual Installments which will be delinquent if not paid by January 31, 2021.

Improvement Area #2

The list of current Parcels within Improvement Area #2, the corresponding total outstanding Assessments, and current Annual Installment are shown on the Assessment Roll attached hereto as **Exhibit A-3.** The Parcels shown on the Assessment Rolls will receive the bills for the 2020 Annual Installments which will be delinquent if not paid by January 31, 2021.

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EXHIBIT A-1 – PHASE 1 ASSESSMENT ROLL

			Phase 1	
Property ID	Legal Description	Lot Type	Outstanding Assessment	Installment Due 1/31/21
86960	SONOMA VERDE PHASE 1, BLOCK A, LOT 1, OPEN SPACE	Non Benefitted	$ -	$ -
86961	SONOMA VERDE PHASE 1, BLOCK A, LOT 2	6	$ 38,173.72	$ 2,612.43
86962	SONOMA VERDE PHASE 1, BLOCK A, LOT 3	6	$ 38,173.72	$ 2,612.43
86963	SONOMA VERDE PHASE 1, BLOCK A, LOT 4	6	$ 38,173.72	$ 2,612.43
86964	SONOMA VERDE PHASE 1, BLOCK A, LOT 5	6	$ 38,173.72	$ 2,612.43
86965	SONOMA VERDE PHASE 1, BLOCK A, LOT 6	6	$ 38,173.72	$ 2,612.43
86966	SONOMA VERDE PHASE 1, BLOCK A, LOT 7	6	$ 38,173.72	$ 2,612.43
86967	SONOMA VERDE PHASE 1, BLOCK A, LOT 8	6	$ 38,173.72	$ 2,612.43
86968	SONOMA VERDE PHASE 1, BLOCK A, LOT 9	6	$ 38,173.72	$ 2,612.43
86969	SONOMA VERDE PHASE 1, BLOCK A, LOT 10, OPEN SPACE	Non Benefitted	$ -	$ -
86970	SONOMA VERDE PHASE 1, BLOCK B, LOT 1	2	$ 39,605.24	$ 2,708.07
86971	SONOMA VERDE PHASE 1, BLOCK B, LOT 2	2	$ 39,605.24	$ 2,708.07
86972	SONOMA VERDE PHASE 1, BLOCK B, LOT 3	2	$ 39,605.24	$ 2,708.07
86973	SONOMA VERDE PHASE 1, BLOCK B, LOT 4	2	$ 39,605.24	$ 2,708.07
86974	SONOMA VERDE PHASE 1, BLOCK B, LOT 5	2	$ 39,605.24	$ 2,708.07
86975	SONOMA VERDE PHASE 1, BLOCK B, LOT 6	2	$ 39,605.24	$ 2,708.07
86976	SONOMA VERDE PHASE 1, BLOCK B, LOT 7	2	$ 39,605.24	$ 2,708.07
86977	SONOMA VERDE PHASE 1, BLOCK B, LOT 8	2	$ 39,605.24	$ 2,708.07
86978	SONOMA VERDE PHASE 1, BLOCK B, LOT 9	2	$ 39,605.24	$ 2,708.07
86979	SONOMA VERDE PHASE 1, BLOCK B, LOT 10	2	$ 39,605.24	$ 2,708.07
86980	SONOMA VERDE PHASE 1, BLOCK B, LOT 11	2	$ 39,605.24	$ 2,708.07
86981	SONOMA VERDE PHASE 1, BLOCK B, LOT 12	2	$ 39,605.24	$ 2,708.07
86982	SONOMA VERDE PHASE 1, BLOCK B, LOT 13	2	$ 39,605.24	$ 2,708.07
86983	SONOMA VERDE PHASE 1, BLOCK B, LOT 14	2	$ 39,605.24	$ 2,708.07
86984	SONOMA VERDE PHASE 1, BLOCK B, LOT 15	2	$ 39,605.24	$ 2,708.07
86985	SONOMA VERDE PHASE 1, BLOCK C, LOT 1	3	$ 30,538.98	$ 2,102.34
86986	SONOMA VERDE PHASE 1, BLOCK C, LOT 2	3	$ 30,538.98	$ 2,102.34
86987	SONOMA VERDE PHASE 1, BLOCK C, LOT 3	3	$ 30,538.98	$ 2,102.34
86988	SONOMA VERDE PHASE 1, BLOCK C, LOT 4	3	$ 30,538.98	$ 2,102.34
86989	SONOMA VERDE PHASE 1, BLOCK C, LOT 5	4	$ 27,675.95	$ 1,911.06
86990	SONOMA VERDE PHASE 1, BLOCK C, LOT 6	4	$ 27,675.95	$ 1,911.06
86991	SONOMA VERDE PHASE 1, BLOCK C, LOT 7	4	$ 27,675.95	$ 1,911.06
86992	SONOMA VERDE PHASE 1, BLOCK C, LOT 8	4	$ 27,675.95	$ 1,911.06
86993	SONOMA VERDE PHASE 1, BLOCK C, LOT 9	4	$ 27,675.95	$ 1,911.06
86994	SONOMA VERDE PHASE 1, BLOCK C, LOT 10	4	$ 27,675.95	$ 1,911.06
86995	SONOMA VERDE PHASE 1, BLOCK C, LOT 11	4	$ 27,675.95	$ 1,911.06
86996	SONOMA VERDE PHASE 1, BLOCK C, LOT 12	4	$ 27,675.95	$ 1,911.06
86997	SONOMA VERDE PHASE 1, BLOCK C, LOT 13	4	$ 27,675.95	$ 1,911.06
86998	SONOMA VERDE PHASE 1, BLOCK C, LOT 14	4	$ 27,675.95	$ 1,911.06
86999	SONOMA VERDE PHASE 1, BLOCK C, LOT 15	4	$ 27,675.95	$ 1,911.06
87000	SONOMA VERDE PHASE 1, BLOCK C, LOT 16	4	$ 27,675.95	$ 1,911.06
87001	SONOMA VERDE PHASE 1, BLOCK C, LOT 17	4	$ 27,675.95	$ 1,911.06
87002	SONOMA VERDE PHASE 1, BLOCK C, LOT 18	4	$ 27,675.95	$ 1,911.06
87003	SONOMA VERDE PHASE 1, BLOCK C, LOT 19	4	$ 27,675.95	$ 1,911.06
87004	SONOMA VERDE PHASE 1, BLOCK C, LOT 20	4	$ 27,675.95	$ 1,911.06
87005	SONOMA VERDE PHASE 1, BLOCK C, LOT 21	4	$ 27,675.95	$ 1,911.06
87006	SONOMA VERDE PHASE 1, BLOCK C, LOT 22	4	$ 27,675.95	$ 1,911.06
87007	SONOMA VERDE PHASE 1, BLOCK C, LOT 23	4	$ 27,675.95	$ 1,911.06
87008	SONOMA VERDE PHASE 1, BLOCK C, LOT 24	4	$ 27,675.95	$ 1,911.06
87009	SONOMA VERDE PHASE 1, BLOCK C, LOT 25	4	$ 27,675.95	$ 1,911.06
87010	SONOMA VERDE PHASE 1, BLOCK C, LOT 26	4	$ 27,675.95	$ 1,911.06
87011	SONOMA VERDE PHASE 1, BLOCK C, LOT 27	4 (Prepaid)	$ -	$ 62.00
87012	SONOMA VERDE PHASE 1, BLOCK C, LOT 28	4	$ 27,675.95	$ 1,911.06
87013	SONOMA VERDE PHASE 1, BLOCK C, LOT 29	4	$ 27,675.95	$ 1,911.06
87014	SONOMA VERDE PHASE 1, BLOCK C, LOT 30	4	$ 27,675.95	$ 1,911.06
87015	SONOMA VERDE PHASE 1, BLOCK C, LOT 31	4	$ 27,675.95	$ 1,911.06
87016	SONOMA VERDE PHASE 1, BLOCK C, LOT 58	2	$ 39,605.24	$ 2,708.07
87017	SONOMA VERDE PHASE 1, BLOCK C, LOT 59	2	$ 39,605.24	$ 2,708.07
87018	SONOMA VERDE PHASE 1, BLOCK C, LOT 60	2	$ 39,605.24	$ 2,708.07
87019	SONOMA VERDE PHASE 1, BLOCK C, LOT 61	2	$ 39,605.24	$ 2,708.07

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			Phase 1	
Property ID	Legal Description	Lot Type	Outstanding Assessment	Installment Due 1/31/21
87020	SONOMA VERDE PHASE 1, BLOCK C, LOT 62	2	$ 39,605.24	$ 2,708.07
87021	SONOMA VERDE PHASE 1, BLOCK C, LOT 63	2	$ 39,605.24	$ 2,708.07
87022	SONOMA VERDE PHASE 1, BLOCK C, LOT 64	2	$ 39,605.24	$ 2,708.07
87023	SONOMA VERDE PHASE 1, BLOCK C, LOT 65	2	$ 39,605.24	$ 2,708.07
87024	SONOMA VERDE PHASE 1, BLOCK C, LOT 66	2	$ 39,605.24	$ 2,708.07
87025	SONOMA VERDE PHASE 1, BLOCK C, LOT 67	2	$ 39,605.24	$ 2,708.07
87026	SONOMA VERDE PHASE 1, BLOCK C, LOT 68	2	$ 39,605.24	$ 2,708.07
87027	SONOMA VERDE PHASE 1, BLOCK C, LOT 69	2	$ 39,605.24	$ 2,708.07
87028	SONOMA VERDE PHASE 1, BLOCK C, LOT 70	2	$ 39,605.24	$ 2,708.07
87029	SONOMA VERDE PHASE 1, BLOCK C, LOT 71	2	$ 39,605.24	$ 2,708.07
87030	SONOMA VERDE PHASE 1, BLOCK D, LOT 1	4	$ 27,675.95	$ 1,911.06
87031	SONOMA VERDE PHASE 1, BLOCK D, LOT 2	4	$ 27,675.95	$ 1,911.06
87032	SONOMA VERDE PHASE 1, BLOCK D, LOT 3	4	$ 27,675.95	$ 1,911.06
87033	SONOMA VERDE PHASE 1, BLOCK D, LOT 24	4	$ 27,675.95	$ 1,911.06
87034	SONOMA VERDE PHASE 1, BLOCK D, LOT 25	4	$ 27,675.95	$ 1,911.06
87035	SONOMA VERDE PHASE 1, BLOCK D, LOT 26	4	$ 27,675.95	$ 1,911.06
87036	SONOMA VERDE PHASE 1, BLOCK D, LOT 27, Undivided Interest 50%	4	$ 27,675.95	$ 1,911.06
87037	SONOMA VERDE PHASE 1, BLOCK D, LOT 28	4	$ 27,675.95	$ 1,911.06
87038	SONOMA VERDE PHASE 1, BLOCK D, LOT 29	4	$ 27,675.95	$ 1,911.06
87039	SONOMA VERDE PHASE 1, BLOCK D, LOT 30	4	$ 27,675.95	$ 1,911.06
87040	SONOMA VERDE PHASE 1, BLOCK E, LOT 1	4	$ 27,675.95	$ 1,911.06
87041	SONOMA VERDE PHASE 1, BLOCK E, LOT 2	4	$ 27,675.95	$ 1,911.06
87042	SONOMA VERDE PHASE 1, BLOCK E, LOT 3	4	$ 27,675.95	$ 1,911.06
87043	SONOMA VERDE PHASE 1, BLOCK E, LOT 4	4	$ 27,675.95	$ 1,911.06
87044	SONOMA VERDE PHASE 1, BLOCK E, LOT 5	4	$ 27,675.95	$ 1,911.06
87045	SONOMA VERDE PHASE 1, BLOCK E, LOT 26	4	$ 27,675.95	$ 1,911.06
87046	SONOMA VERDE PHASE 1, BLOCK F, LOT 1	3	$ 30,538.98	$ 2,102.34
87047	SONOMA VERDE PHASE 1, BLOCK F, LOT 2	3	$ 30,538.98	$ 2,102.34
87048	SONOMA VERDE PHASE 1, BLOCK F, LOT 3	3	$ 30,538.98	$ 2,102.34
87049	SONOMA VERDE PHASE 1, BLOCK F, LOT 4	3	$ 30,538.98	$ 2,102.34
87050	SONOMA VERDE PHASE 1, BLOCK F, LOT 5	3	$ 30,538.98	$ 2,102.34
87051	SONOMA VERDE PHASE 1, BLOCK F, LOT 6	3	$ 30,538.98	$ 2,102.34
87052	SONOMA VERDE PHASE 1, BLOCK F, LOT 7	3	$ 30,538.98	$ 2,102.34
87053	SONOMA VERDE PHASE 1, BLOCK F, LOT 8	3	$ 30,538.98	$ 2,102.34
87054	SONOMA VERDE PHASE 1, BLOCK F, LOT 9	3	$ 30,538.98	$ 2,102.34
87055	SONOMA VERDE PHASE 1, BLOCK F, LOT 10	3	$ 30,538.98	$ 2,102.34
87056	SONOMA VERDE PHASE 1, BLOCK F, LOT 11	3	$ 30,538.98	$ 2,102.34
87057	SONOMA VERDE PHASE 1, BLOCK F, LOT 12	3	$ 30,538.98	$ 2,102.34
87058	SONOMA VERDE PHASE 1, BLOCK F, LOT 13	3	$ 30,538.98	$ 2,102.34
87059	SONOMA VERDE PHASE 1, BLOCK F, LOT 14	3	$ 30,538.98	$ 2,102.34
87060	SONOMA VERDE PHASE 1, BLOCK F, LOT 15, OPEN SPACE	Non Benefitted	$ -	$ -
87061	SONOMA VERDE PHASE 1, BLOCK F, LOT 27	4	$ 27,675.95	$ 1,911.06
87062	SONOMA VERDE PHASE 1, BLOCK F, LOT 28	4	$ 27,675.95	$ 1,911.06
87063	SONOMA VERDE PHASE 1, BLOCK F, LOT 29	4	$ 27,675.95	$ 1,911.06
87064	SONOMA VERDE PHASE 1, BLOCK F, LOT 30	4	$ 27,675.95	$ 1,911.06
87065	SONOMA VERDE PHASE 1, BLOCK F, LOT 31	4	$ 27,675.95	$ 1,911.06
87066	SONOMA VERDE PHASE 1, BLOCK F, LOT 32	4	$ 27,675.95	$ 1,911.06
87067	SONOMA VERDE PHASE 1, BLOCK G, LOT 1	3	$ 30,538.98	$ 2,102.34
87068	SONOMA VERDE PHASE 1, BLOCK G, LOT 2	3	$ 30,538.98	$ 2,102.34
87069	SONOMA VERDE PHASE 1, BLOCK G, LOT 3	3	$ 30,538.98	$ 2,102.34
87070	SONOMA VERDE PHASE 1, BLOCK G, LOT 4	3	$ 30,538.98	$ 2,102.34
87071	SONOMA VERDE PHASE 1, BLOCK G, LOT 5	3	$ 30,538.98	$ 2,102.34
87072	SONOMA VERDE PHASE 1, BLOCK G, LOT 6	3	$ 30,538.98	$ 2,102.34
87073	SONOMA VERDE PHASE 1, BLOCK G, LOT 7	5	$ 21,949.89	$ 1,528.50
87074	SONOMA VERDE PHASE 1, BLOCK G, LOT 8	5	$ 21,949.89	$ 1,528.50
87075	SONOMA VERDE PHASE 1, BLOCK G, LOT 9	5	$ 21,949.89	$ 1,528.50
87076	SONOMA VERDE PHASE 1, BLOCK G, LOT 10	5	$ 21,949.89	$ 1,528.50
87077	SONOMA VERDE PHASE 1, BLOCK G, LOT 11	5	$ 21,949.89	$ 1,528.50
87078	SONOMA VERDE PHASE 1, BLOCK G, LOT 12	5	$ 21,949.89	$ 1,528.50
87079	SONOMA VERDE PHASE 1, BLOCK G, LOT 13	5	$ 21,949.89	$ 1,528.50

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			Phase 1	
Property ID	Legal Description	Lot Type	Outstanding Assessment	Installment Due 1/31/21
87080	SONOMA VERDE PHASE 1, BLOCK G, LOT 14	5	$ 21,949.89	$ 1,528.50
87081	SONOMA VERDE PHASE 1, BLOCK G, LOT 15	5	$ 21,949.89	$ 1,528.50
87082	SONOMA VERDE PHASE 1, BLOCK G, LOT 16	5	$ 21,949.89	$ 1,528.50
87083	SONOMA VERDE PHASE 1, BLOCK G, LOT 17	5	$ 21,949.89	$ 1,528.50
87084	SONOMA VERDE PHASE 1, BLOCK G, LOT 18	5	$ 21,949.89	$ 1,528.50
87085	SONOMA VERDE PHASE 1, BLOCK G, LOT 19	5	$ 21,949.89	$ 1,528.50
87086	SONOMA VERDE PHASE 1, BLOCK G, LOT 20	5	$ 21,949.89	$ 1,528.50
87087	SONOMA VERDE PHASE 1, BLOCK G, LOT 21	5	$ 21,949.89	$ 1,528.50
87088	SONOMA VERDE PHASE 1, BLOCK G, LOT 22	5	$ 21,949.89	$ 1,528.50
87089	SONOMA VERDE PHASE 1, BLOCK G, LOT 23	5	$ 21,949.89	$ 1,528.50
87090	SONOMA VERDE PHASE 1, BLOCK G, LOT 24	5	$ 21,949.89	$ 1,528.50
87091	SONOMA VERDE PHASE 1, BLOCK G, LOT 25	5	$ 21,949.89	$ 1,528.50
87092	SONOMA VERDE PHASE 1, BLOCK G, LOT 26	5	$ 21,949.89	$ 1,528.50
87093	SONOMA VERDE PHASE 1, BLOCK G, LOT 27	5	$ 21,949.89	$ 1,528.50
87094	SONOMA VERDE PHASE 1, BLOCK G, LOT 28	5	$ 21,949.89	$ 1,528.50
87095	SONOMA VERDE PHASE 1, BLOCK G, LOT 29	5	$ 21,949.89	$ 1,528.50
87096	SONOMA VERDE PHASE 1, BLOCK G, LOT 30	5	$ 21,949.89	$ 1,528.50
87097	SONOMA VERDE PHASE 1, BLOCK H, LOT 1	3	$ 30,538.98	$ 2,102.34
87098	SONOMA VERDE PHASE 1, BLOCK H, LOT 2	3	$ 30,538.98	$ 2,102.34
87099	SONOMA VERDE PHASE 1, BLOCK H, LOT 3	3	$ 30,538.98	$ 2,102.34
87100	SONOMA VERDE PHASE 1, BLOCK H, LOT 4	3	$ 30,538.98	$ 2,102.34
87101	SONOMA VERDE PHASE 1, BLOCK H, LOT 5	3	$ 30,538.98	$ 2,102.34
87102	SONOMA VERDE PHASE 1, BLOCK H, LOT 6	3	$ 30,538.98	$ 2,102.34
87103	SONOMA VERDE PHASE 1, BLOCK H, LOT 7, OPEN SPACE	Non Benefitted	$ -	$ -
87104	SONOMA VERDE PHASE 1, BLOCK H, LOT 8	4	$ 27,675.95	$ 1,911.06
87105	SONOMA VERDE PHASE 1, BLOCK H, LOT 9	5	$ 21,949.89	$ 1,528.50
87106	SONOMA VERDE PHASE 1, BLOCK H, LOT 10	5	$ 21,949.89	$ 1,528.50
87107	SONOMA VERDE PHASE 1, BLOCK H, LOT 11	5	$ 21,949.89	$ 1,528.50
87108	SONOMA VERDE PHASE 1, BLOCK H, LOT 12	4	$ 27,675.95	$ 1,911.06
87109	SONOMA VERDE PHASE 1, BLOCK H, LOT 13	4	$ 27,675.95	$ 1,911.06
87110	SONOMA VERDE PHASE 1, BLOCK H, LOT 14	4	$ 27,675.95	$ 1,911.06
87111	SONOMA VERDE PHASE 1, BLOCK H, LOT 15	5	$ 21,949.89	$ 1,528.50
87112	SONOMA VERDE PHASE 1, BLOCK H, LOT 16	5	$ 21,949.89	$ 1,528.50
87113	SONOMA VERDE PHASE 1, BLOCK H, LOT 17	5	$ 21,949.89	$ 1,528.50
87114	SONOMA VERDE PHASE 1, BLOCK H, LOT 18	5	$ 21,949.89	$ 1,528.50
87115	SONOMA VERDE PHASE 1, BLOCK H, LOT 19	5	$ 21,949.89	$ 1,528.50
87116	SONOMA VERDE PHASE 1, BLOCK H, LOT 20	5	$ 21,949.89	$ 1,528.50
87117	SONOMA VERDE PHASE 1, BLOCK H, LOT 21	5	$ 21,949.89	$ 1,528.50
87118	SONOMA VERDE PHASE 1, BLOCK H, LOT 22	5	$ 21,949.89	$ 1,528.50
87119	SONOMA VERDE PHASE 1, BLOCK H, LOT 23	5	$ 21,949.89	$ 1,528.50
87120	SONOMA VERDE PHASE 1, BLOCK I, LOT 1	5	$ 21,949.89	$ 1,528.50
87121	SONOMA VERDE PHASE 1, BLOCK I, LOT 2	5	$ 21,949.89	$ 1,528.50
87122	SONOMA VERDE PHASE 1, BLOCK I, LOT 3	5	$ 21,949.89	$ 1,528.50
87123	SONOMA VERDE PHASE 1, BLOCK I, LOT 4	5	$ 21,949.89	$ 1,528.50
87124	SONOMA VERDE PHASE 1, BLOCK J, LOT 1	5	$ 21,949.89	$ 1,528.50
87125	SONOMA VERDE PHASE 1, BLOCK J, LOT 2	5	$ 21,949.89	$ 1,528.50
87126	SONOMA VERDE PHASE 1, BLOCK J, LOT 3	5	$ 21,949.89	$ 1,528.50
87127	SONOMA VERDE PHASE 1, BLOCK J, LOT 4	5	$ 21,949.89	$ 1,528.50
87128	SONOMA VERDE PHASE 1, BLOCK J, LOT 5	5	$ 21,949.89	$ 1,528.50
87129	SONOMA VERDE PHASE 1, BLOCK J, LOT 6	5	$ 21,949.89	$ 1,528.50
87130	SONOMA VERDE PHASE 1, BLOCK J, LOT 7	5	$ 21,949.89	$ 1,528.50
87131	SONOMA VERDE PHASE 1, BLOCK J, LOT 8	5	$ 21,949.89	$ 1,528.50
87132	SONOMA VERDE PHASE 1, BLOCK J, LOT 9	5	$ 21,949.89	$ 1,528.50
87133	SONOMA VERDE PHASE 1, BLOCK J, LOT 10	5	$ 21,949.89	$ 1,528.50
87134	SONOMA VERDE PHASE 1, BLOCK J, LOT 11	5	$ 21,949.89	$ 1,528.50
87135	SONOMA VERDE PHASE 1, BLOCK J, LOT 12	5	$ 21,949.89	$ 1,528.50
87136	SONOMA VERDE PHASE 1, BLOCK J, LOT 13	5	$ 21,949.89	$ 1,528.50
87137	SONOMA VERDE PHASE 1, BLOCK L, LOT 1, AMENITY CENTER	Non Benefitted	$ -	$ -
87138	SONOMA VERDE PHASE 1, BLOCK K, LOT 1, OPEN SPACE	Non Benefitted	$ -	$ -
87139	SONOMA VERDE PHASE 1, BLOCK L, LOT 2, PIPELINE EASEMENT	Non Benefitted	$ -	$ -

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			Phase 1	
Property ID	Legal Description	Lot Type	Outstanding Assessment	Installment Due 1/31/21
87140	SONOMA VERDE PHASE 1, BLOCK M, LOT 1, OPEN SPACE	Non Benefitted	$ -	$ -
89847	SONOMA VERDE PH 1B, BLOCK Z, LOT 12	4	$ 27,675.95	$ 1,911.06
89848	SONOMA VERDE PH 1B, BLOCK Z, LOT 13	4	$ 27,675.95	$ 1,911.06
89849	SONOMA VERDE PH 1B, BLOCK C, LOT 32	4	$ 27,675.95	$ 1,911.06
89850	SONOMA VERDE PH 1B, BLOCK C, LOT 33	4	$ 27,675.95	$ 1,911.06
89851	SONOMA VERDE PH 1B, BLOCK D, LOT 4	4	$ 27,675.95	$ 1,911.06
89852	SONOMA VERDE PH 1B, BLOCK D, LOT 5	4	$ 27,675.95	$ 1,911.06
89853	SONOMA VERDE PH 1B, BLOCK D, LOT 6	4	$ 27,675.95	$ 1,911.06
89854	SONOMA VERDE PH 1B, BLOCK D, LOT 7	4	$ 27,675.95	$ 1,911.06
89855	SONOMA VERDE PH 1B, BLOCK D, LOT 8	4	$ 27,675.95	$ 1,911.06
89856	SONOMA VERDE PH 1B, BLOCK D, LOT 9	4	$ 27,675.95	$ 1,911.06
89857	SONOMA VERDE PH 1B, BLOCK D, LOT 10	4	$ 27,675.95	$ 1,911.06
89858	SONOMA VERDE PH 1B, BLOCK D, LOT 11	4	$ 27,675.95	$ 1,911.06
89859	SONOMA VERDE PH 1B, BLOCK D, LOT 12	4	$ 27,675.95	$ 1,911.06
89860	SONOMA VERDE PH 1B, BLOCK D, LOT 13	4	$ 27,675.95	$ 1,911.06
89861	SONOMA VERDE PH 1B, BLOCK D, LOT 14	4	$ 27,675.95	$ 1,911.06
89862	SONOMA VERDE PH 1B, BLOCK D, LOT 15	4 (Prepaid)	$ -	$ 62.00
89863	SONOMA VERDE PH 1B, BLOCK D, LOT 16	4	$ 27,675.95	$ 1,911.06
89864	SONOMA VERDE PH 1B, BLOCK D, LOT 17	4	$ 27,675.95	$ 1,911.06
89865	SONOMA VERDE PH 1B, BLOCK D, LOT 18	4	$ 27,675.95	$ 1,911.06
89866	SONOMA VERDE PH 1B, BLOCK D, LOT 19	4	$ 27,675.95	$ 1,911.06
89867	SONOMA VERDE PH 1B, BLOCK D, LOT 20	4	$ 27,675.95	$ 1,911.06
89868	SONOMA VERDE PH 1B, BLOCK D, LOT 21	4	$ 27,675.95	$ 1,911.06
89869	SONOMA VERDE PH 1B, BLOCK D, LOT 22	4	$ 27,675.95	$ 1,911.06
89870	SONOMA VERDE PH 1B, BLOCK D, LOT 23	4	$ 27,675.95	$ 1,911.06
89871	SONOMA VERDE PH 1B, BLOCK E, LOT 6	4	$ 27,675.95	$ 1,911.06
89872	SONOMA VERDE PH 1B, BLOCK E, LOT 7	4	$ 27,675.95	$ 1,911.06
89873	SONOMA VERDE PH 1B, BLOCK E, LOT 8	4	$ 27,675.95	$ 1,911.06
89874	SONOMA VERDE PH 1B, BLOCK E, LOT 9	4	$ 27,675.95	$ 1,911.06
89875	SONOMA VERDE PH 1B, BLOCK E, LOT 10	4	$ 27,675.95	$ 1,911.06
89876	SONOMA VERDE PH 1B, BLOCK E, LOT 11	4	$ 27,675.95	$ 1,911.06
89877	SONOMA VERDE PH 1B, BLOCK E, LOT 12	4	$ 27,675.95	$ 1,911.06
89878	SONOMA VERDE PH 1B, BLOCK E, LOT 13	4	$ 27,675.95	$ 1,911.06
89879	SONOMA VERDE PH 1B, BLOCK E, LOT 14	4	$ 27,675.95	$ 1,911.06
89880	SONOMA VERDE PH 1B, BLOCK E, LOT 15	4	$ 27,675.95	$ 1,911.06
89881	SONOMA VERDE PH 1B, BLOCK E, LOT 16	4	$ 27,675.95	$ 1,911.06
89882	SONOMA VERDE PH 1B, BLOCK E, LOT 17	4	$ 27,675.95	$ 1,911.06
89883	SONOMA VERDE PH 1B, BLOCK E, LOT 18	4	$ 27,675.95	$ 1,911.06
89884	SONOMA VERDE PH 1B, BLOCK E, LOT 19	4	$ 27,675.95	$ 1,911.06
89885	SONOMA VERDE PH 1B, BLOCK E, LOT 20	4	$ 27,675.95	$ 1,911.06
89886	SONOMA VERDE PH 1B, BLOCK E, LOT 21	4	$ 27,675.95	$ 1,911.06
89887	SONOMA VERDE PH 1B, BLOCK E, LOT 22	4	$ 27,675.95	$ 1,911.06
89888	SONOMA VERDE PH 1B, BLOCK E, LOT 23	4	$ 27,675.95	$ 1,911.06
89889	SONOMA VERDE PH 1B, BLOCK E, LOT 24	4	$ 27,675.95	$ 1,911.06
89890	SONOMA VERDE PH 1B, BLOCK E, LOT 25	4	$ 27,675.95	$ 1,911.06
89891	SONOMA VERDE PH 1B, BLOCK F, LOT 16	4	$ 27,675.95	$ 1,911.06
89892	SONOMA VERDE PH 1B, BLOCK F, LOT 17	4	$ 27,675.95	$ 1,911.06
89893	SONOMA VERDE PH 1B, BLOCK F, LOT 18	4	$ 27,675.95	$ 1,911.06
89894	SONOMA VERDE PH 1B, BLOCK F, LOT 19	4	$ 27,675.95	$ 1,911.06
89895	SONOMA VERDE PH 1B, BLOCK F, LOT 20	4	$ 27,675.95	$ 1,911.06
89896	SONOMA VERDE PH 1B, BLOCK F, LOT 21	4	$ 27,675.95	$ 1,911.06
89897	SONOMA VERDE PH 1B, BLOCK F, LOT 22	4	$ 27,675.95	$ 1,911.06
89898	SONOMA VERDE PH 1B, BLOCK F, LOT 23	4	$ 27,675.95	$ 1,911.06
89899	SONOMA VERDE PH 1B, BLOCK F, LOT 24	4	$ 27,675.95	$ 1,911.06
89900	SONOMA VERDE PH 1B, BLOCK F, LOT 25	4	$ 27,675.95	$ 1,911.06
89901	SONOMA VERDE PH 1B, BLOCK F, LOT 26	4	$ 27,675.95	$ 1,911.06
89902	SONOMA VERDE PH 1B, BLOCK G, LOT 31	5	$ 21,949.89	$ 1,528.50
89903	SONOMA VERDE PH 1B, BLOCK G, LOT 32	5	$ 21,949.89	$ 1,528.50
89904	SONOMA VERDE PH 1B, BLOCK G, LOT 33	5	$ 21,949.89	$ 1,528.50
89905	SONOMA VERDE PH 1B, BLOCK G, LOT 34	5	$ 21,949.89	$ 1,528.50

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			Phase 1	
Property ID	Legal Description	Lot Type	Outstanding Assessment	Installment Due 1/31/21
89906	SONOMA VERDE PH 1B, BLOCK G, LOT 35	5	$ 21,949.89	$ 1,528.50
89907	SONOMA VERDE PH 1B, BLOCK G, LOT 36	5	$ 21,949.89	$ 1,528.50
89908	SONOMA VERDE PH 1B, BLOCK G, LOT 37	5	$ 21,949.89	$ 1,528.50
89909	SONOMA VERDE PH 1B, BLOCK G, LOT 38	5	$ 21,949.89	$ 1,528.50
89910	SONOMA VERDE PH 1B, BLOCK G, LOT 39	5	$ 21,949.89	$ 1,528.50
89911	SONOMA VERDE PH 1B, BLOCK G, LOT 40	5	$ 21,949.89	$ 1,528.50
89912	SONOMA VERDE PH 1B, BLOCK G, LOT 41	5	$ 21,949.89	$ 1,528.50
89913	SONOMA VERDE PH 1B, BLOCK G, LOT 42	5	$ 21,949.89	$ 1,528.50
89914	SONOMA VERDE PH 1B, BLOCK G, LOT 43	5	$ 21,949.89	$ 1,528.50
89915	SONOMA VERDE PH 1B, BLOCK G, LOT 44	5	$ 21,949.89	$ 1,528.50
89916	SONOMA VERDE PH 1B, BLOCK K, LOT 1	5	$ 21,949.89	$ 1,528.50
89917	SONOMA VERDE PH 1B, BLOCK K, LOT 2	5	$ 21,949.89	$ 1,528.50
89918	SONOMA VERDE PH 1B, BLOCK K, LOT 3	5	$ 21,949.89	$ 1,528.50
89919	SONOMA VERDE PH 1B, BLOCK K, LOT 4	5	$ 21,949.89	$ 1,528.50
89920	SONOMA VERDE PH 1B, BLOCK K, LOT 5	5	$ 21,949.89	$ 1,528.50
89921	SONOMA VERDE PH 1B, BLOCK K, LOT 6	5	$ 21,949.89	$ 1,528.50
89922	SONOMA VERDE PH 1B, BLOCK K, LOT 7	5	$ 21,949.89	$ 1,528.50
89923	SONOMA VERDE PH 1B, BLOCK K, LOT 8	5	$ 21,949.89	$ 1,528.50
89924	SONOMA VERDE PH 1B, BLOCK K, LOT 9	5	$ 21,949.89	$ 1,528.50
89925	SONOMA VERDE PH 1B, BLOCK K, LOT 10	5	$ 21,949.89	$ 1,528.50
89926	SONOMA VERDE PH 1B, BLOCK K, LOT 11	5	$ 21,949.89	$ 1,528.50
89927	SONOMA VERDE PH 1B, BLOCK K, LOT 12	5	$ 21,949.89	$ 1,528.50
89928	SONOMA VERDE PH 1B, BLOCK K, LOT 13	5	$ 21,949.89	$ 1,528.50
89929	SONOMA VERDE PH 1B, BLOCK K, LOT 14	5	$ 21,949.89	$ 1,528.50
89930	SONOMA VERDE PH 1B, BLOCK K, LOT 15	5	$ 21,949.89	$ 1,528.50
89931	SONOMA VERDE PH 1B, BLOCK L, LOT 1	5	$ 21,949.89	$ 1,528.50
89932	SONOMA VERDE PH 1B, BLOCK L, LOT 2	5	$ 21,949.89	$ 1,528.50
89933	SONOMA VERDE PH 1B, BLOCK L, LOT 3	5	$ 21,949.89	$ 1,528.50
89934	SONOMA VERDE PH 1B, BLOCK L, LOT 4	5	$ 21,949.89	$ 1,528.50
89935	SONOMA VERDE PH 1B, BLOCK L, LOT 5	5	$ 21,949.89	$ 1,528.50
89936	SONOMA VERDE PH 1B, BLOCK L, LOT 6	5	$ 21,949.89	$ 1,528.50
89937	SONOMA VERDE PH 1B, BLOCK L, LOT 7	5	$ 21,949.89	$ 1,528.50
89938	SONOMA VERDE PH 1B, BLOCK L, LOT 8	5	$ 21,949.89	$ 1,528.50
89939	SONOMA VERDE PH 1B, BLOCK L, LOT 9	5	$ 21,949.89	$ 1,528.50
89940	SONOMA VERDE PH 1B, BLOCK L, LOT 10	5	$ 21,949.89	$ 1,528.50
89941	SONOMA VERDE PH 1B, BLOCK L, LOT 11	5	$ 21,949.89	$ 1,528.50
89942	SONOMA VERDE PH 1B, BLOCK L, LOT 12	5	$ 21,949.89	$ 1,528.50
89943	SONOMA VERDE PH 1B, BLOCK L, LOT 13	5	$ 21,949.89	$ 1,528.50
89944	SONOMA VERDE PH 1B, BLOCK L, LOT 14	5	$ 21,949.89	$ 1,528.50
89945	SONOMA VERDE PH 1B, BLOCK L, LOT 15	5	$ 21,949.89	$ 1,528.50
89946	SONOMA VERDE PH 1B, BLOCK L, LOT 16	5	$ 21,949.89	$ 1,528.50
89947	SONOMA VERDE PH 1B, BLOCK L, LOT 17	5	$ 21,949.89	$ 1,528.50
89948	SONOMA VERDE PH 1B, BLOCK L, LOT 18	5	$ 21,949.89	$ 1,528.50
89949	SONOMA VERDE PH 1B, BLOCK L, LOT 19	5	$ 21,949.89	$ 1,528.50
89950	SONOMA VERDE PH 1B, BLOCK L, LOT 20	5	$ 21,949.89	$ 1,528.50
89951	SONOMA VERDE PH 1B, BLOCK L, LOT 21	5	$ 21,949.89	$ 1,528.50
89952	SONOMA VERDE PH 1B, BLOCK L, LOT 22	5	$ 21,949.89	$ 1,528.50
89953	SONOMA VERDE PH 1B, BLOCK L, LOT 23	5	$ 21,949.89	$ 1,528.50
89954	SONOMA VERDE PH 1B, BLOCK L, LOT 24	5	$ 21,949.89	$ 1,528.50
89955	SONOMA VERDE PH 1B, BLOCK L, LOT 25	5	$ 21,949.89	$ 1,528.50
89956	SONOMA VERDE PH 1B, BLOCK L, LOT 26	5	$ 21,949.89	$ 1,528.50
89957	SONOMA VERDE PH 1B, BLOCK L, LOT 27	5	$ 21,949.89	$ 1,528.50
89958	SONOMA VERDE PH 1B, BLOCK L, LOT 28	5	$ 21,949.89	$ 1,528.50
89959	SONOMA VERDE PH 1B, BLOCK L, LOT 29	5	$ 21,949.89	$ 1,528.50
89960	SONOMA VERDE PH 1B, BLOCK L, LOT 30	5	$ 21,949.89	$ 1,528.50
89961	SONOMA VERDE PH 1B, BLOCK L, LOT 31	5	$ 21,949.89	$ 1,528.50
89962	SONOMA VERDE PH 1B, BLOCK L, LOT 32	5	$ 21,949.89	$ 1,528.50
89963	SONOMA VERDE PH 1B, BLOCK L, LOT 33	5	$ 21,949.89	$ 1,528.50
89964	SONOMA VERDE PH 1B, BLOCK L, LOT 34	5	$ 21,949.89	$ 1,528.50
89965	SONOMA VERDE PH 1B, BLOCK L, LOT 35	5	$ 21,949.89	$ 1,528.50

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			Phase 1	
Property ID	Legal Description	Lot Type	Outstanding Assessment	Installment Due 1/31/21
89966	SONOMA VERDE PH 1B, BLOCK L, LOT 36	5	$ 21,949.89	$ 1,528.50
89967	SONOMA VERDE PH 1B, BLOCK L, LOT 37	5	$ 21,949.89	$ 1,528.50
89968	SONOMA VERDE PH 1B, BLOCK L, LOT 38	5	$ 21,949.89	$ 1,528.50
89969	SONOMA VERDE PH 1B, BLOCK L, LOT 39	5	$ 21,949.89	$ 1,528.50
89970	SONOMA VERDE PH 1B, BLOCK L, LOT 40	5	$ 21,949.89	$ 1,528.50
89971	SONOMA VERDE PH 1B, BLOCK L, LOT 41	5	$ 21,949.89	$ 1,528.50
89972	SONOMA VERDE PH 1B, BLOCK L, LOT 42	5	$ 21,949.89	$ 1,528.50
89973	SONOMA VERDE PH 1B, BLOCK L, LOT 43	5	$ 21,949.89	$ 1,528.50
89974	SONOMA VERDE PH 1B, BLOCK L, LOT 44	5	$ 21,949.89	$ 1,528.50
89975	SONOMA VERDE PH 1B, BLOCK L, LOT 45	5	$ 21,949.89	$ 1,528.50
89976	SONOMA VERDE PH 1B, BLOCK L, LOT 46	5	$ 21,949.89	$ 1,528.50
89977	SONOMA VERDE PH 1B, BLOCK L, LOT 47	5	$ 21,949.89	$ 1,528.50
89978	SONOMA VERDE PH 1B, BLOCK L, LOT 48	5	$ 21,949.89	$ 1,528.50
89979	SONOMA VERDE PH 1B, BLOCK L, LOT 49	5	$ 21,949.89	$ 1,528.50
89980	SONOMA VERDE PH 1B, BLOCK L, LOT 50	5	$ 21,949.89	$ 1,528.50
89981	SONOMA VERDE PH 1B, BLOCK L, LOT 51	5	$ 21,949.89	$ 1,528.50
89982	SONOMA VERDE PH 1B, BLOCK L, LOT 52	5	$ 21,949.89	$ 1,528.50
89983	SONOMA VERDE PH 1B, BLOCK L, LOT 53	5	$ 21,949.89	$ 1,528.50
89984	SONOMA VERDE PH 1B, BLOCK M, LOT 1	5	$ 21,949.89	$ 1,528.50
89985	SONOMA VERDE PH 1B, BLOCK M, LOT 2	5	$ 21,949.89	$ 1,528.50
89986	SONOMA VERDE PH 1B, BLOCK M, LOT 3	5	$ 21,949.89	$ 1,528.50
89987	SONOMA VERDE PH 1B, BLOCK M, LOT 4	5	$ 21,949.89	$ 1,528.50
89988	SONOMA VERDE PH 1B, BLOCK M, LOT 5	5	$ 21,949.89	$ 1,528.50
89989	SONOMA VERDE PH 1B, BLOCK M, LOT 6	5	$ 21,949.89	$ 1,528.50
89990	SONOMA VERDE PH 1B, BLOCK M, LOT 7	5	$ 21,949.89	$ 1,528.50
89991	SONOMA VERDE PH 1B, BLOCK M, LOT 8	5	$ 21,949.89	$ 1,528.50
89992	SONOMA VERDE PH 1B, BLOCK M, LOT 9	5	$ 21,949.89	$ 1,528.50
89993	SONOMA VERDE PH 1B, BLOCK M, LOT 10	5	$ 21,949.89	$ 1,528.50
89994	SONOMA VERDE PH 1B, BLOCK M, LOT 11	5	$ 21,949.89	$ 1,528.50
89995	SONOMA VERDE PH 1B, BLOCK M, LOT 12	5	$ 21,949.89	$ 1,528.50
89996	SONOMA VERDE PH 1B, BLOCK M, LOT 13	5	$ 21,949.89	$ 1,528.50
89997	SONOMA VERDE PH 1B, BLOCK M, LOT 14	5	$ 21,949.89	$ 1,528.50
89998	SONOMA VERDE PH 1B, BLOCK M, LOT 15	5	$ 21,949.89	$ 1,528.50
89999	SONOMA VERDE PH 1B, BLOCK M, LOT 16	5	$ 21,949.89	$ 1,528.50
90000	SONOMA VERDE PH 1B, BLOCK M, LOT 17	5	$ 21,949.89	$ 1,528.50
90001	SONOMA VERDE PH 1B, BLOCK M, LOT 18	5	$ 21,949.89	$ 1,528.50
90002	SONOMA VERDE PH 1B, BLOCK M, LOT 19	5	$ 21,949.89	$ 1,528.50
90003	SONOMA VERDE PH 1B, BLOCK M, LOT 20	5	$ 21,949.89	$ 1,528.50
90004	SONOMA VERDE PH 1B, BLOCK M, LOT 21	5	$ 21,949.89	$ 1,528.50
90005	SONOMA VERDE PH 1B, BLOCK M, LOT 22	5	$ 21,949.89	$ 1,528.50
90006	SONOMA VERDE PH 1B, BLOCK N, LOT 48	5	$ 21,949.89	$ 1,528.50
90007	SONOMA VERDE PH 1B, BLOCK N, LOT 49	5	$ 21,949.89	$ 1,528.50
90008	SONOMA VERDE PH 1B, BLOCK N, LOT 50	5	$ 21,949.89	$ 1,528.50
90009	SONOMA VERDE PH 1B, BLOCK N, LOT 51	5	$ 21,949.89	$ 1,528.50
90010	SONOMA VERDE PH 1B, BLOCK N, LOT 52	5	$ 21,949.89	$ 1,528.50
90011	SONOMA VERDE PH 1B, BLOCK N, LOT 53	5	$ 21,949.89	$ 1,528.50
90012	SONOMA VERDE PH 1B, BLOCK O, LOT 9	5	$ 21,949.89	$ 1,528.50
90013	SONOMA VERDE PH 1B, BLOCK O, LOT 10	5	$ 21,949.89	$ 1,528.50
90014	SONOMA VERDE PH 1B, BLOCK O, LOT 11	5	$ 21,949.89	$ 1,528.50
90015	SONOMA VERDE PH 1B, BLOCK O, LOT 12	5	$ 21,949.89	$ 1,528.50
90016	SONOMA VERDE PH 1B, BLOCK O, LOT 13	5	$ 21,949.89	$ 1,528.50
90017	SONOMA VERDE PH 1B, BLOCK O, LOT 14	5	$ 21,949.89	$ 1,528.50
90018	SONOMA VERDE PH 1B, BLOCK O, LOT 15	5	$ 21,949.89	$ 1,528.50
90019	SONOMA VERDE PH 1B, BLOCK O, LOT 16	5	$ 21,949.89	$ 1,528.50
90020	SONOMA VERDE PH 1B, BLOCK P, LOT 4	5	$ 21,949.89	$ 1,528.50
90021	SONOMA VERDE PH 1B, BLOCK P, LOT 5	5	$ 21,949.89	$ 1,528.50
90022	SONOMA VERDE PH 1B, BLOCK P, LOT 6	5	$ 21,949.89	$ 1,528.50
90023	SONOMA VERDE PH 1B, BLOCK P, LOT 7	5	$ 21,949.89	$ 1,528.50
90024	SONOMA VERDE PH 1B, BLOCK X, LOT 5	4	$ 27,675.95	$ 1,911.06
90025	SONOMA VERDE PH 1B, BLOCK X, LOT 6	4	$ 27,675.95	$ 1,911.06

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			Phase 1	
Property ID	Legal Description	Lot Type	Outstanding Assessment	Installment Due 1/31/21
90026	SONOMA VERDE PH 1B, BLOCK X, LOT 7	4	$ 27,675.95	$ 1,911.06
90027	SONOMA VERDE PH 1B, BLOCK X, LOT 8	4	$ 27,675.95	$ 1,911.06
90028	SONOMA VERDE PH 1B, BLOCK Y, LOT 12	4	$ 27,675.95	$ 1,911.06
90029	SONOMA VERDE PH 1B, BLOCK Y, LOT 13	4	$ 27,675.95	$ 1,911.06
90030	SONOMA VERDE PH 1B, BLOCK Y, LOT 14	4	$ 27,675.95	$ 1,911.06
90031	SONOMA VERDE PH 1B, BLOCK Y, LOT 15	4	$ 27,675.95	$ 1,911.06
90032	SONOMA VERDE PH 1B, BLOCK Y, LOT 16	4	$ 27,675.95	$ 1,911.06
90033	SONOMA VERDE PH 1B, BLOCK Y, LOT 17	4	$ 27,675.95	$ 1,911.06
90034	SONOMA VERDE PH 1B, BLOCK Y, LOT 18	4	$ 27,675.95	$ 1,911.06
90035	SONOMA VERDE PH 1B, BLOCK Y, LOT 19	4	$ 27,675.95	$ 1,911.06
90036	SONOMA VERDE PH 1B, BLOCK Y, LOT 20	4	$ 27,675.95	$ 1,911.06
90037	SONOMA VERDE PH 1B, BLOCK Y, LOT 21	4	$ 27,675.95	$ 1,911.06
90038	SONOMA VERDE PH 1B, BLOCK Y, LOT 22, OPEN SPACE	Non Benefitted	$ -	$ -
Total			**$ 9,532,455.90**	**$ 659,441.98**

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EXHIBIT A-2 – IMPROVEMENT AREA #1C ASSESSMENT ROLL

			Improvement Area #1C	
Property ID	Legal Description	Lot Type	Outstanding Assessment	Installment Due 1/31/21
95434	SONOMA VERDE PH 1C, BLOCK C, LOT 34	4	$ 31,465.35	$ 3,308.33
95435	SONOMA VERDE PH 1C, BLOCK C, LOT 35	4	$ 31,465.35	$ 3,308.33
95436	SONOMA VERDE PH 1C, BLOCK C, LOT 36	4	$ 31,465.35	$ 3,308.33
95437	SONOMA VERDE PH 1C, BLOCK C, LOT 37	4	$ 31,465.35	$ 3,308.33
95438	SONOMA VERDE PH 1C, BLOCK C, LOT 38	4	$ 31,465.35	$ 3,308.33
95439	SONOMA VERDE PH 1C, BLOCK C, LOT 39	4	$ 31,465.35	$ 3,308.33
95440	SONOMA VERDE PH 1C, BLOCK C, LOT 40	4	$ 31,465.35	$ 3,308.33
95441	SONOMA VERDE PH 1C, BLOCK C, LOT 41	4	$ 31,465.35	$ 3,308.33
95442	SONOMA VERDE PH 1C, BLOCK C, LOT 42	4	$ 31,465.35	$ 3,308.33
95443	SONOMA VERDE PH 1C, BLOCK C, LOT 43	4	$ 31,465.35	$ 3,308.33
95444	SONOMA VERDE PH 1C, BLOCK C, LOT 44	4	$ 31,465.35	$ 3,308.33
95445	SONOMA VERDE PH 1C, BLOCK C, LOT 45	4	$ 31,465.35	$ 3,308.33
95446	SONOMA VERDE PH 1C, BLOCK C, LOT 46	4	$ 31,465.35	$ 3,308.33
95447	SONOMA VERDE PH 1C, BLOCK X, LOT 1	4	$ 31,465.35	$ 3,308.33
95448	SONOMA VERDE PH 1C, BLOCK X, LOT 2	4	$ 31,465.35	$ 3,308.33
95449	SONOMA VERDE PH 1C, BLOCK X, LOT 3	4	$ 31,465.35	$ 3,308.33
95450	SONOMA VERDE PH 1C, BLOCK X, LOT 4	4	$ 31,465.35	$ 3,308.33
95451	SONOMA VERDE PH 1C, BLOCK Y, LOT 1	4	$ 31,465.35	$ 3,308.33
95452	SONOMA VERDE PH 1C, BLOCK Y, LOT 2	4	$ 31,465.35	$ 3,308.33
95453	SONOMA VERDE PH 1C, BLOCK Y, LOT 8	4	$ 31,465.35	$ 3,308.33
95454	SONOMA VERDE PH 1C, BLOCK Y, LOT 9	4	$ 31,465.35	$ 3,308.33
95455	SONOMA VERDE PH 1C, BLOCK Y, LOT 10	4	$ 31,465.35	$ 3,308.33
95456	SONOMA VERDE PH 1C, BLOCK Y, LOT 11	4	$ 31,465.35	$ 3,308.33
95457	SONOMA VERDE PH 1C, BLOCK Z, LOT 1	4	$ 31,465.35	$ 3,308.33
95458	SONOMA VERDE PH 1C, BLOCK Z, LOT 2	4	$ 31,465.35	$ 3,308.33
95459	SONOMA VERDE PH 1C, BLOCK Z, LOT 3	4	$ 31,465.35	$ 3,308.33
95460	SONOMA VERDE PH 1C, BLOCK Z, LOT 4	4	$ 31,465.35	$ 3,308.33
95461	SONOMA VERDE PH 1C, BLOCK Z, LOT 5	4	$ 31,465.35	$ 3,308.33
95462	SONOMA VERDE PH 1C, BLOCK Z, LOT 6	4	$ 31,465.35	$ 3,308.33
95463	SONOMA VERDE PH 1C, BLOCK Z, LOT 7	4	$ 31,465.35	$ 3,308.33
95464	SONOMA VERDE PH 1C, BLOCK Z, LOT 8	4	$ 31,465.35	$ 3,308.33
95465	SONOMA VERDE PH 1C, BLOCK Z, LOT 9	4	$ 31,465.35	$ 3,308.33
95466	SONOMA VERDE PH 1C, BLOCK Z, LOT 10	4	$ 31,465.35	$ 3,308.33
95467	SONOMA VERDE PH 1C, BLOCK Z, LOT 11	4	$ 31,465.35	$ 3,308.33
95468	SONOMA VERDE PH 1C, BLOCK Z, LOT 14	4	$ 31,465.35	$ 3,308.33
95469	SONOMA VERDE PH 1C, BLOCK Z, LOT 15	4	$ 31,465.35	$ 3,308.33
95470	SONOMA VERDE PH 1C, BLOCK Z, LOT 16	4	$ 31,465.35	$ 3,308.33
95471	SONOMA VERDE PH 1C, BLOCK Z, LOT 17	4	$ 31,465.35	$ 3,308.33
95472	SONOMA VERDE PH 1C, BLOCK Z, LOT 18	4	$ 31,465.35	$ 3,308.33
95473	SONOMA VERDE PH 1C, BLOCK Z, LOT 19	4	$ 31,465.35	$ 3,308.33
95474	SONOMA VERDE PH 1C, BLOCK Z, LOT 20	4	$ 31,465.35	$ 3,308.33
Total			**$ 1,290,079.39**	**$ 135,641.70**

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EXHIBIT A-3 – IMPROVEMENT AREA #2 ASSESSMENT ROLL

			Improvement Area #2	
Property ID	Legal Description	Lot Type	Outstanding Assessment	Installment Due 1/31/21
101420	SONOMA VERDE PHASE 2, BLOCK M, LOT 23	5	$ 26,085.56	$ 1,879.18
101421	SONOMA VERDE PHASE 2, BLOCK M, LOT 24	5	$ 26,085.56	$ 1,879.18
101422	SONOMA VERDE PHASE 2, BLOCK N, LOT 43	5	$ 26,085.56	$ 1,879.18
101423	SONOMA VERDE PHASE 2, BLOCK N, LOT 44	5	$ 26,085.56	$ 1,879.18
101424	SONOMA VERDE PHASE 2, BLOCK N, LOT 45	5	$ 26,085.56	$ 1,879.18
101425	SONOMA VERDE PHASE 2, BLOCK N, LOT 46	5	$ 26,085.56	$ 1,879.18
101426	SONOMA VERDE PHASE 2, BLOCK N, LOT 47	5	$ 26,085.56	$ 1,879.18
101427	SONOMA VERDE PHASE 2, BLOCK N, LOT 54	5	$ 26,085.56	$ 1,879.18
101428	SONOMA VERDE PHASE 2, BLOCK N, LOT 55	5	$ 26,085.56	$ 1,879.18
101429	SONOMA VERDE PHASE 2, BLOCK N, LOT 56	5	$ 26,085.56	$ 1,879.18
101430	SONOMA VERDE PHASE 2, BLOCK N, LOT 57	5	$ 26,085.56	$ 1,879.18
101431	SONOMA VERDE PHASE 2, BLOCK N, LOT 58	5	$ 26,085.56	$ 1,879.18
101432	SONOMA VERDE PHASE 2, BLOCK N, LOT 59	5	$ 26,085.56	$ 1,879.18
101433	SONOMA VERDE PHASE 2, BLOCK N, LOT 60	5	$ 26,085.56	$ 1,879.18
101434	SONOMA VERDE PHASE 2, BLOCK N, LOT 61	5	$ 26,085.56	$ 1,879.18
101435	SONOMA VERDE PHASE 2, BLOCK N, LOT 62	5	$ 26,085.56	$ 1,879.18
101436	SONOMA VERDE PHASE 2, BLOCK N, LOT 63	5	$ 26,085.56	$ 1,879.18
101437	SONOMA VERDE PHASE 2, BLOCK N, LOT 64	5	$ 26,085.56	$ 1,879.18
101438	SONOMA VERDE PHASE 2, BLOCK N, LOT 65	5	$ 26,085.56	$ 1,879.18
101439	SONOMA VERDE PHASE 2, BLOCK N, LOT 66	5	$ 26,085.56	$ 1,879.18
101440	SONOMA VERDE PHASE 2, BLOCK N, LOT 67	5	$ 26,085.56	$ 1,879.18
101441	SONOMA VERDE PHASE 2, BLOCK N, LOT 68	5	$ 26,085.56	$ 1,879.18
101442	SONOMA VERDE PHASE 2, BLOCK N, LOT 69	5	$ 26,085.56	$ 1,879.18
101443	SONOMA VERDE PHASE 2, BLOCK N, LOT 70	5	$ 26,085.56	$ 1,879.18
101444	SONOMA VERDE PHASE 2, BLOCK N, LOT 71	5	$ 26,085.56	$ 1,879.18
101445	SONOMA VERDE PHASE 2, BLOCK N, LOT 72	5	$ 26,085.56	$ 1,879.18
101446	SONOMA VERDE PHASE 2, BLOCK N, LOT 73	5	$ 26,085.56	$ 1,879.18
101447	SONOMA VERDE PHASE 2, BLOCK N, LOT 74	5	$ 26,085.56	$ 1,879.18
101448	SONOMA VERDE PHASE 2, BLOCK N, LOT 75	5	$ 26,085.56	$ 1,879.18
101449	SONOMA VERDE PHASE 2, BLOCK N, LOT 76	5	$ 26,085.56	$ 1,879.18
101450	SONOMA VERDE PHASE 2, BLOCK N, LOT 77	5	$ 26,085.56	$ 1,879.18
101451	SONOMA VERDE PHASE 2, BLOCK N, LOT 78	5	$ 26,085.56	$ 1,879.18
101452	SONOMA VERDE PHASE 2, BLOCK N, LOT 79	5	$ 26,085.56	$ 1,879.18
101453	SONOMA VERDE PHASE 2, BLOCK N, LOT 80	5	$ 26,085.56	$ 1,879.18
101454	SONOMA VERDE PHASE 2, BLOCK N, LOT 81	5	$ 26,085.56	$ 1,879.18
101455	SONOMA VERDE PHASE 2, BLOCK N, LOT 82	5	$ 26,085.56	$ 1,879.18
101456	SONOMA VERDE PHASE 2, BLOCK N, LOT 83	5	$ 26,085.56	$ 1,879.18
101457	SONOMA VERDE PHASE 2, BLOCK N, LOT 84	5	$ 26,085.56	$ 1,879.18
101458	SONOMA VERDE PHASE 2, BLOCK N, LOT 85	5	$ 26,085.56	$ 1,879.18
101459	SONOMA VERDE PHASE 2, BLOCK N, LOT 86	5	$ 26,085.56	$ 1,879.18
101460	SONOMA VERDE PHASE 2, BLOCK O, LOT 1	5	$ 26,085.56	$ 1,879.18
101461	SONOMA VERDE PHASE 2, BLOCK O, LOT 2	5	$ 26,085.56	$ 1,879.18
101462	SONOMA VERDE PHASE 2, BLOCK O, LOT 3	5	$ 26,085.56	$ 1,879.18
101463	SONOMA VERDE PHASE 2, BLOCK O, LOT 4	5	$ 26,085.56	$ 1,879.18
101464	SONOMA VERDE PHASE 2, BLOCK O, LOT 5	5	$ 26,085.56	$ 1,879.18
101465	SONOMA VERDE PHASE 2, BLOCK O, LOT 6	5	$ 26,085.56	$ 1,879.18
101466	SONOMA VERDE PHASE 2, BLOCK O, LOT 7	5	$ 26,085.56	$ 1,879.18
101467	SONOMA VERDE PHASE 2, BLOCK O, LOT 8	5	$ 26,085.56	$ 1,879.18
101468	SONOMA VERDE PHASE 2, BLOCK P, LOT 1	5	$ 26,085.56	$ 1,879.18
101469	SONOMA VERDE PHASE 2, BLOCK P, LOT 2	5	$ 26,085.56	$ 1,879.18

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			Improvement Area #2	
Property ID	Legal Description	Lot Type	Outstanding Assessment	Installment Due 1/31/21
101470	SONOMA VERDE PHASE 2, BLOCK P, LOT 3	5	$ 26,085.56	$ 1,879.18
101471	SONOMA VERDE PHASE 2, BLOCK P, LOT 8	5	$ 26,085.56	$ 1,879.18
101472	SONOMA VERDE PHASE 2, BLOCK P, LOT 9	5	$ 26,085.56	$ 1,879.18
101473	SONOMA VERDE PHASE 2, BLOCK P, LOT 10	5	$ 26,085.56	$ 1,879.18
101474	SONOMA VERDE PHASE 2, BLOCK P, LOT 11	5	$ 26,085.56	$ 1,879.18
101475	SONOMA VERDE PHASE 2, BLOCK Q, LOT 1	5	$ 26,085.56	$ 1,879.18
101476	SONOMA VERDE PHASE 2, BLOCK Q, LOT 2	5	$ 26,085.56	$ 1,879.18
101477	SONOMA VERDE PHASE 2, BLOCK Q, LOT 3	5	$ 26,085.56	$ 1,879.18
101478	SONOMA VERDE PHASE 2, BLOCK Q, LOT 4	5	$ 26,085.56	$ 1,879.18
101479	SONOMA VERDE PHASE 2, BLOCK Q, LOT 5	5	$ 26,085.56	$ 1,879.18
101480	SONOMA VERDE PHASE 2, BLOCK Q, LOT 6	5	$ 26,085.56	$ 1,879.18
101481	SONOMA VERDE PHASE 2, BLOCK Q, LOT 7	5	$ 26,085.56	$ 1,879.18
101482	SONOMA VERDE PHASE 2, BLOCK Q, LOT 8	5	$ 26,085.56	$ 1,879.18
101483	SONOMA VERDE PHASE 2, BLOCK Q, LOT 9	5	$ 26,085.56	$ 1,879.18
101484	SONOMA VERDE PHASE 2, BLOCK R, LOT 1	5	$ 26,085.56	$ 1,879.18
101485	SONOMA VERDE PHASE 2, BLOCK R, LOT 2	5	$ 26,085.56	$ 1,879.18
101486	SONOMA VERDE PHASE 2, BLOCK R, LOT 3	5	$ 26,085.56	$ 1,879.18
101487	SONOMA VERDE PHASE 2, BLOCK R, LOT 4	5	$ 26,085.56	$ 1,879.18
101488	SONOMA VERDE PHASE 2, BLOCK R, LOT 5	5	$ 26,085.56	$ 1,879.18
101489	SONOMA VERDE PHASE 2, BLOCK R, LOT 6	5	$ 26,085.56	$ 1,879.18
101490	SONOMA VERDE PHASE 2, BLOCK R, LOT 7	5	$ 26,085.56	$ 1,879.18
101491	SONOMA VERDE PHASE 2, BLOCK R, LOT 8	5	$ 26,085.56	$ 1,879.18
101492	SONOMA VERDE PHASE 2, BLOCK R, LOT 9	5	$ 26,085.56	$ 1,879.18
101493	SONOMA VERDE PHASE 2, BLOCK R, LOT 10	5	$ 26,085.56	$ 1,879.18
101494	SONOMA VERDE PHASE 2, BLOCK S, LOT 1	5	$ 26,085.56	$ 1,879.18
101495	SONOMA VERDE PHASE 2, BLOCK S, LOT 2	5	$ 26,085.56	$ 1,879.18
101496	SONOMA VERDE PHASE 2, BLOCK S, LOT 3	5	$ 26,085.56	$ 1,879.18
101497	SONOMA VERDE PHASE 2, BLOCK S, LOT 4	5	$ 26,085.56	$ 1,879.18
101498	SONOMA VERDE PHASE 2, BLOCK S, LOT 5	5	$ 26,085.56	$ 1,879.18
101499	SONOMA VERDE PHASE 2, BLOCK T, LOT 1	5	$ 26,085.56	$ 1,879.18
101500	SONOMA VERDE PHASE 2, BLOCK T, LOT 2	5	$ 26,085.56	$ 1,879.18
101501	SONOMA VERDE PHASE 2, BLOCK T, LOT 3	5	$ 26,085.56	$ 1,879.18
101502	SONOMA VERDE PHASE 2, BLOCK T, LOT 4	5	$ 26,085.56	$ 1,879.18
101503	SONOMA VERDE PHASE 2, BLOCK T, LOT 5	5	$ 26,085.56	$ 1,879.18
101504	SONOMA VERDE PHASE 2, BLOCK T, LOT 6	5	$ 26,085.56	$ 1,879.18
101505	SONOMA VERDE PHASE 2, BLOCK T, LOT 7	5	$ 26,085.56	$ 1,879.18
101506	SONOMA VERDE PHASE 2, BLOCK T, LOT 8	5	$ 26,085.56	$ 1,879.18
101507	SONOMA VERDE PHASE 2, BLOCK T, LOT 9	5	$ 26,085.56	$ 1,879.18
101508	SONOMA VERDE PHASE 2, BLOCK T, LOT 10	5	$ 26,085.56	$ 1,879.18
101509	SONOMA VERDE PHASE 2, BLOCK T, LOT 11	5	$ 26,085.56	$ 1,879.18
101510	SONOMA VERDE PHASE 2, BLOCK T, LOT 12	5	$ 26,085.56	$ 1,879.18
101511	SONOMA VERDE PHASE 2, BLOCK T, LOT 13	5	$ 26,085.56	$ 1,879.18
101512	SONOMA VERDE PHASE 2, BLOCK T, LOT 14	5	$ 26,085.56	$ 1,879.18
101513	SONOMA VERDE PHASE 2, BLOCK T, LOT 15	5	$ 26,085.56	$ 1,879.18
101514	SONOMA VERDE PHASE 2, BLOCK T, LOT 16	5	$ 26,085.56	$ 1,879.18
101515	SONOMA VERDE PHASE 2, BLOCK T, LOT 17	5	$ 26,085.56	$ 1,879.18
101516	SONOMA VERDE PHASE 2, BLOCK T, LOT 18	5	$ 26,085.56	$ 1,879.18
101517	SONOMA VERDE PHASE 2, BLOCK T, LOT 19	5	$ 26,085.56	$ 1,879.18
101518	SONOMA VERDE PHASE 2, BLOCK T, LOT 20	5	$ 26,085.56	$ 1,879.18
101519	SONOMA VERDE PHASE 2, BLOCK T, LOT 21	5	$ 26,085.56	$ 1,879.18

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			Improvement Area #2	
Property ID	Legal Description	Lot Type	Outstanding Assessment	Installment Due 1/31/21
101520	SONOMA VERDE PHASE 2, BLOCK U, LOT 1	3	$ 36,292.95	$ 2,590.26
101521	SONOMA VERDE PHASE 2, BLOCK U, LOT 2	3	$ 36,292.95	$ 2,590.26
101522	SONOMA VERDE PHASE 2, BLOCK U, LOT 3	3	$ 36,292.95	$ 2,590.26
101523	SONOMA VERDE PHASE 2, BLOCK U, LOT 4	3	$ 36,292.95	$ 2,590.26
101524	SONOMA VERDE PHASE 2, BLOCK U, LOT 5	3	$ 36,292.95	$ 2,590.26
101525	SONOMA VERDE PHASE 2, BLOCK U, LOT 6	3	$ 36,292.95	$ 2,590.26
101526	SONOMA VERDE PHASE 2, BLOCK U, LOT 7	3	$ 36,292.95	$ 2,590.26
101527	SONOMA VERDE PHASE 2, BLOCK U, LOT 8	3	$ 36,292.95	$ 2,590.26
101528	SONOMA VERDE PHASE 2, BLOCK V, LOT 1	2	$ 47,067.42	$ 3,340.83
101529	SONOMA VERDE PHASE 2, BLOCK V, LOT 2	2	$ 47,067.42	$ 3,340.83
101530	SONOMA VERDE PHASE 2, BLOCK V, LOT 3	2	$ 47,067.42	$ 3,340.83
101531	SONOMA VERDE PHASE 2, BLOCK V, LOT 4	2	$ 47,067.42	$ 3,340.83
101532	SONOMA VERDE PHASE 2, BLOCK V, LOT 5	2	$ 47,067.42	$ 3,340.83
101533	SONOMA VERDE PHASE 2, BLOCK V, LOT 6	2	$ 47,067.42	$ 3,340.83
101534	SONOMA VERDE PHASE 2, BLOCK V, LOT 7	2	$ 47,067.42	$ 3,340.83
101535	SONOMA VERDE PHASE 2, BLOCK V, LOT 8	2	$ 47,067.42	$ 3,340.83
101536	SONOMA VERDE PHASE 2, BLOCK V, LOT 9	2	$ 47,067.42	$ 3,340.83
101537	SONOMA VERDE PHASE 2, BLOCK V, LOT 10	2	$ 47,067.42	$ 3,340.83
101538	SONOMA VERDE PHASE 2, BLOCK V, LOT 11	2	$ 47,067.42	$ 3,340.83
101539	SONOMA VERDE PHASE 2, BLOCK V, LOT 12	2	$ 47,067.42	$ 3,340.83
101540	SONOMA VERDE PHASE 2, BLOCK W, LOT 1	10	$ 29,691.31	$ 2,130.37
101541	SONOMA VERDE PHASE 2, BLOCK W, LOT 2	10	$ 29,691.31	$ 2,130.37
101542	SONOMA VERDE PHASE 2, BLOCK W, LOT 3	10	$ 29,691.31	$ 2,130.37
101543	SONOMA VERDE PHASE 2, BLOCK W, LOT 4	10	$ 29,691.31	$ 2,130.37
101544	SONOMA VERDE PHASE 2, BLOCK W, LOT 5	10	$ 29,691.31	$ 2,130.37
101545	SONOMA VERDE PHASE 2, BLOCK W, LOT 6	10	$ 29,691.31	$ 2,130.37
101546	SONOMA VERDE PHASE 2, BLOCK W, LOT 7	10	$ 29,691.31	$ 2,130.37
101547	SONOMA VERDE PHASE 2, BLOCK W, LOT 8	10	$ 29,691.31	$ 2,130.37
101548	SONOMA VERDE PHASE 2, BLOCK W, LOT 9	10	$ 29,691.31	$ 2,130.37
101549	SONOMA VERDE PHASE 2, BLOCK W, LOT 10	10	$ 29,691.31	$ 2,130.37
101550	SONOMA VERDE PHASE 2, BLOCK W, LOT 11	10	$ 29,691.31	$ 2,130.37
101551	SONOMA VERDE PHASE 2, BLOCK W, LOT 12	10	$ 29,691.31	$ 2,130.37
101552	SONOMA VERDE PHASE 2, BLOCK W, LOT 13	10	$ 29,691.31	$ 2,130.37
101553	SONOMA VERDE PHASE 2, BLOCK W, LOT 14	10	$ 29,691.31	$ 2,130.37
101554	SONOMA VERDE PHASE 2, BLOCK W, LOT 15	10	$ 29,691.31	$ 2,130.37
101555	SONOMA VERDE PHASE 2, BLOCK W, LOT 16	10	$ 29,691.31	$ 2,130.37
101556	SONOMA VERDE PHASE 2, BLOCK W, LOT 17	10	$ 29,691.31	$ 2,130.37
101557	SONOMA VERDE PHASE 2, BLOCK W, LOT 18	10	$ 29,691.31	$ 2,130.37
101558	SONOMA VERDE PHASE 2, BLOCK W, LOT 19	10	$ 29,691.31	$ 2,130.37
101559	SONOMA VERDE PHASE 2, BLOCK W, LOT 20	10	$ 29,691.31	$ 2,130.37
101560	SONOMA VERDE PHASE 2, BLOCK W, LOT 21	10	$ 29,691.31	$ 2,130.37
101561	SONOMA VERDE PHASE 2, BLOCK W, LOT 22	10	$ 29,691.31	$ 2,130.37
101562	SONOMA VERDE PHASE 2, BLOCK W, LOT 23	10	$ 29,691.31	$ 2,130.37
101563	SONOMA VERDE PHASE 2, BLOCK W, LOT 24	10	$ 29,691.31	$ 2,130.37
101564	SONOMA VERDE PHASE 2, BLOCK W, LOT 25	10	$ 29,691.31	$ 2,130.37
101565	SONOMA VERDE PHASE 2, BLOCK W, LOT 26	10	$ 29,691.31	$ 2,130.37
101566	SONOMA VERDE PHASE 2, BLOCK W, LOT 27	10	$ 29,691.31	$ 2,130.37
101567	SONOMA VERDE PHASE 2, BLOCK W, LOT 28	10	$ 29,691.31	$ 2,130.37
101568	SONOMA VERDE PHASE 2, BLOCK W, LOT 29	10	$ 29,691.31	$ 2,130.37
101569	SONOMA VERDE PHASE 2, BLOCK W, LOT 30	10	$ 29,691.31	$ 2,130.37

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			Improvement Area #2	
Property ID	Legal Description	Lot Type	Outstanding Assessment	Installment Due 1/31/21
101570	SONOMA VERDE PHASE 2, BLOCK W, LOT 31	10	$ 29,691.31	$ 2,130.37
101571	SONOMA VERDE PHASE 2, BLOCK W, LOT 32	10	$ 29,691.31	$ 2,130.37
101572	SONOMA VERDE PHASE 2, BLOCK W, LOT 33	10	$ 29,691.31	$ 2,130.37
101573	SONOMA VERDE PHASE 2, BLOCK W, LOT 34	10	$ 29,691.31	$ 2,130.37
101574	SONOMA VERDE PHASE 2, BLOCK W, LOT 35	10	$ 29,691.31	$ 2,130.37
101575	SONOMA VERDE PHASE 2, BLOCK W, LOT 36	10	$ 29,691.31	$ 2,130.37
101576	SONOMA VERDE PHASE 2, BLOCK W, LOT 37	10	$ 29,691.31	$ 2,130.37
101577	SONOMA VERDE PHASE 2, BLOCK W, LOT 38	10	$ 29,691.31	$ 2,130.37
101578	SONOMA VERDE PHASE 2, BLOCK W, LOT 39	10	$ 29,691.31	$ 2,130.37
101579	SONOMA VERDE PHASE 2, BLOCK W, LOT 40	10	$ 29,691.31	$ 2,130.37
101580	SONOMA VERDE PHASE 2, BLOCK W, LOT 41	10	$ 29,691.31	$ 2,130.37
101581	SONOMA VERDE PHASE 2, BLOCK W, LOT 42	10	$ 29,691.31	$ 2,130.37
101582	SONOMA VERDE PHASE 2, BLOCK W, LOT 43	10	$ 29,691.31	$ 2,130.37
101583	SONOMA VERDE PHASE 2, BLOCK W, LOT 44	10	$ 29,691.31	$ 2,130.37
101584	SONOMA VERDE PHASE 2, BLOCK X, LOT 1	10	$ 29,691.31	$ 2,130.37
101585	SONOMA VERDE PHASE 2, BLOCK X, LOT 2	10	$ 29,691.31	$ 2,130.37
101586	SONOMA VERDE PHASE 2, BLOCK X, LOT 3	10	$ 29,691.31	$ 2,130.37
101587	SONOMA VERDE PHASE 2, BLOCK X, LOT 4	10	$ 29,691.31	$ 2,130.37
101588	SONOMA VERDE PHASE 2, BLOCK X, LOT 5	10	$ 29,691.31	$ 2,130.37
101589	SONOMA VERDE PHASE 2, BLOCK X, LOT 6	10	$ 29,691.31	$ 2,130.37
101590	SONOMA VERDE PHASE 2, BLOCK X, LOT 7	10	$ 29,691.31	$ 2,130.37
101591	SONOMA VERDE PHASE 2, BLOCK X, LOT 8	10	$ 29,691.31	$ 2,130.37
101592	SONOMA VERDE PHASE 2, BLOCK X, LOT 9	10	$ 29,691.31	$ 2,130.37
101593	SONOMA VERDE PHASE 2, BLOCK X, LOT 10	10	$ 29,691.31	$ 2,130.37
101594	SONOMA VERDE PHASE 2, BLOCK X, LOT 11	10	$ 29,691.31	$ 2,130.37
101595	SONOMA VERDE PHASE 2, BLOCK X, LOT 12	10	$ 29,691.31	$ 2,130.37
101596	SONOMA VERDE PHASE 2, BLOCK X, LOT 13	10	$ 29,691.31	$ 2,130.37
101597	SONOMA VERDE PHASE 2, BLOCK X, LOT 14	10	$ 29,691.31	$ 2,130.37
101598	SONOMA VERDE PHASE 2, BLOCK X, LOT 15	10	$ 29,691.31	$ 2,130.37
101599	SONOMA VERDE PHASE 2, BLOCK X, LOT 16	10	$ 29,691.31	$ 2,130.37
101600	SONOMA VERDE PHASE 2, BLOCK X, LOT 17	10	$ 29,691.31	$ 2,130.37
101601	SONOMA VERDE PHASE 2, BLOCK X, LOT 18	10	$ 29,691.31	$ 2,130.37
101602	SONOMA VERDE PHASE 2, BLOCK X, LOT 19	10	$ 29,691.31	$ 2,130.37
101603	SONOMA VERDE PHASE 2, BLOCK X, LOT 20	10	$ 29,691.31	$ 2,130.37
101604	SONOMA VERDE PHASE 2, BLOCK X, LOT 21	10	$ 29,691.31	$ 2,130.37
101605	SONOMA VERDE PHASE 2, BLOCK X, LOT 22	10	$ 29,691.31	$ 2,130.37
101606	SONOMA VERDE PHASE 2, BLOCK X, LOT 23	10	$ 29,691.31	$ 2,130.37
101607	SONOMA VERDE PHASE 2, BLOCK Y, LOT 1	10	$ 29,691.31	$ 2,130.37
101608	SONOMA VERDE PHASE 2, BLOCK Y, LOT 2	10	$ 29,691.31	$ 2,130.37
101609	SONOMA VERDE PHASE 2, BLOCK Y, LOT 3	10	$ 29,691.31	$ 2,130.37
101610	SONOMA VERDE PHASE 2, BLOCK Y, LOT 4	10	$ 29,691.31	$ 2,130.37
101611	SONOMA VERDE PHASE 2, BLOCK Y, LOT 5	10	$ 29,691.31	$ 2,130.37
101612	SONOMA VERDE PHASE 2, BLOCK Y, LOT 6	10	$ 29,691.31	$ 2,130.37
101613	SONOMA VERDE PHASE 2, BLOCK Y, LOT 7	10	$ 29,691.31	$ 2,130.37
101614	SONOMA VERDE PHASE 2, BLOCK Y, LOT 8	10	$ 29,691.31	$ 2,130.37
101615	SONOMA VERDE PHASE 2, BLOCK Y, LOT 9	10	$ 29,691.31	$ 2,130.37
101616	SONOMA VERDE PHASE 2, BLOCK Y, LOT 10	10	$ 29,691.31	$ 2,130.37
101617	SONOMA VERDE PHASE 2, BLOCK Y, LOT 11	10	$ 29,691.31	$ 2,130.37
101618	SONOMA VERDE PHASE 2, BLOCK Z, LOT 1	10	$ 29,691.31	$ 2,130.37
101619	SONOMA VERDE PHASE 2, BLOCK Z, LOT 2	10	$ 29,691.31	$ 2,130.37

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			Improvement Area #2	
Property ID	Legal Description	Lot Type	Outstanding Assessment	Installment Due 1/31/21
101620	SONOMA VERDE PHASE 2, BLOCK Z, LOT 3	10	$ 29,691.31	$ 2,130.37
101621	SONOMA VERDE PHASE 2, BLOCK Z, LOT 4	10	$ 29,691.31	$ 2,130.37
101622	SONOMA VERDE PHASE 2, BLOCK Z, LOT 5	10	$ 29,691.31	$ 2,130.37
101623	SONOMA VERDE PHASE 2, BLOCK Z, LOT 6	10	$ 29,691.31	$ 2,130.37
101624	SONOMA VERDE PHASE 2, BLOCK Z, LOT 7	10	$ 29,691.31	$ 2,130.37
101625	SONOMA VERDE PHASE 2, BLOCK Z, LOT 8	10	$ 29,691.31	$ 2,130.37
101626	SONOMA VERDE PHASE 2, BLOCK Z, LOT 9	10	$ 29,691.31	$ 2,130.37
101627	SONOMA VERDE PHASE 2, BLOCK Z, LOT 10	10	$ 29,691.31	$ 2,130.37
101628	SONOMA VERDE PHASE 2, BLOCK Z, LOT 11	10	$ 29,691.31	$ 2,130.37
101629	SONOMA VERDE PHASE 2, BLOCK Z, LOT 12	10	$ 29,691.31	$ 2,130.37
101630	SONOMA VERDE PHASE 2, BLOCK Z, LOT 13	10	$ 29,691.31	$ 2,130.37
101631	SONOMA VERDE PHASE 2, BLOCK Z, LOT 14	10	$ 29,691.31	$ 2,130.37
101632	SONOMA VERDE PHASE 2, BLOCK Z, LOT 15	10	$ 29,691.31	$ 2,130.37
101633	SONOMA VERDE PHASE 2, LOT 1X	Non-Benefitted	$ -	$ -
101634	SONOMA VERDE PHASE 2, LOT 1X	Non-Benefitted	$ -	$ -
Total			**$ 6,225,000.47**	**$ 446,854.77**

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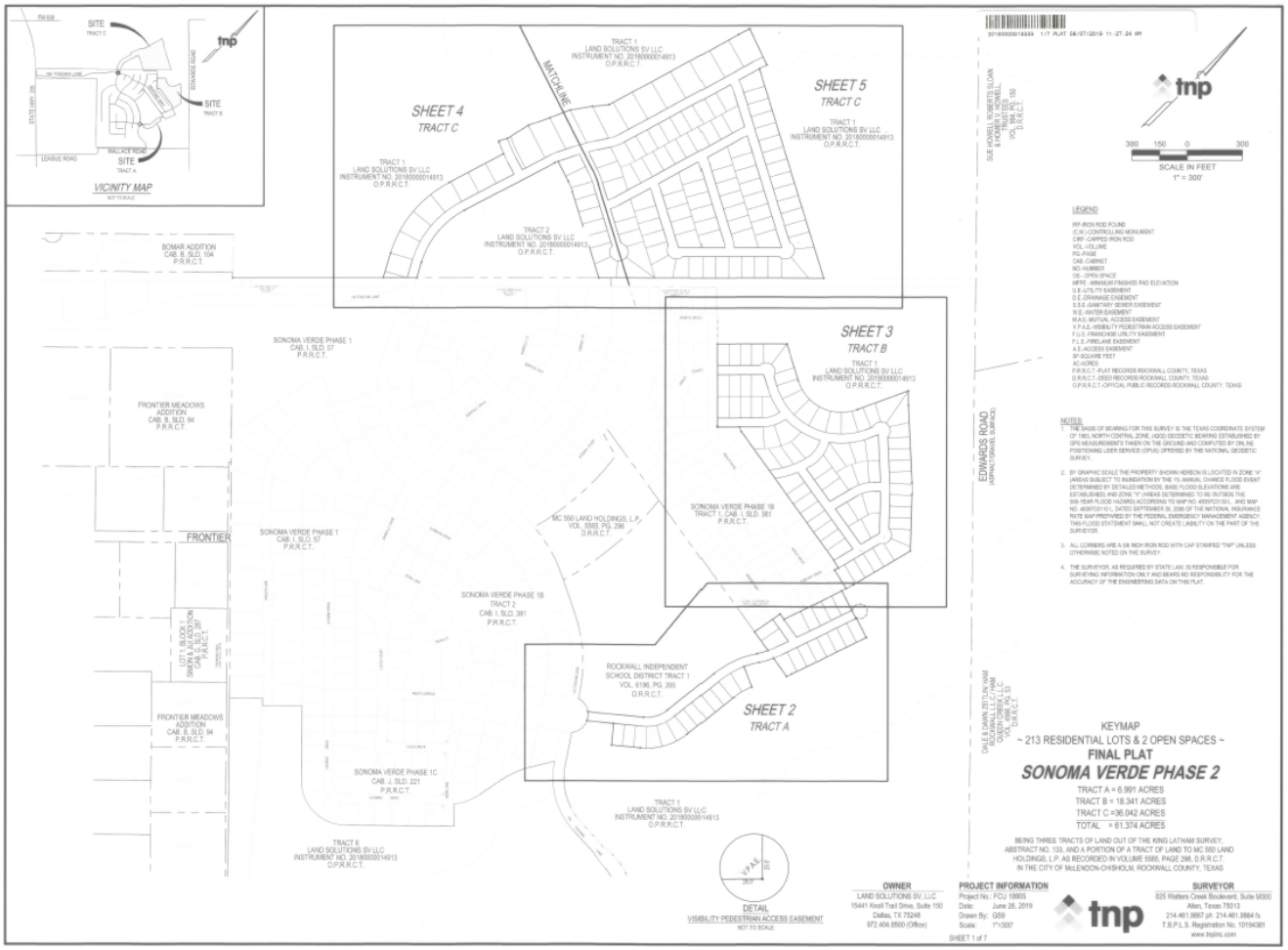
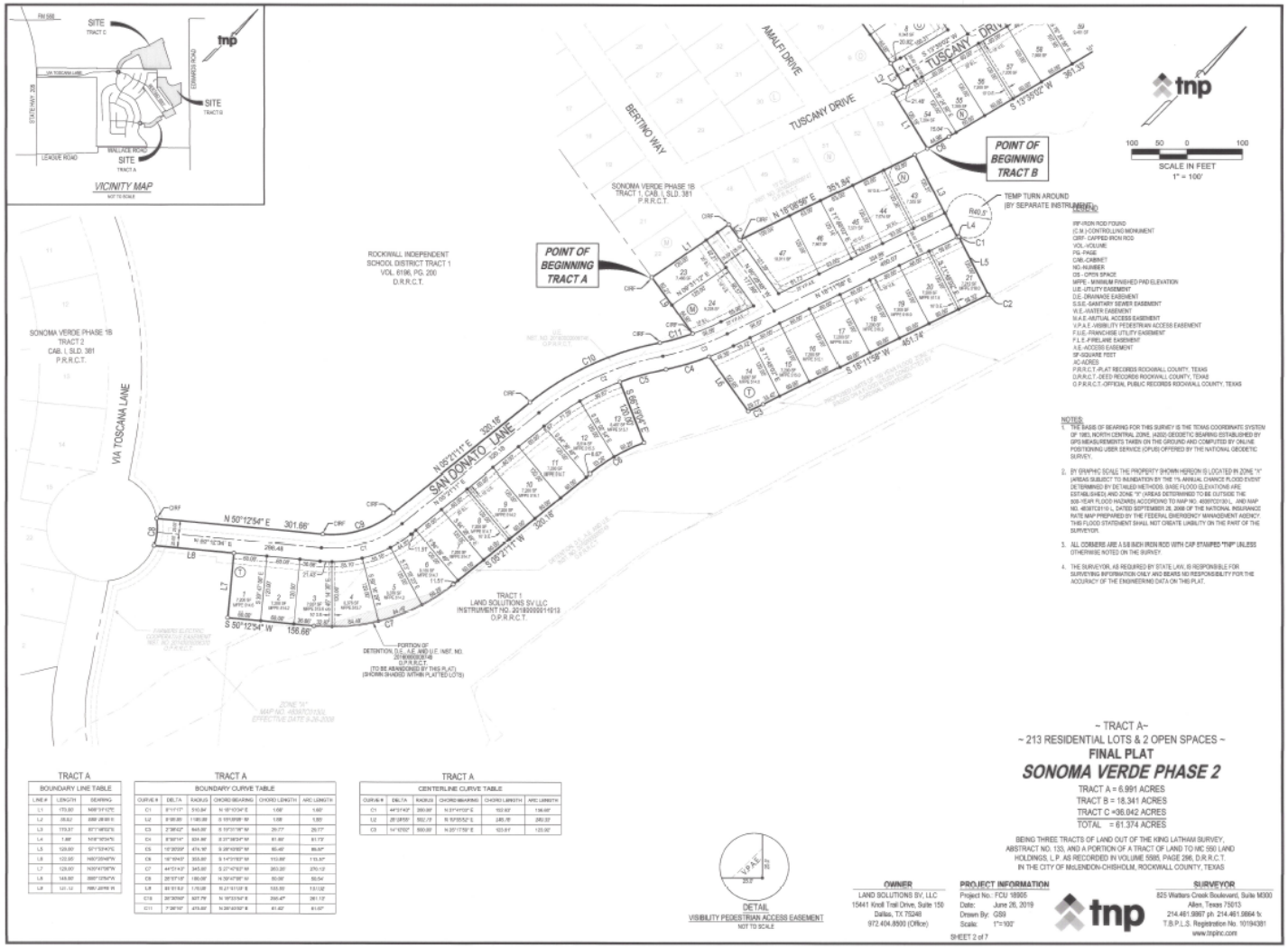
EXHIBIT B – FINAL PLAT OF SONOMA VERDE PHASE 2





TRACT A
BOUNDARY LINE TABLE

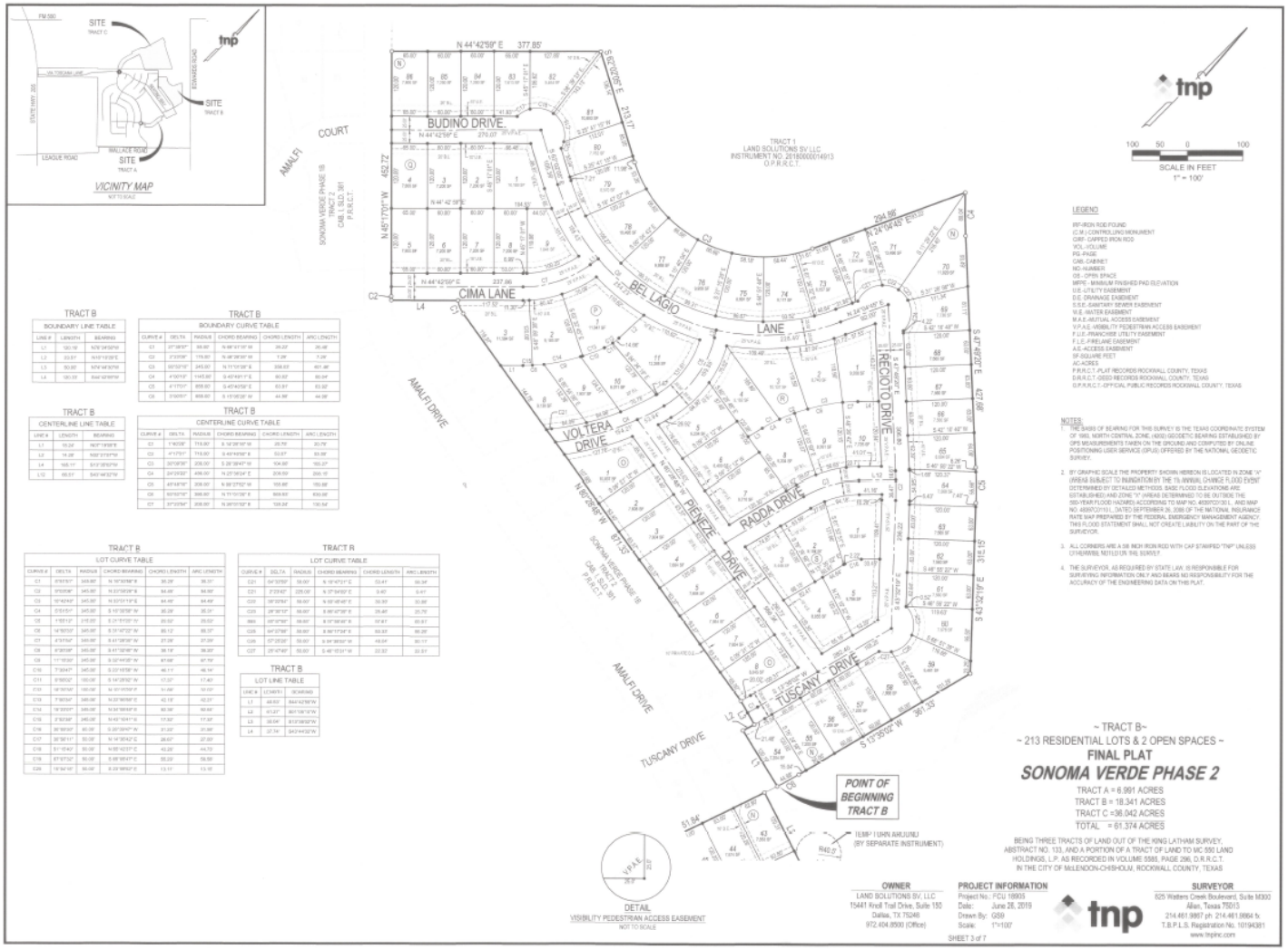
LINE #	LENGTH	BEARING
L1	170.00'	N89°31'12"E
L2	39.82'	S89°28'48"E
L3	119.37'	S71°48'02"E
L4	1.89'	N18°56'54"E
L5	129.00'	S71°53'40"E
L6	122.95'	N50°39'48"W
L7	129.00'	N39°47'06"W
L8	148.89'	S89°12'54"W
L9	121.12'	N89°39'56" W

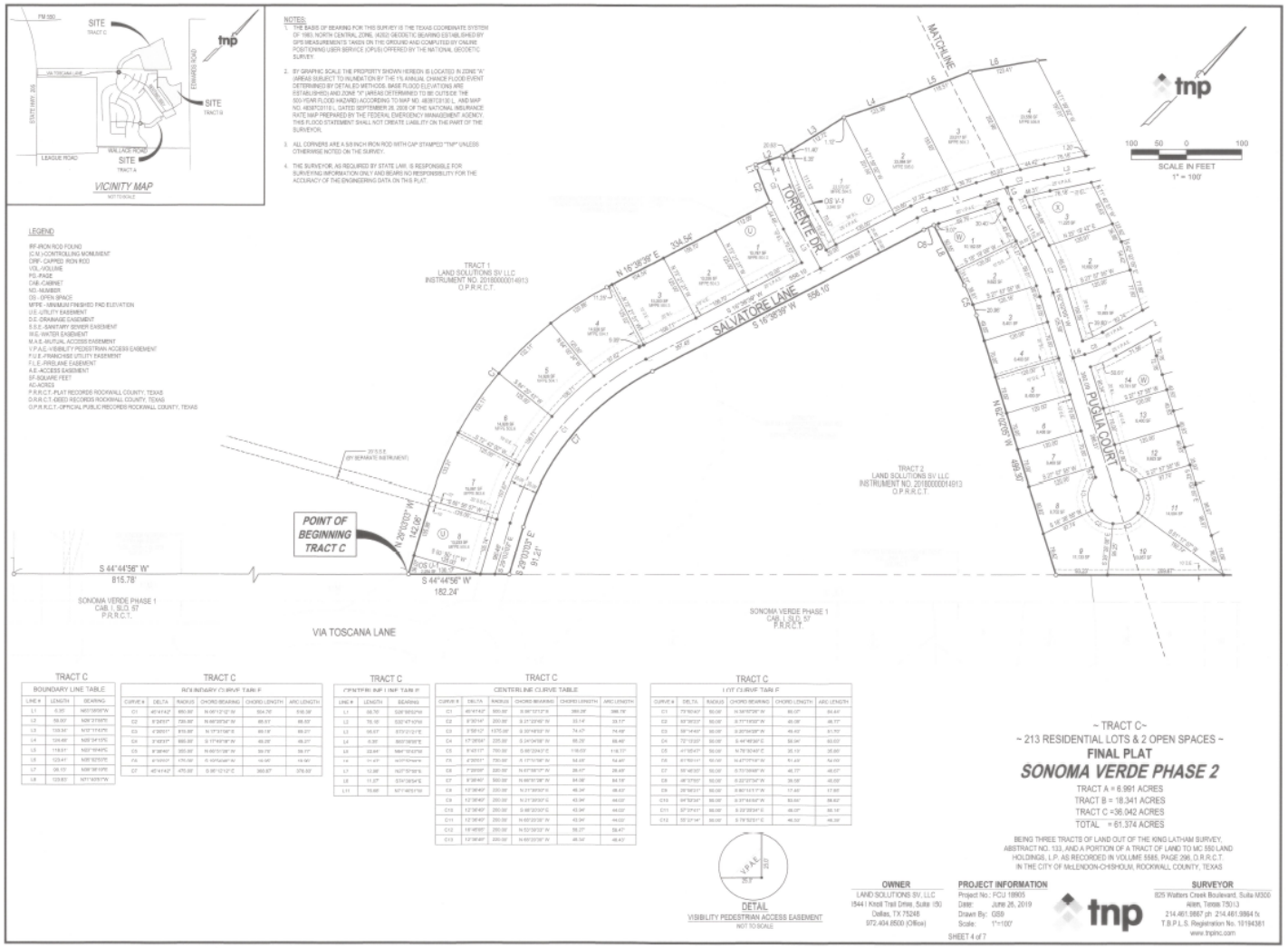
TRACT A
BOUNDARY CURVE TABLE

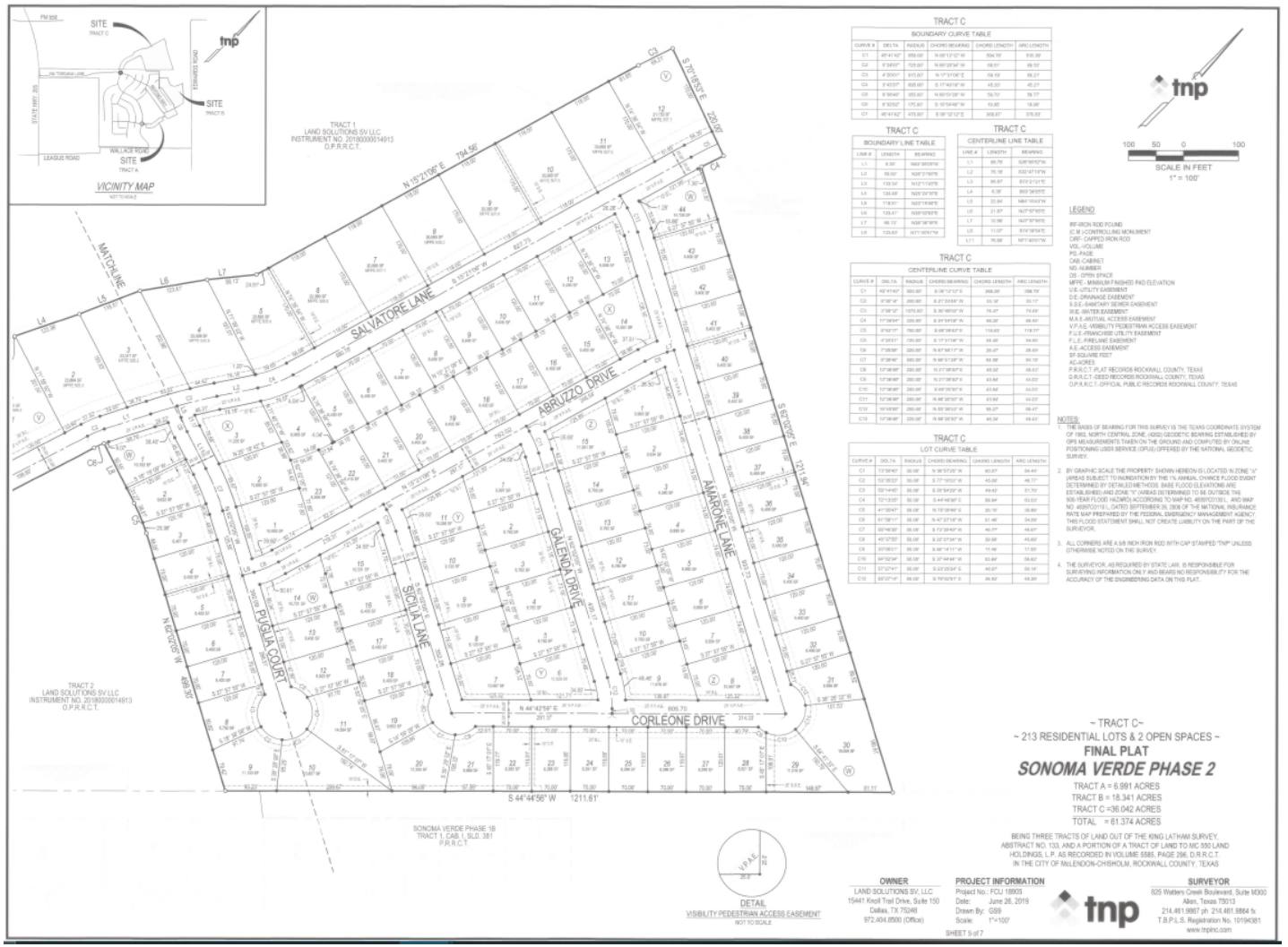
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	5°11'17"	510.84'	N 18°15'34" E	1.08'	1.82'
L2	8°38'05"	1180.89'	S 19°53'58" W	1.89'	1.89'
C3	2°36'42"	645.00'	S 19°31'56" W	29.77'	29.77'
C4	8°38'14"	534.89'	S 23°38'24" W	81.82'	81.73'
C5	15°35'05"	474.16'	S 28°45'57" W	80.40'	80.31'
C6	16°16'43"	333.00'	S 14°31'03" W	113.09'	113.37'
C7	44°51'43"	345.00'	S 27°42'57" W	263.20'	270.12'
C8	28°57'15"	180.00'	N 39°47'56" W	90.06'	90.54'
L8	94°15'43"	1180.89'	N 21°15'28" E	155.89'	151.02'
C10	26°36'00"	627.79'	N 18°23'54" E	288.87'	291.13'
C11	7°36'16"	474.84'	N 26°40'02" E	61.82'	61.87'

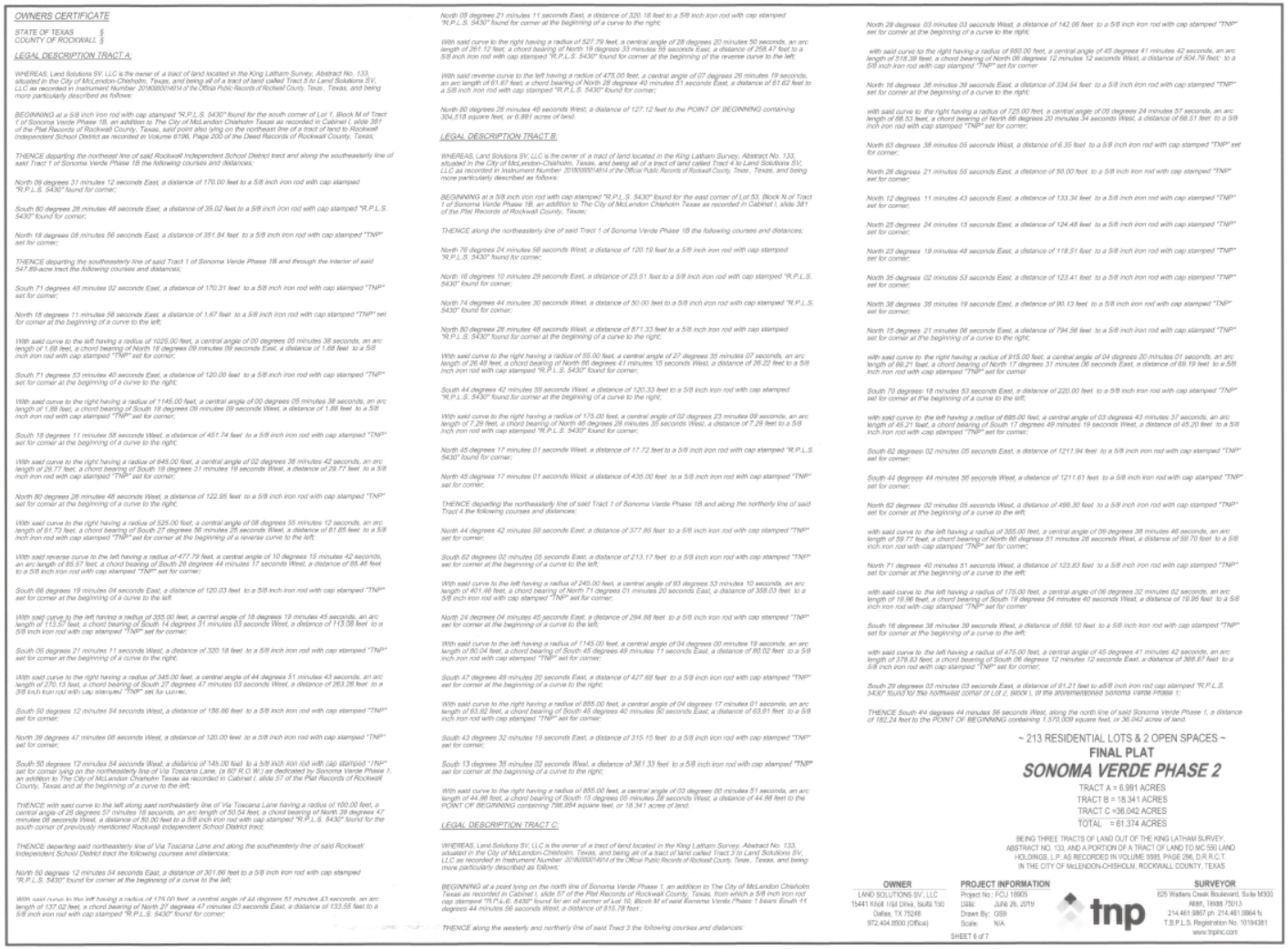
TRACT A
CENTERLINE CURVE TABLE

CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	44°51'43"	360.00'	N 27°41'03" E	102.82'	106.68'
L2	28°28'05"	552.79'	N 19°35'52" E	245.76'	246.22'
C3	14°16'02"	550.00'	N 35°17'56" E	133.51'	133.90'


VICINITY MAP
BUDINO DRIVE
CIMA LANE
BEL LAGIO LANE
RECIOTO DRIVE
RADDA DRIVE
PIENZE DRIVE
VOLTERA DRIVE
AMALFI DRIVE
TUSCANY DRIVE
AMALFI COURT
POINT OF BEGINNING TRACT B
~ TRACT B~
~ 213 RESIDENTIAL LOTS & 2 OPEN SPACES ~
FINAL PLAT
SONOMA VERDE PHASE 2
TRACT A = 6.991 ACRES
TRACT B = 18.341 ACRES
TRACT C =36.042 ACRES
TOTAL = 61.374 ACRES
OWNER
PROJECT INFORMATION
SURVEYOR
SHEET 3 of 7


VICINITY MAP
NOTES:
LEGEND
TRACT 1
LAND SOLUTIONS SV LLC
INSTRUMENT NO. 20180000014913
O.P.R.R.C.T.
TRACT 2
LAND SOLUTIONS SV LLC
INSTRUMENT NO. 20180000014913
O.P.R.R.C.T.
SALVATORE LANE
TORRENTE DR.
PUGLIA COURT
MATCHLINE
POINT OF BEGINNING TRACT C
VIA TOSCANA LANE
SONOMA VERDE PHASE 1
CAB. I, SLD. 57
P.R.R.C.T.
SCALE IN FEET
1" = 100'
DETAIL
VISIBILITY PEDESTRIAN ACCESS EASEMENT
NOT TO SCALE
~ TRACT C~
~ 213 RESIDENTIAL LOTS & 2 OPEN SPACES ~
FINAL PLAT
SONOMA VERDE PHASE 2
TRACT A = 8.991 ACRES
TRACT B = 18.341 ACRES
TRACT C =36.042 ACRES
TOTAL = 61.374 ACRES
BEING THREE TRACTS OF LAND OUT OF THE KING LATHAM SURVEY, ABSTRACT NO. 133, AND A PORTION OF A TRACT OF LAND TO MC 550 LAND HOLDINGS, L.P. AS RECORDED IN VOLUME 5585, PAGE 298, O.R.R.C.T. IN THE CITY OF MLLENDON-CHISHOLM, ROCKWALL COUNTY, TEXAS
OWNER
LAND SOLUTIONS SV, LLC
1544 I Knoll Trail Drive, Suite 150
Dallas, TX 75248
972.404.8500 (Office)
PROJECT INFORMATION
Project No.: FCU 18905
Date: June 26, 2019
Drawn By: GSI
Scale: 1"=100'
SURVEYOR
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9887 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpinc.com
SHEET 4 of 7


VICINITY MAP
SITE
SITE
SITE
SALVATORE LANE
ABRUZZO DRIVE
AMARONE LANE
GALENDA DRIVE
SICILIA LANE
PUGLIA COURT
CORLEONE DRIVE
MATCHLINE
~ TRACT C~
~ 213 RESIDENTIAL LOTS & 2 OPEN SPACES ~
FINAL PLAT
SONOMA VERDE PHASE 2
TRACT A = 6.991 ACRES
TRACT B = 18.341 ACRES
TRACT C =36.042 ACRES
TOTAL = 61.374 ACRES
OWNER
PROJECT INFORMATION
SURVEYOR
SCALE IN FEET
1" = 100'
SHEET 5 of 7



OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF ROCKWALL §

LEGAL DESCRIPTION TRACT A:

WHEREAS, Land Solutions SV, LLC is the owner of a tract of land located in the King Latham Survey, Abstract No. 133, situated in the City of McLendon-Chisholm, Texas, and being all of a tract of land called Tract 5 to Land Solutions SV, LLC as recorded in Instrument Number 20180000014914 of the Official Public Records of Rockwall County, Texas, 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 south corner of Lot 1, Block M of Tract 1 of Sonoma Verde Phase 1B, an addition to The City of McLendon Chisholm Texas as recorded in Cabinet I, slide 381 of the Plat Records of Rockwall County, Texas, said point also lying on the northeast line of a tract of land to Rockwall Independent School District as recorded in Volume 6196, Page 200 of the Deed Records of Rockwall County, Texas;

THENCE departing the northeast line of said Rockwall Independent School District tract and along the southeasterly line of said Tract 1 of Sonoma Verde Phase 1B the following courses and distances;

North 09 degrees 31 minutes 12 seconds East, a distance of 170.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

South 80 degrees 28 minutes 48 seconds East, a distance of 35.02 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

North 18 degrees 08 minutes 56 seconds East, a distance of 351.84 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE departing the southeasterly line of said Tract 1 of Sonoma Verde Phase 1B and through the interior of said 547.89-acre tract the following courses and distances;

South 71 degrees 49 minutes 02 seconds East, a distance of 170.31 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 18 degrees 11 minutes 58 seconds East, a distance of 1.87 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 1025.00 feet, a central angle of 00 degrees 05 minutes 38 seconds, an arc length of 1.68 feet, a chord bearing of North 18 degrees 09 minutes 09 seconds East, a distance of 1.68 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 71 degrees 53 minutes 40 seconds East, a distance of 120.00 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 1145.00 feet, a central angle of 00 degrees 05 minutes 38 seconds, an arc length of 1.88 feet, a chord bearing of South 18 degrees 09 minutes 09 seconds West, a distance of 1.88 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 18 degrees 11 minutes 58 seconds West, a distance of 451.74 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 645.00 feet, a central angle of 02 degrees 36 minutes 42 seconds, an arc length of 29.77 feet, a chord bearing of South 19 degrees 31 minutes 19 seconds West, a distance of 29.77 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 80 degrees 28 minutes 48 seconds West, a distance of 122.95 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 525.00 feet, a central angle of 08 degrees 55 minutes 12 seconds, an arc length of 81.73 feet, a chord bearing of South 27 degrees 56 minutes 25 seconds West, a distance of 81.65 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;

With said reverse curve to the left having a radius of 477.79 feet, a central angle of 10 degrees 15 minutes 42 seconds, an arc length of 85.57 feet, a chord bearing of South 28 degrees 44 minutes 17 seconds West, a distance of 85.46 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 66 degrees 19 minutes 04 seconds East, a distance of 120.03 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 355.00 feet, a central angle of 18 degrees 19 minutes 45 seconds, an arc length of 113.57 feet, a chord bearing of South 14 degrees 31 minutes 03 seconds West, a distance of 113.08 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 05 degrees 21 minutes 11 seconds West, a distance of 320.18 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 345.00 feet, a central angle of 44 degrees 51 minutes 43 seconds, an arc length of 270.13 feet, a chord bearing of South 27 degrees 47 minutes 03 seconds West, a distance of 263.29 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 50 degrees 12 minutes 54 seconds West, a distance of 158.66 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 39 degrees 47 minutes 06 seconds West, a distance of 120.00 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 50 degrees 12 minutes 54 seconds West, a distance of 149.00 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner lying on the northeasterly line of Via Toscana Lane, (a 60' R.O.W.) as dedicated by Sonoma Verde Phase 1, an addition to The City of McLendon Chisholm Texas as recorded in Cabinet I, slide 57 of the Plat Records of Rockwall County, Texas and at the beginning of a curve to the left;

THENCE with said curve to the left along said northeasterly line of Via Toscana Lane having a radius of 100.00 feet, a central angle of 28 degrees 57 minutes 18 seconds, an arc length of 50.54 feet, a chord bearing of North 39 degrees 47 minutes 06 seconds West, a distance of 50.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for the south corner of previously mentioned Rockwall Independent School District tract;

THENCE departing said northeasterly line of Via Toscana Lane and along the southeasterly line of said Rockwall Independent School District tract the following courses and distances:

North 50 degrees 12 minutes 54 seconds East, a distance of 301.66 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner at the beginning of a curve to the left;

With said curve to the left having a radius of 176.00 feet, a central angle of 44 degrees 51 minutes 43 seconds, an arc length of 137.02 feet, a chord bearing of North 27 degrees 47 minutes 03 seconds East, a distance of 133.55 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

North 05 degrees 21 minutes 11 seconds East, a distance of 320.18 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 527.79 feet, a central angle of 28 degrees 20 minutes 50 seconds, an arc length of 261.12 feet, a chord bearing of North 19 degrees 33 minutes 55 seconds East, a distance of 258.47 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner at the beginning of the reverse curve to the left;

With said reverse curve to the left having a radius of 475.00 feet, a central angle of 07 degrees 26 minutes 19 seconds, an arc length of 61.67 feet, a chord bearing of North 28 degrees 40 minutes 51 seconds East, a distance of 61.62 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

North 80 degrees 28 minutes 48 seconds West, a distance of 127.12 feet to the POINT OF BEGINNING containing 304,518 square feet, or 6.991 acres of land.

LEGAL DESCRIPTION TRACT B:

WHEREAS, Land Solutions SV, LLC is the owner of a tract of land located in the King Latham Survey, Abstract No. 133, situated in the City of McLendon-Chisholm, Texas, and being all of a tract of land called Tract 4 to Land Solutions SV, LLC as recorded in Instrument Number 20180000014914 of the Official Public Records of Rockwall County, Texas, 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 east corner of Lot 53, Block N of Tract 1 of Sonoma Verde Phase 1B, an addition to The City of McLendon Chisholm Texas as recorded in Cabinet I, slide 381 of the Plat Records of Rockwall County, Texas;

THENCE along the northeasterly line of said Tract 1 of Sonoma Verde Phase 1B the following courses and distances;

North 76 degrees 24 minutes 58 seconds West, a distance of 120.19 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

North 16 degrees 10 minutes 29 seconds East, a distance of 23.51 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

North 74 degrees 44 minutes 30 seconds West, a distance of 50.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

North 80 degrees 28 minutes 48 seconds West, a distance of 871.33 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 55.00 feet, a central angle of 27 degrees 35 minutes 07 seconds, an arc length of 26.48 feet, a chord bearing of North 66 degrees 41 minutes 15 seconds West, a distance of 26.22 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

South 44 degrees 42 minutes 59 seconds West, a distance of 120.33 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 175.00 feet, a central angle of 02 degrees 23 minutes 09 seconds, an arc length of 7.29 feet, a chord bearing of North 46 degrees 28 minutes 35 seconds West, a distance of 7.29 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

North 45 degrees 17 minutes 01 seconds West, a distance of 17.72 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

North 45 degrees 17 minutes 01 seconds West, a distance of 435.00 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE departing the northeasterly line of said Tract 1 of Sonoma Verde Phase 1B and along the northerly line of said Tract 4 the following courses and distances;

North 44 degrees 42 minutes 59 seconds East, a distance of 377.85 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 62 degrees 02 minutes 05 seconds East, a distance of 213.17 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 245.00 feet, a central angle of 93 degrees 53 minutes 10 seconds, an arc length of 401.46 feet, a chord bearing of North 71 degrees 01 minutes 20 seconds East, a distance of 358.03 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 24 degrees 04 minutes 45 seconds East, a distance of 294.88 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 1145.00 feet, a central angle of 04 degrees 05 minutes 19 seconds, an arc length of 80.04 feet, a chord bearing of South 45 degrees 49 minutes 11 seconds East, a distance of 80.02 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 47 degrees 49 minutes 20 seconds East, a distance of 427.68 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 855.00 feet, a central angle of 04 degrees 17 minutes 01 seconds, an arc length of 63.82 feet, a chord bearing of South 45 degrees 40 minutes 50 seconds East, a distance of 63.81 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 43 degrees 32 minutes 19 seconds East, a distance of 315.15 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 13 degrees 35 minutes 02 seconds West, a distance of 361.33 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 855.00 feet, a central angle of 03 degrees 00 minutes 51 seconds, an arc length of 44.98 feet, a chord bearing of South 15 degrees 05 minutes 28 seconds West, a distance of 44.98 feet to the POINT OF BEGINNING containing 798,854 square feet, or 18.341 acres of land.

LEGAL DESCRIPTION TRACT C:

WHEREAS, Land Solutions SV, LLC is the owner of a tract of land located in the King Latham Survey, Abstract No. 133, situated in the City of McLendon-Chisholm, Texas, and being all of a tract of land called Tract 3 to Land Solutions SV, LLC as recorded in Instrument Number 20180000014914 of the Official Public Records of Rockwall County, Texas, Texas, and being more particularly described as follows:

BEGINNING at a point lying on the north line of Sonoma Verde Phase 1, an addition to The City of McLendon Chisholm Texas as recorded in Cabinet I, slide 57 of the Plat Records of Rockwall County, Texas, from which a 5/8 inch iron rod cap stamped "R.P.L.S. 5430" found for an ell corner of Lot 10, Block M of said Sonoma Verde Phase 1 bears South 11 degrees 44 minutes 56 seconds West, a distance of 815.78 feet;

THENCE along the westerly and northerly line of said Tract 3 the following courses and distances:

North 29 degrees 03 minutes 03 seconds West, a distance of 142.06 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 680.00 feet, a central angle of 45 degrees 41 minutes 42 seconds, an arc length of 518.39 feet, a chord bearing of North 06 degrees 12 minutes 12 seconds West, a distance of 504.78 feet; to a 5/8 inch iron rod with cap stamped "TNP" set for corner

North 16 degrees 38 minutes 39 seconds East, a distance of 334.54 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 725.00 feet, a central angle of 05 degrees 24 minutes 57 seconds, an arc length of 68.53 feet, a chord bearing of North 66 degrees 20 minutes 34 seconds West, a distance of 68.51 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 63 degrees 38 minutes 05 seconds West, a distance of 6.35 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 26 degrees 21 minutes 55 seconds East, a distance of 50.00 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 12 degrees 11 minutes 43 seconds East, a distance of 133.34 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 25 degrees 24 minutes 15 seconds East, a distance of 124.48 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 23 degrees 19 minutes 48 seconds East, a distance of 118.51 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 35 degrees 02 minutes 53 seconds East, a distance of 123.41 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 38 degrees 38 minutes 19 seconds East, a distance of 90.13 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 15 degrees 21 minutes 06 seconds East, a distance of 794.56 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 915.00 feet, a central angle of 04 degrees 20 minutes 01 seconds, an arc length of 69.21 feet, a chord bearing of North 17 degrees 31 minutes 06 seconds East, a distance of 69.19 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 70 degrees 18 minutes 53 seconds East, a distance of 220.00 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 695.00 feet, a central angle of 03 degrees 43 minutes 37 seconds, an arc length of 45.21 feet, a chord bearing of South 17 degrees 49 minutes 19 seconds West, a distance of 45.20 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 62 degrees 02 minutes 05 seconds East, a distance of 1211.94 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 44 degrees 44 minutes 56 seconds West, a distance of 1211.61 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 62 degrees 02 minutes 05 seconds West, a distance of 499.30 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 355.00 feet, a central angle of 09 degrees 38 minutes 46 seconds, an arc length of 59.77 feet, a chord bearing of North 66 degrees 51 minutes 28 seconds West, a distance of 59.70 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 71 degrees 40 minutes 51 seconds West, a distance of 123.83 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 175.00 feet, a central angle of 06 degrees 32 minutes 02 seconds, an arc length of 19.96 feet, a chord bearing of South 19 degrees 54 minutes 46 seconds West, a distance of 19.95 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner

South 16 degrees 38 minutes 39 seconds West, a distance of 558.10 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 475.00 feet, a central angle of 45 degrees 41 minutes 42 seconds, an arc length of 378.83 feet, a chord bearing of South 06 degrees 12 minutes 12 seconds East, a distance of 368.87 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 29 degrees 03 minutes 03 seconds East, a distance of 91.21 feet to a5/8 inch iron rod cap stamped "R.P.L.S. 5430" found for the northeast corner of Lot 2, block L of the aforementioned Sonoma Verde Phase 1;

THENCE South 4/4 degrees 44 minutes 56 seconds West, along the north line of said Sonoma Verde Phase 1, a distance of 182.24 feet to the POINT OF BEGINNING containing 1,570,009 square feet, or 36.042 acres of land.

~ 213 RESIDENTIAL LOTS & 2 OPEN SPACES ~

FINAL PLAT

SONOMA VERDE PHASE 2

TRACT A = 6.991 ACRES
TRACT B = 18.341 ACRES
TRACT C =36.042 ACRES
TOTAL = 61.374 ACRES

BEING THREE TRACTS OF LAND OUT OF THE KING LATHAM SURVEY, ABSTRACT NO. 133, AND A PORTION OF A TRACT OF LAND TO MC/SSI LAND HOLDINGS, L.P. AS RECORDED IN VOLUME 5995, PAGE 296, D.R.R.C.T. IN THE CITY OF MCLENDON-CHISHOLM, ROCKWALL COUNTY, TEXAS

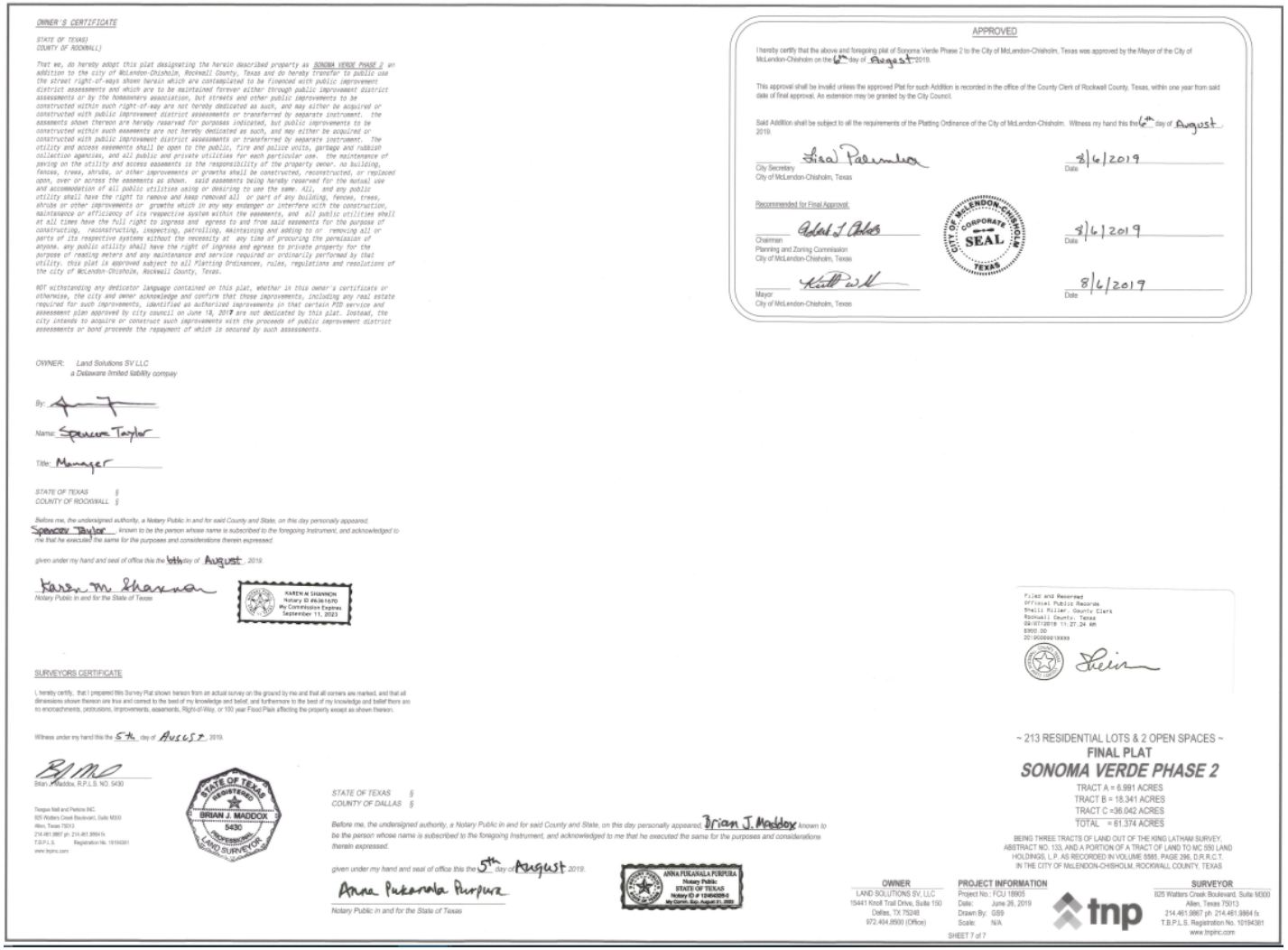
OWNER
LAND SOLUTIONS SV, LLC
15441 Knoll Trail Drive, Suite 150
Dallas, TX 75248
972.404.8500 (Office)

PROJECT INFORMATION
Project No.: FCU 18905
Date: June 26, 2019
Drawn By: GSB
Scale: N/A

tnp

SURVEYOR
825 Watters Creek Boulevard, Suite M300
Allen, TEXAS 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpinc.com

SHEET 6 of 7



OWNER'S CERTIFICATE

STATE OF TEXAS)
COUNTY OF ROCKWALL)

That we, do hereby adopt this plat designating the herein described property as SONOMA VERDE PHASE 2 an addition to the city of McLendon-Chisholm, Rockwall County, Texas and do hereby transfer to public use the street right-of-ways shown herein which are contemplated to be financed with public improvement district assessments and which are to be maintained forever either through public improvement district assessments or by the homeowners association, but streets and other public improvements to be constructed within such right-of-way are not hereby dedicated as such, and may either be acquired or constructed with public improvement district assessments or transferred by separate instrument. the easements shown thereon are hereby reserved for purposes indicated, but public improvements to be constructed within such easements are not hereby dedicated as such, and may either be acquired or constructed with public improvement district assessments or transferred by separate instrument. The utility and access easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. the maintenance of paving on the utility and access easements is the responsibility of the property owner. no building, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed, or replaced upon, over or across the easements as shown. said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use the same. All, and any public utility shall have the right to remove and keep removed all or part of any building, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system within the easements, and all public utilities shall at all times have the full right to ingress and egress to and from said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility. this plat is approved subject to all Platting Ordinances, rules, regulations and resolutions of the city of McLendon-Chisholm, Rockwall County, Texas.

NOT withstanding any dedicator language contained on this plat, whether in this owner's certificate or otherwise, the city and owner acknowledge and confirm that those improvements, including any real estate required for such improvements, identified as authorized improvements in that certain PID service and assessment plan approved by city council on June 18, 2017 are not dedicated by this plat. Instead, the city intends to acquire or construct such improvements with the proceeds of public improvement district assessments or bond proceeds the repayment of which is secured by such assessments.

OWNER: Land Solutions SV LLC
a Delaware limited liability compay

By:

Name: Spencer Taylor

Title: Manager

STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Spencer Taylor known to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

given under my hand and seal of office this the 6th day of August 2019.

Karen M Shannon
Notary Public in and for the State of Texas

KAREN M SHANNON
Notary ID #6361670
My Commission Expires
September 11, 2023

SURVEYORS CERTIFICATE

I, hereby certify, that I prepared this Survey Plat shown hereon from an actual survey on the ground by me and that all corners are marked, and that all dimensions shown thereon are true and correct to the best of my knowledge and belief, and furthermore to the best of my knowledge and belief there are no encroachments, protrusions, improvements, easements, Rights-of-Way, or 100 year Flood Plain affecting the property except as shown thereon.

Witness under my hand this the 5th day of AUGUST 2019.

Brian J. Maddox, R.P.L.S. NO. 5430

Teague Nall and Perkins INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpinc.com

STATE OF TEXAS
REGISTERED
BRIAN J. MADDOX
5430
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Brian J. Maddox known to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

given under my hand and seal of office this the 5th day of August 2019.

Anna Pukanala Purpura
Notary Public in and for the State of Texas

ANNA PUKANALA PURPURA
Notary Public
STATE OF TEXAS
Notary ID # 10464289-9
My Comm. Exp. August 21, 2022

APPROVED

I hereby certify that the above and foregoing plat of Sonoma Verde Phase 2 to the City of McLendon-Chisholm, Texas was approved by the Mayor of the City of McLendon-Chisholm on the 6th day of August 2019.

This approval shall be invalid unless the approved Plat for such Addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one year from said date of final approval. An extension may be granted by the City Council.

Said Addition shall be subject to all the requirements of the Platting Ordinance of the City of McLendon-Chisholm. Witness my hand this the 6th day of August 2019.

Lisa Palermo
City Secretary
City of McLendon-Chisholm, Texas
8/6/2019
Date

Recommended for Final Approval:

Chairman
Planning and Zoning Commission
City of McLendon-Chisholm, Texas
8/6/2019
Date

CITY OF MCLENDON-CHISHOLM CORPORATE SEAL TEXAS

Mayor
City of McLendon-Chisholm, Texas
8/6/2019
Date

Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
09/07/2019 11:27:24 AM
$360.00
20190900019999

~ 213 RESIDENTIAL LOTS & 2 OPEN SPACES ~

FINAL PLAT

SONOMA VERDE PHASE 2

TRACT A = 6.991 ACRES
TRACT B = 18.341 ACRES
TRACT C =36.042 ACRES
TOTAL = 81.374 ACRES

BEING THREE TRACTS OF LAND OUT OF THE KING LATHAM SURVEY, ABSTRACT NO. 133, AND A PORTION OF A TRACT OF LAND TO MC 550 LAND HOLDINGS, L.P. AS RECORDED IN VOLUME 5585, PAGE 296, D.R.R.C.T. IN THE CITY OF McLENDON-CHISHOLM, ROCKWALL COUNTY, TEXAS

OWNER
LAND SOLUTIONS SV, LLC
15441 Knoll Trail Drive, Suite 150
Dallas, TX 75248
972.464.8500 (Office)

PROJECT INFORMATION
Project No.: FCU 18905
Date: June 26, 2019
Drawn By: GB9
Scale: N/A

tnp

SURVEYOR
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpinc.com

SHEET 7 of 7

EXHIBIT C – HOMEBUYER DISCLOSURES

Homebuyer Disclosures for the following Lot Types are found in this Exhibit:

- Phase 1
  - Lot Type 2
  - Lot Type 3
  - Lot Type 4
  - Lot Type 5
  - Lot Type 6
- Improvement Area #1C
  - Lot Type 4
- Improvement Area #2
  - Lot Type 2
  - Lot Type 3
  - Lot Type 5
  - Lot Type 10

DRAFT

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SONOMA PID: PHASE 1 – LOT TYPE 2 HOMEBUYER DISCLOSURE

NOTICE OF OBLIGATION TO PAY
PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS
TO MCLENDON-CHISHOLM, TEXAS

CONCERNING THE PROPERTY AT:

_____

STREET ADDRESS

LOT TYPE 2 ASSESSMENT: $39,605.24

As the purchaser of the real property located at the street address set forth above, you are obligated to pay assessments to the City of McLendon-Chisholm, Texas, for the costs of a portion of public improvements (the "***Authorized Improvements***") undertaken for the benefit of the property within "***Sonoma Public Improvement District***" (the "***District***") created under Subchapter A, Chapter 372, Local Government Code, as amended. You are also obligated to pay for the maintenance services (the "***Maintenance Assessment***") which is calculated and levied annually based on the actual costs of the Maintenance Assessment. 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 Maintenance Assessment.

THE PRINCIPAL OF THE PHASE 1 LOT TYPE 2 ASSESSMENT AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS IS $39,605.24, WHICH MAY BE PAID IN FULL AT ANY TIME; HOWEVER, IF NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS WHICH WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, ADMINISTRATIVE EXPENSES, AND DELINQUENCY COSTS.

An estimate of the annual installments is attached; **however, it is only an estimate and is subject to change**. The exact amount of the annual installments, including the annual installments thereof, will be approved each year by the City Council in the Annual Service Plan Update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City of McLendon-Chisholm City Secretary.

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

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

IN WITNESS WHEREOF, I have signed this certificate this _____, 20__.

PURCHASER:

By: _____ By: _____

Name: _____ Name: _____

Title: _____ Title: _____

STATE OF TEXAS §
§
COUNTY OF _____ §

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

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

_____
Notary Public, State of Texas

STATE OF TEXAS §
§
COUNTY OF _____ §

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

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

_____
Notary Public, State of Texas

DRAFT

PHASE 1 – LOT TYPE 2 ANNUAL INSTALLMENTS

Installment Due 1/31	Principal	Interest	Compounded Interest	Prepayment Reserve	Delinquency Reserve	Administrative Expenses	Maintenance Assessment	Total
2021	$ 508.78	$ 1,430.21	$ 509.14	$ -	$ -	$ 197.94	$ 62.00	$ 2,708.07
2022	$ 1,101.02	$ 1,337.34	$ -	$ -	$ -	$ 201.90	$ 62.00	$ 2,702.25
2023	$ 1,142.56	$ 1,293.30	$ -	$ -	$ -	$ 205.94	$ 62.00	$ 2,703.80
2024	$ 1,184.11	$ 1,247.60	$ -	$ -	$ -	$ 210.05	$ 62.00	$ 2,703.76
2025	$ 1,225.66	$ 1,200.23	$ -	$ -	$ -	$ 214.26	$ 62.00	$ 2,702.15
2026	$ 1,267.21	$ 1,151.21	$ -	$ -	$ -	$ 218.54	$ 62.00	$ 2,698.95
2027	$ 1,308.76	$ 1,100.52	$ -	$ -	$ -	$ 222.91	$ 62.00	$ 2,694.18
2028	$ 1,371.08	$ 1,048.17	$ -	$ -	$ -	$ 227.37	$ 62.00	$ 2,708.61
2029	$ 1,412.62	$ 993.32	$ -	$ -	$ -	$ 231.92	$ 62.00	$ 2,699.87
2030	$ 1,454.17	$ 936.82	$ -	$ -	$ -	$ 236.56	$ 62.00	$ 2,689.55
2031	$ 1,516.49	$ 878.65	$ -	$ -	$ -	$ 241.29	$ 62.00	$ 2,698.43
2032	$ 1,558.04	$ 833.16	$ -	$ -	$ -	$ 246.11	$ 62.00	$ 2,699.31
2033	$ 1,599.59	$ 786.42	$ -	$ -	$ -	$ 251.03	$ 62.00	$ 2,699.04
2034	$ 1,641.14	$ 738.43	$ -	$ -	$ -	$ 256.05	$ 62.00	$ 2,697.62
2035	$ 1,682.69	$ 689.19	$ -	$ -	$ -	$ 261.18	$ 62.00	$ 2,695.06
2036	$ 1,724.23	$ 638.71	$ -	$ -	$ -	$ 266.40	$ 62.00	$ 2,691.35
2037	$ 1,765.78	$ 583.54	$ -	$ -	$ -	$ 271.73	$ 62.00	$ 2,683.05
2038	$ 1,828.10	$ 527.03	$ -	$ -	$ -	$ 277.16	$ 62.00	$ 2,694.30
2039	$ 1,869.65	$ 468.53	$ -	$ -	$ -	$ 282.71	$ 62.00	$ 2,682.89
2040	$ 1,931.97	$ 408.71	$ -	$ (72.60)	$ (72.60)	$ 288.36	$ 62.00	$ 2,545.84
2041	$ 1,994.29	$ 346.88	$ -	$ -	$ -	$ 294.13	$ 62.00	$ 2,697.30
2042	$ 2,035.84	$ 281.07	$ -	$ -	$ -	$ 300.01	$ 62.00	$ 2,678.92
2043	$ 2,098.16	$ 213.89	$ -	$ -	$ -	$ 306.01	$ 62.00	$ 2,680.06
2044	$ 2,160.48	$ 144.65	$ -	$ -	$ -	$ 312.13	$ 62.00	$ 2,679.26
2045	$ 2,222.81	$ 73.35	$ -	$ (31.27)	$ (31.27)	$ 318.37	$ 62.00	$ 2,613.99
Total	**$ 39,605.24**	**$ 19,350.93**	**$ 509.14**	**$ (103.87)**	**$ (103.87)**	**$ 6,340.03**	**$ 1,550.00**	**$ 67,147.61**

Note: The figures shown above are estimates only and subject to change in Annual Service Plan Updates.

DRAFT

SONOMA PID: PHASE 1 – LOT TYPE 3 HOMEBUYER DISCLOSURE

NOTICE OF OBLIGATION TO PAY
PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS
TO MCLENDON-CHISHOLM, TEXAS

CONCERNING THE PROPERTY AT:

_____

STREET ADDRESS

LOT TYPE 3 ASSESSMENT: $30,538.98

As the purchaser of the real property located at the street address set forth above, you are obligated to pay assessments to the City of McLendon-Chisholm, Texas, for the costs of a portion of public improvements (the "***Authorized Improvements***") undertaken for the benefit of the property within "***Sonoma Public Improvement District***" (the "***District***") created under Subchapter A, Chapter 372, Local Government Code, as amended. You are also obligated to pay for the maintenance services (the "***Maintenance Assessment***") which is calculated and levied annually based on the actual costs of the Maintenance Assessment. 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 Maintenance Assessment.

THE PRINCIPAL OF THE PHASE 1 LOT TYPE 3 ASSESSMENT AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS IS $30,538.98, WHICH MAY BE PAID IN FULL AT ANY TIME; HOWEVER, IF NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS WHICH WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, ADMINISTRATIVE EXPENSES, AND DELINQUENCY COSTS.

An estimate of the annual installments is attached; **however, it is only an estimate and is subject to change**. The exact amount of the annual installments, including the annual installments thereof, will be approved each year by the City Council in the Annual Service Plan Update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City of McLendon-Chisholm City Secretary.

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

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

IN WITNESS WHEREOF, I have signed this certificate this _____, 20__.

PURCHASER:

By: _____ By: _____

Name: _____ Name: _____

Title: _____ Title: _____

STATE OF TEXAS §
§
COUNTY OF _____ §

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

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

_____
Notary Public, State of Texas

STATE OF TEXAS §
§
COUNTY OF _____ §

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

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

_____
Notary Public, State of Texas

DRAFT

PHASE 1 – LOT TYPE 3 ANNUAL INSTALLMENTS

Installment Due 1/31	Principal	Interest	Compounded Interest	Prepayment Reserve	Delinquency Reserve	Administrative Expenses	Maintenance Assessment	Total
2021	$ 392.31	$ 1,102.81	$ 392.59	$ -	$ -	$ 152.63	$ 62.00	$ 2,102.34
2022	$ 848.98	$ 1,031.20	$ -	$ -	$ -	$ 155.68	$ 62.00	$ 2,097.86
2023	$ 881.01	$ 997.24	$ -	$ -	$ -	$ 158.79	$ 62.00	$ 2,099.05
2024	$ 913.05	$ 962.00	$ -	$ -	$ -	$ 161.97	$ 62.00	$ 2,099.02
2025	$ 945.09	$ 925.48	$ -	$ -	$ -	$ 165.21	$ 62.00	$ 2,097.78
2026	$ 977.12	$ 887.68	$ -	$ -	$ -	$ 168.51	$ 62.00	$ 2,095.31
2027	$ 1,009.16	$ 848.59	$ -	$ -	$ -	$ 171.88	$ 62.00	$ 2,091.64
2028	$ 1,057.22	$ 808.23	$ -	$ -	$ -	$ 175.32	$ 62.00	$ 2,102.76
2029	$ 1,089.25	$ 765.94	$ -	$ -	$ -	$ 178.83	$ 62.00	$ 2,096.02
2030	$ 1,121.29	$ 722.37	$ -	$ -	$ -	$ 182.40	$ 62.00	$ 2,088.06
2031	$ 1,169.34	$ 677.52	$ -	$ -	$ -	$ 186.05	$ 62.00	$ 2,094.91
2032	$ 1,201.38	$ 642.43	$ -	$ -	$ -	$ 189.77	$ 62.00	$ 2,095.59
2033	$ 1,233.42	$ 606.39	$ -	$ -	$ -	$ 193.57	$ 62.00	$ 2,095.38
2034	$ 1,265.46	$ 569.39	$ -	$ -	$ -	$ 197.44	$ 62.00	$ 2,094.29
2035	$ 1,297.49	$ 531.43	$ -	$ -	$ -	$ 201.39	$ 62.00	$ 2,092.31
2036	$ 1,329.53	$ 492.50	$ -	$ -	$ -	$ 205.42	$ 62.00	$ 2,089.45
2037	$ 1,361.57	$ 449.96	$ -	$ -	$ -	$ 209.52	$ 62.00	$ 2,083.05
2038	$ 1,409.62	$ 406.39	$ -	$ -	$ -	$ 213.72	$ 62.00	$ 2,091.72
2039	$ 1,441.66	$ 361.28	$ -	$ -	$ -	$ 217.99	$ 62.00	$ 2,082.93
2040	$ 1,489.71	$ 315.15	$ -	$ (55.98)	$ (55.98)	$ 222.35	$ 62.00	$ 1,977.25
2041	$ 1,537.77	$ 267.48	$ -	$ -	$ -	$ 226.80	$ 62.00	$ 2,094.04
2042	$ 1,569.81	$ 216.73	$ -	$ -	$ -	$ 231.33	$ 62.00	$ 2,079.87
2043	$ 1,617.86	$ 164.93	$ -	$ -	$ -	$ 235.96	$ 62.00	$ 2,080.75
2044	$ 1,665.92	$ 111.54	$ -	$ -	$ -	$ 240.68	$ 62.00	$ 2,080.13
2045	$ 1,713.97	$ 56.56	$ -	$ (24.11)	$ (24.11)	$ 245.49	$ 62.00	$ 2,029.80
Total	**$ 30,538.98**	**$ 14,921.20**	**$ 392.59**	**$ (80.09)**	**$ (80.09)**	**$ 4,888.70**	**$ 1,550.00**	**$ 52,131.29**

Note: The figures shown above are estimates only and subject to change in Annual Service Plan Updates.

DRAFT

SONOMA PID: PHASE 1 – LOT TYPE 4 HOMEBUYER DISCLOSURE

NOTICE OF OBLIGATION TO PAY
PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS
TO MCLENDON-CHISHOLM, TEXAS

CONCERNING THE PROPERTY AT:

_____

STREET ADDRESS

LOT TYPE 4 ASSESSMENT: $27,675.95

As the purchaser of the real property located at the street address set forth above, you are obligated to pay assessments to the City of McLendon-Chisholm, Texas, for the costs of a portion of public improvements (the "***Authorized Improvements***") undertaken for the benefit of the property within "***Sonoma Public Improvement District***" (the "***District***") created under Subchapter A, Chapter 372, Local Government Code, as amended. You are also obligated to pay for the maintenance services (the "***Maintenance Assessment***") which is calculated and levied annually based on the actual costs of the Maintenance Assessment. 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 Maintenance Assessment.

THE PRINCIPAL OF THE PHASE 1 LOT TYPE 4 ASSESSMENT AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS IS $27,675.95, WHICH MAY BE PAID IN FULL AT ANY TIME; HOWEVER, IF NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS WHICH WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, ADMINISTRATIVE EXPENSES, AND DELINQUENCY COSTS.

An estimate of the annual installments is attached; **however, it is only an estimate and is subject to change**. The exact amount of the annual installments, including the annual installments thereof, will be approved each year by the City Council in the Annual Service Plan Update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City of McLendon-Chisholm City Secretary.

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

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

IN WITNESS WHEREOF, I have signed this certificate this _____, 20__.

PURCHASER:

By: _____ By: _____

Name: _____ Name: _____

Title: _____ Title: _____

STATE OF TEXAS §
§
COUNTY OF _____ §

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

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

_____
Notary Public, State of Texas

STATE OF TEXAS §
§
COUNTY OF _____ §

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

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

_____
Notary Public, State of Texas

DRAFT

PHASE 1 – LOT TYPE 4 ANNUAL INSTALLMENTS

Installment Due 1/31	Principal	Interest	Compounded Interest	Prepayment Reserve	Delinquency Reserve	Administrative Expenses	Maintenance Assessment	Total
2021	$ 355.53	$ 999.42	$ 355.79	$ -	$ -	$ 138.32	$ 62.00	$ 1,911.06
2022	$ 769.38	$ 934.53	$ -	$ -	$ -	$ 141.08	$ 62.00	$ 1,907.00
2023	$ 798.42	$ 903.75	$ -	$ -	$ -	$ 143.91	$ 62.00	$ 1,908.08
2024	$ 827.45	$ 871.81	$ -	$ -	$ -	$ 146.78	$ 62.00	$ 1,908.05
2025	$ 856.48	$ 838.72	$ -	$ -	$ -	$ 149.72	$ 62.00	$ 1,906.92
2026	$ 885.52	$ 804.46	$ -	$ -	$ -	$ 152.71	$ 62.00	$ 1,904.69
2027	$ 914.55	$ 769.04	$ -	$ -	$ -	$ 155.77	$ 62.00	$ 1,901.36
2028	$ 958.10	$ 732.45	$ -	$ -	$ -	$ 158.88	$ 62.00	$ 1,911.44
2029	$ 987.14	$ 694.13	$ -	$ -	$ -	$ 162.06	$ 62.00	$ 1,905.33
2030	$ 1,016.17	$ 654.64	$ -	$ -	$ -	$ 165.30	$ 62.00	$ 1,898.12
2031	$ 1,059.72	$ 614.00	$ -	$ -	$ -	$ 168.61	$ 62.00	$ 1,904.33
2032	$ 1,088.75	$ 582.21	$ -	$ -	$ -	$ 171.98	$ 62.00	$ 1,904.94
2033	$ 1,117.79	$ 549.54	$ -	$ -	$ -	$ 175.42	$ 62.00	$ 1,904.75
2034	$ 1,146.82	$ 516.01	$ -	$ -	$ -	$ 178.93	$ 62.00	$ 1,903.76
2035	$ 1,175.85	$ 481.61	$ -	$ -	$ -	$ 182.51	$ 62.00	$ 1,901.97
2036	$ 1,204.89	$ 446.33	$ -	$ -	$ -	$ 186.16	$ 62.00	$ 1,899.37
2037	$ 1,233.92	$ 407.77	$ -	$ -	$ -	$ 189.88	$ 62.00	$ 1,893.57
2038	$ 1,277.47	$ 368.29	$ -	$ -	$ -	$ 193.68	$ 62.00	$ 1,901.44
2039	$ 1,306.50	$ 327.41	$ -	$ -	$ -	$ 197.55	$ 62.00	$ 1,893.46
2040	$ 1,350.05	$ 285.60	$ -	$ (50.73)	$ (50.73)	$ 201.50	$ 62.00	$ 1,797.70
2041	$ 1,393.60	$ 242.40	$ -	$ -	$ -	$ 205.53	$ 62.00	$ 1,903.54
2042	$ 1,422.64	$ 196.41	$ -	$ -	$ -	$ 209.64	$ 62.00	$ 1,890.69
2043	$ 1,466.19	$ 149.46	$ -	$ -	$ -	$ 213.84	$ 62.00	$ 1,891.49
2044	$ 1,509.74	$ 101.08	$ -	$ -	$ -	$ 218.11	$ 62.00	$ 1,890.93
2045	$ 1,553.29	$ 51.26	$ -	$ (21.85)	$ (21.85)	$ 222.48	$ 62.00	$ 1,845.32
Total	**$ 27,675.95**	**$ 13,522.34**	**$ 355.79**	**$ (72.58)**	**$ (72.58)**	**$ 4,430.39**	**$ 1,550.00**	**$ 47,389.29**

Note: The figures shown above are estimates only and subject to change in Annual Service Plan Updates.

DRAFT

SONOMA PID: PHASE 1 – LOT TYPE 5 HOMEBUYER DISCLOSURE

NOTICE OF OBLIGATION TO PAY
PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS
TO MCLENDON-CHISHOLM, TEXAS

CONCERNING THE PROPERTY AT:

_____

STREET ADDRESS

LOT TYPE 5 ASSESSMENT: $21,949.89

As the purchaser of the real property located at the street address set forth above, you are obligated to pay assessments to the City of McLendon-Chisholm, Texas, for the costs of a portion of public improvements (the "***Authorized Improvements***") undertaken for the benefit of the property within "***Sonoma Public Improvement District***" (the "***District***") created under Subchapter A, Chapter 372, Local Government Code, as amended. You are also obligated to pay for the maintenance services (the "***Maintenance Assessment***") which is calculated and levied annually based on the actual costs of the Maintenance Assessment. 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 Maintenance Assessment.

THE PRINCIPAL OF THE PHASE 1 LOT TYPE 5 ASSESSMENT AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS IS $21,949.89, WHICH MAY BE PAID IN FULL AT ANY TIME; HOWEVER, IF NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS WHICH WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, ADMINISTRATIVE EXPENSES, AND DELINQUENCY COSTS.

An estimate of the annual installments is attached; **however, it is only an estimate and is subject to change**. The exact amount of the annual installments, including the annual installments thereof, will be approved each year by the City Council in the Annual Service Plan Update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City of McLendon-Chisholm City Secretary.

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

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

IN WITNESS WHEREOF, I have signed this certificate this _____, 20__.

PURCHASER:

By: _____ By: _____

Name: _____ Name: _____

Title: _____ Title: _____

STATE OF TEXAS §
§
COUNTY OF _____ §

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

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

_____
Notary Public, State of Texas

STATE OF TEXAS §
§
COUNTY OF _____ §

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

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

_____
Notary Public, State of Texas

DRAFT

PHASE 1 – LOT TYPE 5 ANNUAL INSTALLMENTS

Installment Due 1/31	Principal	Interest	Compounded Interest	Prepayment Reserve	Delinquency Reserve	Administrative Expenses	Maintenance Assessment	Total
2021	$ 281.97	$ 792.65	$ 282.18	$ -	$ -	$ 109.70	$ 62.00	$ 1,528.50
2022	$ 610.20	$ 741.18	$ -	$ -	$ -	$ 111.89	$ 62.00	$ 1,525.27
2023	$ 633.23	$ 716.77	$ -	$ -	$ -	$ 114.13	$ 62.00	$ 1,526.13
2024	$ 656.25	$ 691.44	$ -	$ -	$ -	$ 116.42	$ 62.00	$ 1,526.11
2025	$ 679.28	$ 665.19	$ -	$ -	$ -	$ 118.74	$ 62.00	$ 1,525.21
2026	$ 702.31	$ 638.02	$ -	$ -	$ -	$ 121.12	$ 62.00	$ 1,523.44
2027	$ 725.33	$ 609.93	$ -	$ -	$ -	$ 123.54	$ 62.00	$ 1,520.80
2028	$ 759.87	$ 580.91	$ -	$ -	$ -	$ 126.01	$ 62.00	$ 1,528.80
2029	$ 782.90	$ 550.52	$ -	$ -	$ -	$ 128.53	$ 62.00	$ 1,523.95
2030	$ 805.93	$ 519.20	$ -	$ -	$ -	$ 131.10	$ 62.00	$ 1,518.23
2031	$ 840.47	$ 486.96	$ -	$ -	$ -	$ 133.72	$ 62.00	$ 1,523.16
2032	$ 863.49	$ 461.75	$ -	$ -	$ -	$ 136.40	$ 62.00	$ 1,523.64
2033	$ 886.52	$ 435.85	$ -	$ -	$ -	$ 139.13	$ 62.00	$ 1,523.49
2034	$ 909.55	$ 409.25	$ -	$ -	$ -	$ 141.91	$ 62.00	$ 1,522.71
2035	$ 932.57	$ 381.96	$ -	$ -	$ -	$ 144.75	$ 62.00	$ 1,521.28
2036	$ 955.60	$ 353.99	$ -	$ -	$ -	$ 147.64	$ 62.00	$ 1,519.23
2037	$ 978.63	$ 323.41	$ -	$ -	$ -	$ 150.60	$ 62.00	$ 1,514.63
2038	$ 1,013.17	$ 292.09	$ -	$ -	$ -	$ 153.61	$ 62.00	$ 1,520.86
2039	$ 1,036.19	$ 259.67	$ -	$ -	$ -	$ 156.68	$ 62.00	$ 1,514.54
2040	$ 1,070.73	$ 226.51	$ -	$ (40.23)	$ (40.23)	$ 159.81	$ 62.00	$ 1,438.59
2041	$ 1,105.27	$ 192.25	$ -	$ -	$ -	$ 163.01	$ 62.00	$ 1,522.53
2042	$ 1,128.30	$ 155.77	$ -	$ -	$ -	$ 166.27	$ 62.00	$ 1,512.34
2043	$ 1,162.84	$ 118.54	$ -	$ -	$ -	$ 169.60	$ 62.00	$ 1,512.97
2044	$ 1,197.38	$ 80.17	$ -	$ -	$ -	$ 172.99	$ 62.00	$ 1,512.53
2045	$ 1,231.92	$ 40.65	$ -	$ (17.33)	$ (17.33)	$ 176.45	$ 62.00	$ 1,476.35
Total	**$ 21,949.89**	**$ 10,724.61**	**$ 282.18**	**$ (57.57)**	**$ (57.57)**	**$ 3,513.75**	**$ 1,550.00**	**$ 37,905.30**

Note: The figures shown above are estimates only and subject to change in Annual Service Plan Updates.

DRAFT

SONOMA PID: PHASE 1 – LOT TYPE 6 HOMEBUYER DISCLOSURE

NOTICE OF OBLIGATION TO PAY
PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS
TO MCLENDON-CHISHOLM, TEXAS

CONCERNING THE PROPERTY AT:

_____

STREET ADDRESS

LOT TYPE 6 ASSESSMENT: $38,173.72

As the purchaser of the real property located at the street address set forth above, you are obligated to pay assessments to the City of McLendon-Chisholm, Texas, for the costs of a portion of public improvements (the "***Authorized Improvements***") undertaken for the benefit of the property within "***Sonoma Public Improvement District***" (the "***District***") created under Subchapter A, Chapter 372, Local Government Code, as amended. You are also obligated to pay for the maintenance services (the "***Maintenance Assessment***") which is calculated and levied annually based on the actual costs of the Maintenance Assessment. 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 Maintenance Assessment.

THE PRINCIPAL OF THE PHASE 1 LOT TYPE 6 ASSESSMENT AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS IS $38,173.72, WHICH MAY BE PAID IN FULL AT ANY TIME; HOWEVER, IF NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS WHICH WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, ADMINISTRATIVE EXPENSES, AND DELINQUENCY COSTS.

An estimate of the annual installments is attached; **however, it is only an estimate and is subject to change**. The exact amount of the annual installments, including the annual installments thereof, will be approved each year by the City Council in the Annual Service Plan Update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City of McLendon-Chisholm City Secretary.

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

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

IN WITNESS WHEREOF, I have signed this certificate this _____, 20__.

PURCHASER:

By: _____ By: _____

Name: _____ Name: _____

Title: _____ Title: _____

STATE OF TEXAS §
§
COUNTY OF _____ §

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

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

_____
Notary Public, State of Texas

STATE OF TEXAS §
§
COUNTY OF _____ §

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

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

_____
Notary Public, State of Texas

DRAFT

PHASE 1 – LOT TYPE 6 ANNUAL INSTALLMENTS

Installment Due 1/31	Principal	Interest	Compounded Interest	Prepayment Reserve	Delinquency Reserve	Administrative Expenses	Maintenance Assessment	Total
2021	$ 490.39	$ 1,378.52	$ 490.74	$ -	$ -	$ 190.78	$ 62.00	$ 2,612.43
2022	$ 1,061.22	$ 1,289.00	$ -	$ -	$ -	$ 194.60	$ 62.00	$ 2,606.82
2023	$ 1,101.27	$ 1,246.55	$ -	$ -	$ -	$ 198.49	$ 62.00	$ 2,608.31
2024	$ 1,141.31	$ 1,202.50	$ -	$ -	$ -	$ 202.46	$ 62.00	$ 2,608.28
2025	$ 1,181.36	$ 1,156.85	$ -	$ -	$ -	$ 206.51	$ 62.00	$ 2,606.72
2026	$ 1,221.40	$ 1,109.60	$ -	$ -	$ -	$ 210.64	$ 62.00	$ 2,603.64
2027	$ 1,261.45	$ 1,060.74	$ -	$ -	$ -	$ 214.85	$ 62.00	$ 2,599.04
2028	$ 1,321.52	$ 1,010.28	$ -	$ -	$ -	$ 219.15	$ 62.00	$ 2,612.95
2029	$ 1,361.57	$ 957.42	$ -	$ -	$ -	$ 223.53	$ 62.00	$ 2,604.52
2030	$ 1,401.61	$ 902.96	$ -	$ -	$ -	$ 228.00	$ 62.00	$ 2,594.58
2031	$ 1,461.68	$ 846.89	$ -	$ -	$ -	$ 232.56	$ 62.00	$ 2,603.14
2032	$ 1,501.73	$ 803.04	$ -	$ -	$ -	$ 237.22	$ 62.00	$ 2,603.99
2033	$ 1,541.77	$ 757.99	$ -	$ -	$ -	$ 241.96	$ 62.00	$ 2,603.73
2034	$ 1,581.82	$ 711.74	$ -	$ -	$ -	$ 246.80	$ 62.00	$ 2,602.36
2035	$ 1,621.87	$ 664.28	$ -	$ -	$ -	$ 251.74	$ 62.00	$ 2,599.88
2036	$ 1,661.91	$ 615.63	$ -	$ -	$ -	$ 256.77	$ 62.00	$ 2,596.31
2037	$ 1,701.96	$ 562.45	$ -	$ -	$ -	$ 261.91	$ 62.00	$ 2,588.31
2038	$ 1,762.03	$ 507.98	$ -	$ -	$ -	$ 267.14	$ 62.00	$ 2,599.15
2039	$ 1,802.07	$ 451.60	$ -	$ -	$ -	$ 272.49	$ 62.00	$ 2,588.16
2040	$ 1,862.14	$ 393.93	$ -	$ (69.97)	$ (69.97)	$ 277.94	$ 62.00	$ 2,456.07
2041	$ 1,922.21	$ 334.34	$ -	$ -	$ -	$ 283.50	$ 62.00	$ 2,602.05
2042	$ 1,962.26	$ 270.91	$ -	$ -	$ -	$ 289.17	$ 62.00	$ 2,584.33
2043	$ 2,022.33	$ 206.16	$ -	$ -	$ -	$ 294.95	$ 62.00	$ 2,585.43
2044	$ 2,082.39	$ 139.42	$ -	$ -	$ -	$ 300.85	$ 62.00	$ 2,584.66
2045	$ 2,142.46	$ 70.70	$ -	$ (30.14)	$ (30.14)	$ 306.86	$ 62.00	$ 2,521.74
Total	**$ 38,173.72**	**$ 18,651.50**	**$ 490.74**	**$ (100.12)**	**$ (100.12)**	**$ 6,110.88**	**$ 1,550.00**	**$ 64,776.61**

Note: The figures shown above are estimates only and subject to change in Annual Service Plan Updates.

DRAFT

SONOMA PID: IMPROVEMENT AREA #1C – LOT TYPE 4 HOMEBUYER DISCLOSURE

NOTICE OF OBLIGATION TO PAY
PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS
TO MCLENDON-CHISHOLM, TEXAS

CONCERNING THE PROPERTY AT:

_____

STREET ADDRESS

LOT TYPE 4 ASSESSMENT: $31,465.35

As the purchaser of the real property located at the street address set forth above, you are obligated to pay assessments to the City of McLendon-Chisholm, Texas, for the costs of a portion of public improvements (the "***Authorized Improvements***") undertaken for the benefit of the property within "***Sonoma Public Improvement District***" (the "***District***") created under Subchapter A, Chapter 372, Local Government Code, as amended. You are also obligated to pay for the maintenance services (the "***Maintenance Assessment***") which is calculated and levied annually based on the actual costs of the Maintenance Assessment. 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 Maintenance Assessment.

THE PRINCIPAL OF THE IMPROVEMENT AREA #1C LOT TYPE 4 ASSESSMENT AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS IS $31,465.35, WHICH MAY BE PAID IN FULL AT ANY TIME; HOWEVER, IF NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS WHICH WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, ADMINISTRATIVE EXPENSES, AND DELINQUENCY COSTS.

An estimate of the annual installments is attached; **however, it is only an estimate and is subject to change**. The exact amount of the annual installments, including the annual installments thereof, will be approved each year by the City Council in the Annual Service Plan Update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City of McLendon-Chisholm City Secretary.

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

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

IN WITNESS WHEREOF, I have signed this certificate this _____, 20__.

PURCHASER:

By: _____ By: _____

Name: _____ Name: _____

Title: _____ Title: _____

STATE OF TEXAS §
§
COUNTY OF _____ §

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

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

_____
Notary Public, State of Texas

STATE OF TEXAS §
§
COUNTY OF _____ §

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

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

_____
Notary Public, State of Texas

DRAFT

IMPROVEMENT AREA #1C – LOT TYPE 4 ANNUAL INSTALLMENTS

Installment Due 1/31	Year	Principal	Interest	Administrative Expenses	Maintenance Assessment	Total
2021	3	$ 282.37	$ 2,806.71	$ 157.26	$ 62.00	$ 3,308.33
2022	4	$ 307.55	$ 2,781.52	$ 160.40	$ 62.00	$ 3,311.48
2023	5	$ 334.99	$ 2,754.09	$ 163.61	$ 62.00	$ 3,314.69
2024	6	$ 562.95	$ 1,807.99	$ 166.88	$ 62.00	$ 2,599.83
2025	7	$ 596.28	$ 1,774.67	$ 170.22	$ 62.00	$ 2,603.17
2026	8	$ 631.58	$ 1,739.37	$ 173.62	$ 62.00	$ 2,606.57
2027	9	$ 668.97	$ 1,701.98	$ 177.10	$ 62.00	$ 2,610.04
2028	10	$ 708.57	$ 1,662.37	$ 180.64	$ 62.00	$ 2,613.59
2029	11	$ 750.52	$ 1,620.43	$ 184.25	$ 62.00	$ 2,617.20
2030	12	$ 794.95	$ 1,576.00	$ 187.94	$ 62.00	$ 2,620.88
2031	13	$ 842.01	$ 1,528.94	$ 191.70	$ 62.00	$ 2,624.64
2032	14	$ 891.86	$ 1,479.09	$ 195.53	$ 62.00	$ 2,628.48
2033	15	$ 944.66	$ 1,426.29	$ 199.44	$ 62.00	$ 2,632.39
2034	16	$ 1,000.58	$ 1,370.37	$ 203.43	$ 62.00	$ 2,636.38
2035	17	$ 1,059.82	$ 1,311.13	$ 207.50	$ 62.00	$ 2,640.45
2036	18	$ 1,122.56	$ 1,248.39	$ 211.65	$ 62.00	$ 2,644.60
2037	19	$ 1,189.01	$ 1,181.94	$ 215.88	$ 62.00	$ 2,648.83
2038	20	$ 1,259.40	$ 1,111.55	$ 220.20	$ 62.00	$ 2,653.15
2039	21	$ 1,333.96	$ 1,036.99	$ 224.60	$ 62.00	$ 2,657.55
2040	22	$ 1,412.93	$ 958.02	$ 229.09	$ 62.00	$ 2,662.04
2041	23	$ 1,496.57	$ 874.37	$ 233.68	$ 62.00	$ 2,666.62
2042	24	$ 1,585.17	$ 785.78	$ 238.35	$ 62.00	$ 2,671.30
2043	25	$ 1,679.01	$ 691.93	$ 243.12	$ 62.00	$ 2,676.06
2044	26	$ 1,778.41	$ 592.54	$ 247.98	$ 62.00	$ 2,680.93
2045	27	$ 1,883.69	$ 487.25	$ 252.94	$ 62.00	$ 2,685.89
2046	28	$ 1,995.21	$ 375.74	$ 258.00	$ 62.00	$ 2,690.94
2047	29	$ 2,113.32	$ 257.62	$ 263.16	$ 62.00	$ 2,696.10
2048	30	$ 2,238.43	$ 132.52	$ 268.42	$ 62.00	$ 2,701.37
Total		**$ 31,465.35**	**$ 37,075.57**	**$ 5,826.57**	**$ 1,736.00**	**$ 76,103.49**

Note: The figures shown above are estimates only and subject to change in Annual Service Plan Updates.

DRAFT

SONOMA PID: IMPROVEMENT AREA #2 – LOT TYPE 2 HOMEBUYER DISCLOSURE

NOTICE OF OBLIGATION TO PAY
PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS
TO MCLENDON-CHISHOLM, TEXAS

CONCERNING THE PROPERTY AT:

_____

STREET ADDRESS

LOT TYPE 2 ASSESSMENT: $47,067.42

As the purchaser of the real property located at the street address set forth above, you are obligated to pay assessments to the City of McLendon-Chisholm, Texas, for the costs of a portion of public improvements (the "***Authorized Improvements***") undertaken for the benefit of the property within "***Sonoma Public Improvement District***" (the "***District***") created under Subchapter A, Chapter 372, Local Government Code, as amended. You are also obligated to pay for the maintenance services (the "***Maintenance Assessment***") which is calculated and levied annually based on the actual costs of the Maintenance Assessment. 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 Maintenance Assessment.

THE PRINCIPAL OF THE IMPROVEMENT AREA #2 LOT TYPE 2 ASSESSMENT AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS IS $47,067.42, WHICH MAY BE PAID IN FULL AT ANY TIME; HOWEVER, IF NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS WHICH WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, ADMINISTRATIVE EXPENSES, AND DELINQUENCY COSTS.

An estimate of the annual installments is attached; **however, it is only an estimate and is subject to change**. The exact amount of the annual installments, including the annual installments thereof, will be approved each year by the City Council in the Annual Service Plan Update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City of McLendon-Chisholm City Secretary.

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

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

IN WITNESS WHEREOF, I have signed this certificate this _____, 20__.

PURCHASER:

By: _____ By: _____

Name: _____ Name: _____

Title: _____ Title: _____

STATE OF TEXAS §
§
COUNTY OF _____ §

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

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

_____
Notary Public, State of Texas

STATE OF TEXAS §
§
COUNTY OF _____ §

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

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

_____
Notary Public, State of Texas

DRAFT

IMPROVEMENT AREA #2 – LOT TYPE 2 ANNUAL INSTALLMENTS

Installment Due 1/31	Year	Principal	Interest	Additional Interest	Administrative Expenses	Maintenance Assessment	Total
2021	2	$ 831.71	$ 1,976.55	$ 235.34	$ 235.23	$ 62.00	$ 3,340.83
2022	3	$ 869.52	$ 1,947.44	$ 231.18	$ 239.94	$ 62.00	$ 3,350.07
2023	4	$ 907.32	$ 1,917.00	$ 226.83	$ 244.74	$ 62.00	$ 3,357.90
2024	5	$ 945.13	$ 1,885.25	$ 222.29	$ 249.63	$ 62.00	$ 3,364.30
2025	6	$ 982.93	$ 1,852.17	$ 217.57	$ 254.62	$ 62.00	$ 3,369.30
2026	7	$ 1,020.74	$ 1,815.31	$ 212.65	$ 259.72	$ 62.00	$ 3,370.42
2027	8	$ 1,058.54	$ 1,777.03	$ 207.55	$ 264.91	$ 62.00	$ 3,370.04
2028	9	$ 1,096.35	$ 1,737.34	$ 202.26	$ 270.21	$ 62.00	$ 3,368.15
2029	10	$ 1,134.15	$ 1,696.22	$ 196.78	$ 275.61	$ 62.00	$ 3,364.77
2030	11	$ 1,209.77	$ 1,653.69	$ 191.11	$ 281.13	$ 62.00	$ 3,397.69
2031	12	$ 1,247.57	$ 1,602.28	$ 185.06	$ 286.75	$ 62.00	$ 3,383.65
2032	13	$ 1,323.18	$ 1,549.26	$ 178.82	$ 292.48	$ 62.00	$ 3,405.74
2033	14	$ 1,360.99	$ 1,493.02	$ 172.20	$ 298.33	$ 62.00	$ 3,386.54
2034	15	$ 1,436.60	$ 1,435.18	$ 165.40	$ 304.30	$ 62.00	$ 3,403.47
2035	16	$ 1,512.21	$ 1,374.12	$ 158.21	$ 310.39	$ 62.00	$ 3,416.93
2036	17	$ 1,587.82	$ 1,309.85	$ 150.65	$ 316.59	$ 62.00	$ 3,426.92
2037	18	$ 1,625.62	$ 1,242.37	$ 142.71	$ 322.92	$ 62.00	$ 3,395.63
2038	19	$ 1,701.23	$ 1,173.28	$ 134.59	$ 329.38	$ 62.00	$ 3,400.48
2039	20	$ 1,776.84	$ 1,100.98	$ 126.08	$ 335.97	$ 62.00	$ 3,401.87
2040	21	$ 1,890.26	$ 1,025.46	$ 117.20	$ 342.69	$ 62.00	$ 3,437.61
2041	22	$ 1,965.87	$ 942.77	$ 107.74	$ 349.54	$ 62.00	$ 3,427.92
2042	23	$ 2,079.28	$ 856.76	$ 97.92	$ 356.53	$ 62.00	$ 3,452.49
2043	24	$ 2,154.89	$ 765.79	$ 87.52	$ 363.67	$ 62.00	$ 3,433.87
2044	25	$ 2,268.31	$ 671.51	$ 76.74	$ 370.94	$ 62.00	$ 3,449.51
2045	26	$ 2,381.72	$ 572.28	$ 65.40	$ 378.36	$ 62.00	$ 3,459.76
2046	27	$ 2,495.14	$ 468.08	$ 53.49	$ 385.92	$ 62.00	$ 3,464.63
2047	28	$ 2,608.56	$ 358.91	$ 41.02	$ 393.64	$ 62.00	$ 3,464.13
2048	29	$ 2,721.97	$ 244.79	$ 27.98	$ 401.52	$ 62.00	$ 3,458.25
2049	30	$ 2,873.19	$ 125.70	$ 14.37	$ 409.55	$ 62.00	$ 3,484.81
Total		**$ 47,067.42**	**$ 36,570.39**	**$ 4,246.65**	**$ 9,125.22**	**$ 1,798.00**	**$ 98,807.68**

Note: The figures shown above are estimates only and subject to change in Annual Service Plan Updates.

DRAFT

SONOMA PID: IMPROVEMENT AREA #2 – LOT TYPE 3 HOMEBUYER DISCLOSURE

NOTICE OF OBLIGATION TO PAY
PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS
TO MCLENDON-CHISHOLM, TEXAS

CONCERNING THE PROPERTY AT:

_____

STREET ADDRESS

LOT TYPE 3 ASSESSMENT: $36,292.95

As the purchaser of the real property located at the street address set forth above, you are obligated to pay assessments to the City of McLendon-Chisholm, Texas, for the costs of a portion of public improvements (the "***Authorized Improvements***") undertaken for the benefit of the property within "***Sonoma Public Improvement District***" (the "***District***") created under Subchapter A, Chapter 372, Local Government Code, as amended. You are also obligated to pay for the maintenance services (the "***Maintenance Assessment***") which is calculated and levied annually based on the actual costs of the Maintenance Assessment. 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 Maintenance Assessment.

THE PRINCIPAL OF THE IMPROVEMENT AREA #2 LOT TYPE 3 ASSESSMENT AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS IS $36,292.95, WHICH MAY BE PAID IN FULL AT ANY TIME; HOWEVER, IF NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS WHICH WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, ADMINISTRATIVE EXPENSES, AND DELINQUENCY COSTS.

An estimate of the annual installments is attached; **however, it is only an estimate and is subject to change**. The exact amount of the annual installments, including the annual installments thereof, will be approved each year by the City Council in the Annual Service Plan Update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City of McLendon-Chisholm City Secretary.

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

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

IN WITNESS WHEREOF, I have signed this certificate this _____, 20__.

PURCHASER:

By: _____ By: _____

Name: _____ Name: _____

Title: _____ Title: _____

STATE OF TEXAS §
§
COUNTY OF _____ §

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

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

_____
Notary Public, State of Texas

STATE OF TEXAS §
§
COUNTY OF _____ §

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

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

_____
Notary Public, State of Texas

DRAFT

IMPROVEMENT AREA #2 – LOT TYPE 3 ANNUAL INSTALLMENTS

Installment Due 1/31	Year	Principal	Interest	Additional Interest	Administrative Expenses	Maintenance Assessment	Total
2021	2	$ 641.32	$ 1,524.09	$ 181.46	$ 181.38	$ 62.00	$ 2,590.26
2022	3	$ 670.47	$ 1,501.64	$ 178.26	$ 185.01	$ 62.00	$ 2,597.38
2023	4	$ 699.62	$ 1,478.17	$ 174.91	$ 188.71	$ 62.00	$ 2,603.41
2024	5	$ 728.77	$ 1,453.69	$ 171.41	$ 192.49	$ 62.00	$ 2,608.35
2025	6	$ 757.93	$ 1,428.18	$ 167.76	$ 196.34	$ 62.00	$ 2,612.20
2026	7	$ 787.08	$ 1,399.76	$ 163.97	$ 200.26	$ 62.00	$ 2,613.07
2027	8	$ 816.23	$ 1,370.24	$ 160.04	$ 204.27	$ 62.00	$ 2,612.78
2028	9	$ 845.38	$ 1,339.63	$ 155.96	$ 208.35	$ 62.00	$ 2,611.32
2029	10	$ 874.53	$ 1,307.93	$ 151.73	$ 212.52	$ 62.00	$ 2,608.71
2030	11	$ 932.83	$ 1,275.14	$ 147.36	$ 216.77	$ 62.00	$ 2,634.10
2031	12	$ 961.98	$ 1,235.49	$ 142.69	$ 221.11	$ 62.00	$ 2,623.27
2032	13	$ 1,020.28	$ 1,194.61	$ 137.88	$ 225.53	$ 62.00	$ 2,640.30
2033	14	$ 1,049.43	$ 1,151.24	$ 132.78	$ 230.04	$ 62.00	$ 2,625.50
2034	15	$ 1,107.74	$ 1,106.64	$ 127.54	$ 234.64	$ 62.00	$ 2,638.56
2035	16	$ 1,166.04	$ 1,059.56	$ 122.00	$ 239.33	$ 62.00	$ 2,648.93
2036	17	$ 1,224.34	$ 1,010.01	$ 116.17	$ 244.12	$ 62.00	$ 2,656.63
2037	18	$ 1,253.49	$ 957.97	$ 110.04	$ 249.00	$ 62.00	$ 2,632.51
2038	19	$ 1,311.79	$ 904.70	$ 103.78	$ 253.98	$ 62.00	$ 2,636.25
2039	20	$ 1,370.10	$ 848.95	$ 97.22	$ 259.06	$ 62.00	$ 2,637.32
2040	21	$ 1,457.55	$ 790.72	$ 90.37	$ 264.24	$ 62.00	$ 2,664.88
2041	22	$ 1,515.85	$ 726.95	$ 83.08	$ 269.53	$ 62.00	$ 2,657.41
2042	23	$ 1,603.30	$ 660.63	$ 75.50	$ 274.92	$ 62.00	$ 2,676.36
2043	24	$ 1,661.60	$ 590.49	$ 67.48	$ 280.42	$ 62.00	$ 2,662.00
2044	25	$ 1,749.06	$ 517.79	$ 59.18	$ 286.03	$ 62.00	$ 2,674.05
2045	26	$ 1,836.51	$ 441.27	$ 50.43	$ 291.75	$ 62.00	$ 2,681.96
2046	27	$ 1,923.96	$ 360.93	$ 41.25	$ 297.58	$ 62.00	$ 2,685.72
2047	28	$ 2,011.42	$ 276.75	$ 31.63	$ 303.53	$ 62.00	$ 2,685.33
2048	29	$ 2,098.87	$ 188.75	$ 21.57	$ 309.60	$ 62.00	$ 2,680.80
2049	30	$ 2,215.47	$ 96.93	$ 11.08	$ 315.79	$ 62.00	$ 2,701.27
Total		**$ 36,292.95**	**$ 28,198.86**	**$ 3,274.53**	**$ 7,036.31**	**$ 1,798.00**	**$ 76,600.65**

Note: The figures shown above are estimates only and subject to change in Annual Service Plan Updates.

DRAFT

SONOMA PID: IMPROVEMENT AREA #2 – LOT TYPE 5 HOMEBUYER DISCLOSURE

NOTICE OF OBLIGATION TO PAY
PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS
TO MCLENDON-CHISHOLM, TEXAS

CONCERNING THE PROPERTY AT:

_____

STREET ADDRESS

LOT TYPE 5 ASSESSMENT: $26,085.56

As the purchaser of the real property located at the street address set forth above, you are obligated to pay assessments to the City of McLendon-Chisholm, Texas, for the costs of a portion of public improvements (the "***Authorized Improvements***") undertaken for the benefit of the property within "***Sonoma Public Improvement District***" (the "***District***") created under Subchapter A, Chapter 372, Local Government Code, as amended. You are also obligated to pay for the maintenance services (the "***Maintenance Assessment***") which is calculated and levied annually based on the actual costs of the Maintenance Assessment. 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 Maintenance Assessment.

THE PRINCIPAL OF THE IMPROVEMENT AREA #2 LOT TYPE 5 ASSESSMENT AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS IS $26,085.56, WHICH MAY BE PAID IN FULL AT ANY TIME; HOWEVER, IF NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS WHICH WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, ADMINISTRATIVE EXPENSES, AND DELINQUENCY COSTS.

An estimate of the annual installments is attached; **however, it is only an estimate and is subject to change**. The exact amount of the annual installments, including the annual installments thereof, will be approved each year by the City Council in the Annual Service Plan Update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City of McLendon-Chisholm City Secretary.

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

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

IN WITNESS WHEREOF, I have signed this certificate this _____, 20__.

PURCHASER:

By: _____ By: _____

Name: _____ Name: _____

Title: _____ Title: _____

STATE OF TEXAS §
§
COUNTY OF _____ §

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

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

_____
Notary Public, State of Texas

STATE OF TEXAS §
§
COUNTY OF _____ §

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

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

_____
Notary Public, State of Texas

DRAFT

IMPROVEMENT AREA #2 – LOT TYPE 5 ANNUAL INSTALLMENTS

Installment Due 1/31	Year	Principal	Interest	Additional Interest	Administrative Expenses	Maintenance Assessment	Total
2021	2	$ 460.95	$ 1,095.44	$ 130.43	$ 130.37	$ 62.00	$ 1,879.18
2022	3	$ 481.90	$ 1,079.30	$ 128.12	$ 132.98	$ 62.00	$ 1,884.31
2023	4	$ 502.85	$ 1,062.44	$ 125.71	$ 135.64	$ 62.00	$ 1,888.64
2024	5	$ 523.81	$ 1,044.84	$ 123.20	$ 138.35	$ 62.00	$ 1,892.19
2025	6	$ 544.76	$ 1,026.50	$ 120.58	$ 141.12	$ 62.00	$ 1,894.96
2026	7	$ 565.71	$ 1,006.08	$ 117.86	$ 143.94	$ 62.00	$ 1,895.58
2027	8	$ 586.66	$ 984.86	$ 115.03	$ 146.82	$ 62.00	$ 1,895.37
2028	9	$ 607.62	$ 962.86	$ 112.09	$ 149.75	$ 62.00	$ 1,894.33
2029	10	$ 628.57	$ 940.08	$ 109.06	$ 152.75	$ 62.00	$ 1,892.45
2030	11	$ 670.47	$ 916.50	$ 105.91	$ 155.80	$ 62.00	$ 1,910.69
2031	12	$ 691.42	$ 888.01	$ 102.56	$ 158.92	$ 62.00	$ 1,902.92
2032	13	$ 733.33	$ 858.62	$ 99.10	$ 162.10	$ 62.00	$ 1,915.16
2033	14	$ 754.28	$ 827.46	$ 95.44	$ 165.34	$ 62.00	$ 1,904.52
2034	15	$ 796.19	$ 795.40	$ 91.67	$ 168.65	$ 62.00	$ 1,913.90
2035	16	$ 838.09	$ 761.56	$ 87.69	$ 172.02	$ 62.00	$ 1,921.36
2036	17	$ 879.99	$ 725.94	$ 83.49	$ 175.46	$ 62.00	$ 1,926.89
2037	18	$ 900.95	$ 688.54	$ 79.09	$ 178.97	$ 62.00	$ 1,909.56
2038	19	$ 942.85	$ 650.25	$ 74.59	$ 182.55	$ 62.00	$ 1,912.24
2039	20	$ 984.76	$ 610.18	$ 69.88	$ 186.20	$ 62.00	$ 1,913.01
2040	21	$ 1,047.61	$ 568.33	$ 64.95	$ 189.92	$ 62.00	$ 1,932.82
2041	22	$ 1,089.52	$ 522.50	$ 59.71	$ 193.72	$ 62.00	$ 1,927.45
2042	23	$ 1,152.37	$ 474.83	$ 54.27	$ 197.60	$ 62.00	$ 1,941.07
2043	24	$ 1,194.28	$ 424.41	$ 48.50	$ 201.55	$ 62.00	$ 1,930.75
2044	25	$ 1,257.14	$ 372.16	$ 42.53	$ 205.58	$ 62.00	$ 1,939.41
2045	26	$ 1,319.99	$ 317.16	$ 36.25	$ 209.69	$ 62.00	$ 1,945.10
2046	27	$ 1,382.85	$ 259.42	$ 29.65	$ 213.89	$ 62.00	$ 1,947.80
2047	28	$ 1,445.71	$ 198.92	$ 22.73	$ 218.16	$ 62.00	$ 1,947.52
2048	29	$ 1,508.56	$ 135.67	$ 15.50	$ 222.53	$ 62.00	$ 1,944.26
2049	30	$ 1,592.37	$ 69.67	$ 7.96	$ 226.98	$ 62.00	$ 1,958.98
Total		**$ 26,085.56**	**$ 20,267.93**	**$ 2,353.57**	**$ 5,057.35**	**$ 1,798.00**	**$ 55,562.41**

Note: The figures shown above are estimates only and subject to change in Annual Service Plan Updates.

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SONOMA PID: IMPROVEMENT AREA #2 – LOT TYPE 10 HOMEBUYER DISCLOSURE

NOTICE OF OBLIGATION TO PAY
PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS
TO MCLENDON-CHISHOLM, TEXAS

CONCERNING THE PROPERTY AT:

_____

STREET ADDRESS

LOT TYPE 10 ASSESSMENT: $29,691.31

As the purchaser of the real property located at the street address set forth above, you are obligated to pay assessments to the City of McLendon-Chisholm, Texas, for the costs of a portion of public improvements (the "***Authorized Improvements***") undertaken for the benefit of the property within "***Sonoma Public Improvement District***" (the "***District***") created under Subchapter A, Chapter 372, Local Government Code, as amended. You are also obligated to pay for the maintenance services (the "***Maintenance Assessment***") which is calculated and levied annually based on the actual costs of the Maintenance Assessment. 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 Maintenance Assessment.

THE PRINCIPAL OF THE IMPROVEMENT AREA #2 LOT TYPE 10 ASSESSMENT AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS IS $29,691.31, WHICH MAY BE PAID IN FULL AT ANY TIME; HOWEVER, IF NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS WHICH WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, ADMINISTRATIVE EXPENSES, AND DELINQUENCY COSTS.

An estimate of the annual installments is attached; **however, it is only an estimate and is subject to change**. The exact amount of the annual installments, including the annual installments thereof, will be approved each year by the City Council in the Annual Service Plan Update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City of McLendon-Chisholm City Secretary.

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

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

IN WITNESS WHEREOF, I have signed this certificate this _____, 20__.

PURCHASER:

By: _____ By: _____

Name: _____ Name: _____

Title: _____ Title: _____

STATE OF TEXAS §
§
COUNTY OF _____ §

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

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

_____
Notary Public, State of Texas

STATE OF TEXAS §
§
COUNTY OF _____ §

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

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

_____
Notary Public, State of Texas

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IMPROVEMENT AREA #2 – LOT TYPE 10 ANNUAL INSTALLMENTS

Installment Due 1/31	Year	Principal	Interest	Additional Interest	Administrative Expenses	Maintenance Assessment	Total
2021	2	$ 524.67	$ 1,246.86	$ 148.46	$ 148.39	$ 62.00	$ 2,130.37
2022	3	$ 548.51	$ 1,228.49	$ 145.83	$ 151.36	$ 62.00	$ 2,136.20
2023	4	$ 572.36	$ 1,209.29	$ 143.09	$ 154.39	$ 62.00	$ 2,141.13
2024	5	$ 596.21	$ 1,189.26	$ 140.23	$ 157.47	$ 62.00	$ 2,145.18
2025	6	$ 620.06	$ 1,168.39	$ 137.25	$ 160.62	$ 62.00	$ 2,148.33
2026	7	$ 643.91	$ 1,145.14	$ 134.15	$ 163.84	$ 62.00	$ 2,149.03
2027	8	$ 667.76	$ 1,121.00	$ 130.93	$ 167.11	$ 62.00	$ 2,148.79
2028	9	$ 691.60	$ 1,095.96	$ 127.59	$ 170.45	$ 62.00	$ 2,147.60
2029	10	$ 715.45	$ 1,070.02	$ 124.13	$ 173.86	$ 62.00	$ 2,145.47
2030	11	$ 763.15	$ 1,043.19	$ 120.55	$ 177.34	$ 62.00	$ 2,166.24
2031	12	$ 787.00	$ 1,010.76	$ 116.74	$ 180.89	$ 62.00	$ 2,157.38
2032	13	$ 834.70	$ 977.31	$ 112.80	$ 184.51	$ 62.00	$ 2,171.31
2033	14	$ 858.54	$ 941.83	$ 108.63	$ 188.20	$ 62.00	$ 2,159.20
2034	15	$ 906.24	$ 905.35	$ 104.34	$ 191.96	$ 62.00	$ 2,169.88
2035	16	$ 953.94	$ 866.83	$ 99.81	$ 195.80	$ 62.00	$ 2,178.37
2036	17	$ 1,001.63	$ 826.29	$ 95.04	$ 199.71	$ 62.00	$ 2,184.67
2037	18	$ 1,025.48	$ 783.72	$ 90.03	$ 203.71	$ 62.00	$ 2,164.94
2038	19	$ 1,073.18	$ 740.14	$ 84.90	$ 207.78	$ 62.00	$ 2,168.00
2039	20	$ 1,120.88	$ 694.53	$ 79.53	$ 211.94	$ 62.00	$ 2,168.88
2040	21	$ 1,192.42	$ 646.89	$ 73.93	$ 216.18	$ 62.00	$ 2,191.42
2041	22	$ 1,240.12	$ 594.72	$ 67.97	$ 220.50	$ 62.00	$ 2,185.31
2042	23	$ 1,311.66	$ 540.47	$ 61.77	$ 224.91	$ 62.00	$ 2,200.81
2043	24	$ 1,359.36	$ 483.08	$ 55.21	$ 229.41	$ 62.00	$ 2,189.06
2044	25	$ 1,430.91	$ 423.61	$ 48.41	$ 234.00	$ 62.00	$ 2,198.92
2045	26	$ 1,502.45	$ 361.01	$ 41.26	$ 238.68	$ 62.00	$ 2,205.39
2046	27	$ 1,574.00	$ 295.27	$ 33.75	$ 243.45	$ 62.00	$ 2,208.47
2047	28	$ 1,645.54	$ 226.41	$ 25.88	$ 248.32	$ 62.00	$ 2,208.15
2048	29	$ 1,717.09	$ 154.42	$ 17.65	$ 253.29	$ 62.00	$ 2,204.44
2049	30	$ 1,812.48	$ 79.30	$ 9.06	$ 258.35	$ 62.00	$ 2,221.19
Total		**$ 29,691.31**	**$ 23,069.52**	**$ 2,678.90**	**$ 5,756.42**	**$ 1,798.00**	**$ 62,994.14**

Note: The figures shown above are estimates only and subject to change in Annual Service Plan Updates.

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EXHIBIT D-1 – PHASE 1 REFUNDING BONDS DEBT SERVICE SCHEDULE

BOND DEBT SERVICE

City of McLendon-Chisholm, Texas
Special Assessment Revenue Bonds, Refunding Series 2020A and Series 2020B
(Sonoma Public Improvement District Phase 1 Project)

Dated Date	08/20/2020
Delivery Date	08/20/2020

Period Ending	Principal	Interest	Compounded Interest	Debt Service
09/30/2021	122,455.90	344,232.77	122,544.10	589,232.77
09/30/2022	265,000.00	321,880.00		586,880.00
09/30/2023	275,000.00	311,280.00		586,280.00
09/30/2024	285,000.00	300,280.00		585,280.00
09/30/2025	295,000.00	288,880.00		583,880.00
09/30/2026	305,000.00	277,080.00		582,080.00
09/30/2027	315,000.00	264,880.00		579,880.00
09/30/2028	330,000.00	252,280.00		582,280.00
09/30/2029	340,000.00	239,080.00		579,080.00
09/30/2030	350,000.00	225,480.00		575,480.00
09/30/2031	365,000.00	211,480.00		576,480.00
09/30/2032	375,000.00	200,530.00		575,530.00
09/30/2033	385,000.00	189,280.00		574,280.00
09/30/2034	395,000.00	177,730.00		572,730.00
09/30/2035	405,000.00	165,880.00		570,880.00
09/30/2036	415,000.00	153,730.00		568,730.00
09/30/2037	425,000.00	140,450.00		565,450.00
09/30/2038	440,000.00	126,850.00		566,850.00
09/30/2039	450,000.00	112,770.00		562,770.00
09/30/2040	465,000.00	98,370.00		563,370.00
09/30/2041	480,000.00	83,490.00		563,490.00
09/30/2042	490,000.00	67,650.00		557,650.00
09/30/2043	505,000.00	51,480.00		556,480.00
09/30/2044	520,000.00	34,815.00		554,815.00
09/30/2045	535,000.00	17,655.00		552,655.00
	9,532,455.90	4,657,512.77	122,544.10	14,312,512.77

EXHIBIT D-2 – IMPROVEMENT AREA #1C ANNUAL INSTALLMENTS

Installment Due 1/31	Year	Principal	Interest	Administrative Expenses	Maintenance Assessment	Total Annual Installment
2021	3	$ 11,577.08	$ 115,075.08	$ 6,447.55	$ 2,542.00	$ 135,641.70
2022	4	$ 12,609.75	$ 114,042.41	$ 6,576.50	$ 2,542.00	$ 135,770.65
2023	5	$ 13,734.54	$ 112,917.62	$ 6,708.03	$ 2,542.00	$ 135,902.18
2024	6	$ 23,081.10	$ 74,127.75	$ 6,842.19	$ 2,542.00	$ 106,593.04
2025	7	$ 24,447.50	$ 72,761.35	$ 6,979.03	$ 2,542.00	$ 106,729.89
2026	8	$ 25,894.79	$ 71,314.06	$ 7,118.61	$ 2,542.00	$ 106,869.47
2027	9	$ 27,427.77	$ 69,781.09	$ 7,260.98	$ 2,542.00	$ 107,011.84
2028	10	$ 29,051.49	$ 68,157.37	$ 7,406.20	$ 2,542.00	$ 107,157.06
2029	11	$ 30,771.34	$ 66,437.52	$ 7,554.33	$ 2,542.00	$ 107,305.18
2030	12	$ 32,593.00	$ 64,615.85	$ 7,705.41	$ 2,542.00	$ 107,456.27
2031	13	$ 34,522.51	$ 62,686.35	$ 7,859.52	$ 2,542.00	$ 107,610.38
2032	14	$ 36,566.24	$ 60,642.62	$ 8,016.71	$ 2,542.00	$ 107,767.57
2033	15	$ 38,730.96	$ 58,477.89	$ 8,177.05	$ 2,542.00	$ 107,927.90
2034	16	$ 41,023.83	$ 56,185.02	$ 8,340.59	$ 2,542.00	$ 108,091.44
2035	17	$ 43,452.45	$ 53,756.41	$ 8,507.40	$ 2,542.00	$ 108,258.26
2036	18	$ 46,024.83	$ 51,184.03	$ 8,677.55	$ 2,542.00	$ 108,428.40
2037	19	$ 48,749.50	$ 48,459.36	$ 8,851.10	$ 2,542.00	$ 108,601.96
2038	20	$ 51,635.47	$ 45,573.39	$ 9,028.12	$ 2,542.00	$ 108,778.98
2039	21	$ 54,692.29	$ 42,516.57	$ 9,208.68	$ 2,542.00	$ 108,959.54
2040	22	$ 57,930.07	$ 39,278.78	$ 9,392.86	$ 2,542.00	$ 109,143.71
2041	23	$ 61,359.53	$ 35,849.32	$ 9,580.71	$ 2,542.00	$ 109,331.57
2042	24	$ 64,992.02	$ 32,216.84	$ 9,772.33	$ 2,542.00	$ 109,523.18
2043	25	$ 68,839.55	$ 28,369.31	$ 9,967.77	$ 2,542.00	$ 109,718.63
2044	26	$ 72,914.85	$ 24,294.01	$ 10,167.13	$ 2,542.00	$ 109,917.99
2045	27	$ 77,231.41	$ 19,977.45	$ 10,370.47	$ 2,542.00	$ 110,121.33
2046	28	$ 81,803.51	$ 15,405.35	$ 10,577.88	$ 2,542.00	$ 110,328.74
2047	29	$ 86,646.27	$ 10,562.58	$ 10,789.44	$ 2,542.00	$ 110,540.30
2048	30	$ 91,775.73	$ 5,433.12	$ 11,005.23	$ 2,542.00	$ 110,756.09
Total		**$ 1,290,079.39**	**$ 1,520,098.49**	**$ 238,889.37**	**$ 71,176.00**	**$ 3,120,243.26**

Note: The figures shown above are estimates only and subject to change in Annual Service Plan Updates.

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EXHIBIT D-3 – IMPROVEMENT AREA #2 DEBT SERVICE SCHEDULE

DEBT SERVICE REQUIREMENTS

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

Fiscal Year Ending (September 30)	Principal	Interest	Total
2020	$-	$307,885.83	$307,885.83
2021	110,000	261,412.50	371,412.50
2022	115,000	257,562.50	372,562.50
2023	120,000	253,537.50	373,537.50
2024	125,000	249,337.50	374,337.50
2025	130,000	244,962.50	374,962.50
2026	135,000	240,087.50	375,087.50
2027	140,000	235,025.00	375,025.00
2028	145,000	229,775.00	374,775.00
2029	150,000	224,337.50	374,337.50
2030	160,000	218,712.50	378,712.50
2031	165,000	211,912.50	376,912.50
2032	175,000	204,900.00	379,900.00
2033	180,000	197,462.50	377,462.50
2034	190,000	189,812.50	379,812.50
2035	200,000	181,737.50	381,737.50
2036	210,000	173,237.50	383,237.50
2037	215,000	164,312.50	379,312.50
2038	225,000	155,175.00	380,175.00
2039	235,000	145,612.50	380,612.50
2040	250,000	135,625.00	385,625.00
2041	260,000	124,687.50	384,687.50
2042	275,000	113,312.50	388,312.50
2043	285,000	101,281.26	386,281.26
2044	300,000	88,812.50	388,812.50
2045	315,000	75,687.50	390,687.50
2046	330,000	61,906.26	391,906.26
2047	345,000	47,468.76	392,468.76
2048	360,000	32,375.00	392,375.00
2049	380,000	16,625.00	396,625.00
Total	**$6,225,000**	**$5,144,579.61**	**$11,369,579.61**

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EXHIBIT E – NOTICE OF PID ASSESSMENT TERMINATION

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

[Date]
Rockwall County Clerk's Office
Honorable [County Clerk Name]
Rockwall County
1111 E Yellowjacket Lane, Suite 100
Rockwall, TX 75087

Re: **City of McLendon-Chisholm Lien Release documents for filing**

Dear Ms./Mr. [County Clerk Name],

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

City of McLendon-Chisholm
Attn: [City Secretary]
1371 W FM 550
McLendon-Chisholm, Texas 75032

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

Sincerely,
[Signature]

P3Works, LLC
P: (817)393-0353
admin@p3-works.com

DRAFT

AFTER RECORDING RETURN TO:

[City Secretary]
1371 W FM 550
McLendon-Chisholm, Texas 75032

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

FULL RELEASE OF PUBLIC IMPROVEMENT DISTRICT LIEN

STATE OF TEXAS §
§ **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF _____ §

THIS FULL RELEASE OF PUBLIC IMPROVEMENT DISTRICT LIEN (this "Full Release") is executed and delivered as of the Effective Date by the City of McLendon-Chisholm, Texas.

RECITALS

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

WHEREAS, on or about September 10, 2007 the City Council for the City, approved Resolution No. 2007-21, creating the Sonoma Public Improvement District; and

WHEREAS, the Sonoma Public Improvement District consists of approximately _____ contiguous acres located within the City; and

WHEREAS, on or about January 13, 2015, the City Council, approved Ordinance No. 2015-02, (hereinafter referred to as the "Assessment Ordinance") approving a service and assessment plan and assessment roll for the Property within the Sonoma Public Improvement District; and

WHEREAS, the Assessment Ordinance imposed an assessment in the amount of $_____ (hereinafter referred to as the "Lien Amount") for the following property:

[legal description], a subdivision in _____ County, Texas, according to the map or plat of record in Document/Instrument No. _____ of the Plat Records of _____ County, Texas (hereinafter referred to as the "Property"); and

DRAFT

WHEREAS, the property owners of the Property have paid unto the City the Lien Amount.

RELEASE

NOW THEREFORE, the City, the owner and holder of the Lien, as established by Ordinance No. _____, which levied the Assessment in the amount of the Lien Amount against the Property releases and discharges, and by these presents does hereby release and discharge, the above-described Property from said lien held by the undersigned securing said indebtedness.

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

CITY OF _____, TEXAS,

By: _____
[Name], [Title]

ATTEST:

_____
[Secretary Name], City Secretary

STATE OF TEXAS §
§
COUNTY OF _____ §

This instrument was acknowledged before me on the ____ day of _____, 20__, by [Name], [Title] for the City of _____, Texas, on behalf of said municipality.

_____
Notary Public, State of Texas

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EXHIBIT F – IMPROVEMENT AREA #1C ASSESSMENT REDUCTION MEMO

MEMORANDUM

Date: May 28, 2020

To: Lisa Palomba, City Administrator; Jason Hughes, City Financial Advisor

Cc: Joey Howell, Developer; Robert Miklos, Duane Brignac, Developer Counsel

Re: Sonoma Verde PID – Improvement Area #1C Assessment Reduction

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P3Works has reviewed the following documents regarding Improvement Area #1C for Sonoma Verde Public Improvement District:

- Sonoma PID Phase 2 Reimbursement Agreement
- Municap's 2018 – 2019 Annual Service Plan Update
- Municap's 2018 – 2019 PID Annual Installment Billing and Collection Report as of March 8, 2019
- 2019 Amended Annual Service Plan Update
- Signed Request for Payment Under Reimbursement Rights for Improvement Area #1C
- Deeds and Bills of Sale to convey Improvement Area #1C Improvements to the City
- Sonoma Verde Collection Memo as of May 1, 2020

The Authorized Improvements for Improvement Area #1C were accepted by the City of McLendon-Chisholm on October 13, 2017. Pursuant to the Reimbursement Agreement, the acceptance date (October 13, 2017) of the Authorized Improvement is date under which the interest began to accrue on the Actual Costs.

Now that Actual Costs have been determined, and the interest accrual date has been established a reconciliation must occur.

Step 1: Actual Cost Reconciliation:

Due to the reduced amount of the Actual Costs from the original estimated costs of the Authorized Improvement, and pursuant to the Reimbursement Agreement, the Developer is only eligible to receive reimbursement for the Actual Costs. Therefore, P3Works, LLC recommends a reduction in Improvement Area #1C Assessments by $58,695.61 from $1,348,775.00 to $1,290,079.39 as shown on the Actual Cost submitted and the Request for Payment Under Reimbursement Rights for Improvement Area #1C.

Assumed Assessment:	$ 1,348,775.00
Actual Assessment:	$ 1,290,079.39
Assessment Decrease:	$ 58,695.61

Step 2: Interest earned calculations:

The 2018 Annual Service Plan Update billed $123,7200.00 in anticipated interest, delinquent if not paid by January 31, 2019. However, taking the Assessment reduction due to the decrease in the Actual Costs into consideration (Step 1), the amount that should have been billed was $115,075.08. Funds collected exceed interest to be paid by $8,644.92.

Assumed 2018 Interest @ 8.92%:	$ 123,720.00
Actual 2018 Interest @ 8.92%:	$ 115,075.08
2018 Interest Difference:	$ 8,644.92

The 2019 Annual Service Plan Update billed $120,310.73 in anticipated interest, delinquent if not paid by January 31, 2020. However, taking the Assessment reduction due to the decrease in the Actual Costs into consideration (Step 1), the amount that should have been billed was $115,075.08. Funds collected exceed interest to be paid by $5,235.65.

Assumed 2019 Interest @ 8.92%:	$ 120,310.73
Actual 2019 Interest @ 8.92%:	$ 115,075.08
2019 Interest Difference:	$ 5,235.65

The total amount of interest billed to date sums to $244,030.73. Assuming twelve (12) thirty-day (30) months, the billed interest covers 25 months of earned interest for the Developer through November 15, 2019.

The interest billed for the Annual Installment due January 31, 2019 of $123,720 has been collected in full. The interest billed for the Annual Installment due January 31, 2020 of $120,310.73 has not been fully collected. Per the Rockwall County Tax Office Collection Report as of April 30, 2020, P3Works, LLC has determined only $61,622.57 in Interest has been collected. Therefore, the Developer will be paid $185,342.57 in available interest. The remaining $58,688.20 in interest accrued will be paid to the Developer as it is collected.

Going forward, each year on February 1 the Developer will have already accrued another year's worth of Interest and the City will be able transfer the earned Interest collected that year, barring any delinquencies, to the Developer.

Step 3: 2020 Annual Service Plan Update:

The new Reimbursement Balance of $1,290,079.39 will be reflected in the 2020 Annual Service Plan Update. The Annual Installment schedule will be revised to reflect the new Assessment amount and updated Interest calculations. See below for a revised Annual Installment schedule. This Annual Installment schedule assumes an interest rate of 8.92% for years 1 – 5 and 5.92% for years 6-30 pursuant to the Reimbursement Agreement. Please note that the Administrative Expenses and Maintenance Assessment are determined annually by the City of McLendon-Chisholm and are subject to change in future Annual Service Plan Updates, but at no point will the Assessment increase from what is shown on the schedule below.

Improvement Area #1C Total Annual Installments

Installment Due 1/31	Year	Principal	Interest	Administrative Expenses	Maintenance Assessment	Total Annual Installment
2019	1	$ -	$ 123,720.00	$ 10,986.00	$ 2,542.00	$ 137,248.00
2020	2	$ -	$ 120,310.73	$ 7,123.40	$ 2,542.00	$ 129,976.13
2021	3	$ 11,577.08	$ 115,075.08	$ 6,435.89	$ 2,542.00	$ 135,630.05
2022	4	$ 12,609.75	$ 114,042.41	$ 6,564.61	$ 2,542.00	$ 135,758.76
2023	5	$ 13,734.54	$ 112,917.62	$ 6,695.90	$ 2,542.00	$ 135,890.06
2024	6	$ 23,081.10	$ 74,127.75	$ 6,829.82	$ 2,542.00	$ 106,580.67
2025	7	$ 24,447.50	$ 72,761.35	$ 6,966.41	$ 2,542.00	$ 106,717.27
2026	8	$ 25,894.79	$ 71,314.06	$ 7,105.74	$ 2,542.00	$ 106,856.60
2027	9	$ 27,427.77	$ 69,781.09	$ 7,247.86	$ 2,542.00	$ 106,998.71
2028	10	$ 29,051.49	$ 68,157.37	$ 7,392.81	$ 2,542.00	$ 107,143.67
2029	11	$ 30,771.34	$ 66,437.52	$ 7,540.67	$ 2,542.00	$ 107,291.53
2030	12	$ 32,593.00	$ 64,615.85	$ 7,691.48	$ 2,542.00	$ 107,442.34
2031	13	$ 34,522.51	$ 62,686.35	$ 7,845.31	$ 2,542.00	$ 107,596.17
2032	14	$ 36,566.24	$ 60,642.62	$ 8,002.22	$ 2,542.00	$ 107,753.08
2033	15	$ 38,730.96	$ 58,477.89	$ 8,162.26	$ 2,542.00	$ 107,913.12
2034	16	$ 41,023.83	$ 56,185.02	$ 8,325.51	$ 2,542.00	$ 108,076.37
2035	17	$ 43,452.45	$ 53,756.41	$ 8,492.02	$ 2,542.00	$ 108,242.88
2036	18	$ 46,024.83	$ 51,184.03	$ 8,661.86	$ 2,542.00	$ 108,412.72
2037	19	$ 48,749.50	$ 48,459.36	$ 8,835.10	$ 2,542.00	$ 108,585.95
2038	20	$ 51,635.47	$ 45,573.39	$ 9,011.80	$ 2,542.00	$ 108,762.66
2039	21	$ 54,692.29	$ 42,516.57	$ 9,192.03	$ 2,542.00	$ 108,942.89
2040	22	$ 57,930.07	$ 39,278.78	$ 9,375.88	$ 2,542.00	$ 109,126.73
2041	23	$ 61,359.53	$ 35,849.32	$ 9,563.39	$ 2,542.00	$ 109,314.25
2042	24	$ 64,992.02	$ 32,216.84	$ 9,754.66	$ 2,542.00	$ 109,505.52
2043	25	$ 68,839.55	$ 28,369.31	$ 9,949.75	$ 2,542.00	$ 109,700.61
2044	26	$ 72,914.85	$ 24,294.01	$ 10,148.75	$ 2,542.00	$ 109,899.61
2045	27	$ 77,231.41	$ 19,977.45	$ 10,351.72	$ 2,542.00	$ 110,102.58
2046	28	$ 81,803.51	$ 15,405.35	$ 10,558.76	$ 2,542.00	$ 110,309.62
2047	29	$ 86,646.27	$ 10,562.58	$ 10,769.93	$ 2,542.00	$ 110,520.79
2048	30	$ 91,775.73	$ 5,433.12	$ 10,985.33	$ 2,542.00	$ 110,736.19
Total		**$ 1,290,079.39**	**$ 1,520,098.49**	**$ 238,457.49**	**$ 71,176.00**	**$ 3,119,811.38**

Note: The figures shown above are estimates only and subject to change in Annual Service Plan Updates.

CITY OF MCLENDON-CHISHOLM, TEXAS
SONOMA PUBLIC IMPROVEMENT DISTRICT
PHASE #1C DEPOSITORY ACCOUNT

This Written Direction is made under the Depository Agreement dated as of March 10, 2020 by and between the City of McLendon-Chisholm, Texas and Wilmington Trust, National Association (the "Bank").

RE: Reimburse the Developer under the Phase #2 Reimbursement Agreement for Phase #1C

The Bank is authorized to reimburse the Developer for accrued interest earned on Phase #1C Assessments under the Phase #2 Reimbursement Agreement as supported by the Memorandum dated May 28, 2020 consisting of $123,720.00 from Phase #1C Assessment due January 31, 2019 and $61,622.57 from Phase #1C Assessments due January 31, 2020 and which represents collections as of April 30, 2020 as follows:

From: MCLENDON CHISHOLM PID Phase #1C ACCOUNT
Account #: 141186-000
Amount: $185,342.57

To: Developer
MC 550 Investors, L.P., & MC 550 Land Holdings, L.P.
Attn: Russell Phillips & Joseph Howell

Bank Name:	Regions Bank
Bank Address:	2601 Ridge Rd., Rockwall, Texas 75087
ABA No.:	062005690
Account Name:	MC 550 Investors LP
Account No.:	0157899231
Beneficiary's Name:	MC 550 Investors LP

By: Lisa Palomba

Authorized City Signature

Name: Lisa Palomba

Title: City Administrator

Date: May 28, 2020

EXHIBIT G – ORIGINAL SERVICE AND ASSESSMENT PLAN

DRAFT

City of McLendon-Chisholm

Staff Report

Discussion and action regarding a Resolution designating the officer to calculate the No-New Revenue Tax Rate and the Voter Approval Tax Rate in accordance with Section 26.04 of the Texas Tax Code.

Date:

July 28, 2020

Background:

The State Legislature amended the Texas Tax Code in 2019 as part of Property Tax Reform. One of the new requirements requires the governing body to designate an officer or employee to calculate the No New Revenue Tax Rate and the Voter Approval Tax Rate for the taxing unit. The Chief Appraiser at Rockwall Central Appraisal District has calculated the rates, formally known as the Effective Tax Rate and Rollback Rate, in previous years and is willing to continue to calculate the required rates for Rockwall County entities including McLendon-Chisholm. This requires the City to provide information regarding the City's debt service and sales tax so the Chief Appraiser can run the calculations. The debt and sales tax information has already been provided to the Chief Appraiser.

Required Action:

Staff is requesting approval of the Resolution naming Kevin Passons, Chief Appraiser of Rockwall central Appraisal District to perform the calculations.

Additional Information:

A Budget Work Session is scheduled for August 4, 2020. Following the work session, staff will finalize the budget adoption schedule, issue required notices for public hearings and otherwise plan for budget and tax rate adoption by the last regular meeting in September. It is possible that the tax worksheets will not be completed by this work session. The City's Accountant will provide best estimates if the tax worksheets have not been delivered to the City by the August 4th work session. The Accountant can make any adjustments once the final numbers are calculated by the Chief Appraiser and delivered to the City.

Staff Recommendation:

Staff recommends approval of the Resolution designating Rockwall Central Appraisal District Chief Appraiser Kevin Passons as the officer who will perform and certify the required calculations.

Lisa Palomba, City Administrator

Resolution No: 2020-
Approved 07/28/2020

CITY OF MCLENDON-CHISHOLM

RESOLUTION NO. 2020-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCLENDON-CHISHOLM, TEXAS, DESIGNATING THE OFFICER OR EMPLOYEE TO CALCULATE THE NO-NEW REVENUE TAX RATE AND THE VOTER APPROVAL TAX RATE IN ACCORDANCE WITH SECTION 26.04 OF THE TEXAS TAX CODE FOR THE CITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the State legislature amended the Texas Tax Code in 2019 as part of its Property Tax reform;

WHEREAS, Texas Tax Code Sections 26.04(c) and 26.17(e) now require an officer or employee designated by the governing body to calculate the no-new-revenue tax rate and the voter-approval tax rate for the taxing unit after the assessor submits the appraisal roll; and

WHEREAS, The Chief Appraiser of Rockwall Central Appraisal District (CAD) is actively involved in the calculation of the tax rate of the ad valorem taxes,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MCLENDON-CHISHOLM, TEXAS, THAT:

Section 1.

The City Council hereby designates the Chief Appraiser of Rockwall Central Appraisal District (CAD) to calculate the no-new revenue tax rate and the voter-approval tax rate for the City of McLendon-Chisholm in accordance with Section 26.04 of the Texas Tax Code.

Section 2.

This resolution shall take effect immediately upon its adoption.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCLENDON-CHISHOLM, TEXAS, this 28th day of July 2020.

_____
Keith Short, Mayor

ATTEST:

_____
Rochelle Green, City Secretary

DRAFT

RESOLUTION NO. 2020-03

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCLENDON-CHISHOLM, TEXAS ESTABLISHING AN ECONOMIC DEVELOPMENT COMMITTEE; ESTABLISHING REGULATIONS FOR SUCH COMMITTEE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of McLendon-Chisholm desires to create a committee known as the "Economic Development Committee"; and,

WHEREAS, the mission of the McLendon-Chisholm Economic Development Committee is to advise and recommend to the City various methods and ways to broaden and diversify the tax base through new business attraction, land acquisition and development, progressive infrastructure, corporate business expansion, and job creation; and Economic Development Committee is created to advocate for business locations or expansion projects and to encourage growth of the community.

THEREFORE, BE IT RESOLVED THAT THE FOLLOWING GUIDELINES ARE ESTABLISHED FOR THE CREATION OF THE CITY OF MCLENDON-CHISHOLM ECONOMIC DEVELOPMENT COMMITTEE:

SECTION 1: Membership

1. The Committee will have seven voting members and two alternates who shall be appointed by the City Council. Members shall serve two-year terms. Four members shall serve two-year terms the first year and three members shall serve one-year terms the first year and will be appointed in July.
2. The Committee shall select a Chairman and Vice-Chairman from among its members.
3. The City Council shall designate one Council Member as a sole non-voting member to serve as a liaison to Council and to provide periodic updates to the Council and request items to be placed on the agenda.
4. The City Administrator and/or City Secretary shall be responsible for posting meeting agendas and materials and preparing minutes for approval.

SECTION 2: Meetings

1. Meetings shall be held at least monthly and must comply with the Texas Open Meetings Act. Any meeting materials, emails regarding city business, or other related information is subject to open records request. At the first meeting, the Committee will designate the time, location and date the Committee shall meet from that date forward and shall adopt a resolution stating same.
2. Prior to adjourning each meeting, the Committee, without discussion, shall determine topics and agenda language for the next meeting. Any supporting documents needed for the agenda packet must be provided to the City Secretary one week in advance of the meeting.

SECTION 3: Member Training

1. Each member shall be responsible for taking Texas Open Meetings Act Training and Public Information Act Training. A certificate of completion shall be provided to the City Secretary who shall cause such to be kept on file as required by the current records retention schedule.
2. Membership is encouraged to seek educational opportunities for independent study and/or group training.

SECTION 4: Attendance

Members are encouraged to notify the City Secretary and Committee Chairperson if a meeting must be missed. Members absent more than 75% of meetings, or members who miss three successive meetings, may be removed by a majority vote of the Committee and shall be considered to have resigned and an Alternate Member shall become a regular meeting. In the event of a vacancy, Council shall appoint a new member or alternate in the event of a vacancy.

SECTION 5: STRUCTURE

1. The Economic Development Committee may be subdivided into two sub committees.
    a. One committee shall consider commercial land use zoning, regulations, and Commercial Development Standards
    b. The second committee shall consider identifying and soliciting appropriate commercial business.
2. Three regular members and one alternate shall serve on each subcommittee.

SECTION 6: RESPONSIBILITIES

1. The Economic Development Committee is responsible for advising the City on developing an inclusive process for assessing community economic development needs and priorities in an orderly fashion and providing recommendations to Council in the form of a proposed Economic Development Plan that reflects, at a minimum, the following:
    a. Plan Purpose, goals and objectives
    b. Brief history of the Community
    c. Core Values of the Community (what is special about M-C, who are we?
    d. Vision for the Community reflecting rural Texas heritage (what do we want to be and what do we want to look like)
    e. Assessment of appropriateness of commercial areas including current and proposed land use as shown on the zoning map, Comprehensive Plan, and Commercial Design Standards and data gathered from various sources including community input. Assessment may identify desirable and undesirable commercial uses, identify areas for proposed change and conclusion.
    f. Assessment and conclusions regarding soliciting desired business.

g. Plan for prioritizing and executing the Plan including objectives, steps, action, and timeline for completion including 1-year, 2-year, and 5-year completion goals.
h. The Economic Development Plan shall be presented to the Planning & Zoning Commission for consideration. Any recommendations will be reviewed by the Economic Development Committee and final Plan shall be delivered to Council for approval and adoption.
i. The Economic Development Committee shall seek input from the City Planner on concepts to update the City's Comprehensive Plan as follows:
    i. Current City commercial zoning
    ii. Impacts that the upgrades to Hwy 205, Hwy 548, and Hwy 549 will have on current commercial zoning
    iii. Establishment of a percentage-based system for the City; e.g. as an example 40% residential, 40% Agricultural, 10% greenspace, and 10% commercial business. As the widening of Hwy 205 claims property from the City, the Comprehensive Build Plan should be updated to maintain the proper percentages determined by the citizens and City Council.
    iv. Identify and recommend changes to the Comprehensive Build Plan, such as:
        1. Establish one or more centralized business districts via the current zoning along Hwy 205.
        2. Establishment of Green / Open Space areas that can be funded under Rockwall County's Master Plan to maintain McLendon-Chisholm's character and create Open Spaces within Rockwall County where citizens can go play, relax, shop, etc.

SECTION 7: SUPPORT

City staff shall provide reasonable support to the Committee such as arranging for access to City facilities for meetings and access to City resources for copies and communications.

SECTION 8: EFFECTIVE DATE

This Resolution shall become effective immediately upon its passage.

DULY PASSED AND APPROVE THIS THE 25th DAY OF February, 2020.

Shelly Green, City Secretary

Keith Short, Mayor

Resolution No. 2020-
Approved 07/07/2020

CITY OF MCLENDON-CHISHOLM

RESOLUTION NO. 2020-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCLENDON-CHISHOLM, TEXAS AMENDING RESOLUTION NO. 2020-03; AMENDING MEMBERSHIP REGULATIONS FOR THE ECONOMIC DEVELOPMENT COMMITTEE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of McLendon-Chisholm approved Resolution No. 2020-03 on February 25, 2020 establishing an Economic Development Committee and regulations for the committee; and

WHEREAS, the Economic Development Committee membership regulations include appointment of seven voting members and two alternate members to be appointed by Council; and

WHEREAS, no provision of Resolution 2020-03 addresses residency requirements for appointed members; and

WHEREAS, a local business owner has expressed interest in serving on the Economic Development Committee but resides outside of the city limits; and

WHEREAS, the City Council has determined that it would be prudent to appoint an individual who is both a business owner and property owner to serve on the Economic Development Committee;

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MCLENDON-CHISHOLM, TEXAS:

A. SECTION 1: Membership is amended in its entirety to read as follows:

1. The Committee will have seven voting members and two alternates who shall be appointed by the City Council. Members shall reside inside the city limits except that a maximum of two members may reside outside the city limits. Any non-resident considered for appointment must be the owner of a currently operating business **and** must also be the property owner for the same business.
2. Members shall serve two-year terms. Four members shall serve two-year terms the first year and three members shall serve one-year terms the first year. Member terms begin July 1.
3. The Committee shall select a Chairman and vice-Chairman from among its members during the first meeting following July appointments.

DRAFT

4. The City Council shall designate one Council Member as a sole non-voting member to serve as liaison to Council and to provide periodic updates to the Council and request items to be placed on the Council Agenda.
5. The City Administrator and/or City Secretary shall be responsible for posting meeting agendas and materials and preparing minutes for approval.

B. All other sections of Resolution No. 2020-03 remain unchanged and in effect.

C. This Resolution shall become effective immediately upon its passage.

DULY PASSED AND APPROVED THIS THE 7TH DAY OF JULY 2020.

_____
Keith Short, Mayor

ATTEST:

_____
Rochelle Green, City Secretary

DRAFT

City of McLendon-Chisholm

Staff Report

Nominate and consider appointments for regular and alternate positions to the Economic Development Committee.

DATE:

July 24, 2020

BACKGROUND OF ISSUE:

The Economic Development Committee consists of 7 voting members and 2 alternates. Members are appointed for two-year terms. Four members shall serve two-year terms the first year and three members shall serve one-year terms the first year. EDC meets at least monthly. The ED Committee selects their own Chairperson and Vice Chairperson among their selected members. The ED Committee is created to advocate for business locations or expansion projects and to encourage growth of the community.

ED members' terms expire June 30 and new appointments are made in July.

2020 Applicants for the Committee are:

Tommy Baugh

Mark Kipphut

Paul Patrick Day

Melody Osorio

Jim Herren

Norine Childers

Lesley Schwalje

FINANCIAL IMPACT:

There is no financial impact to the City related to appointing new members other than the possibility of some training.

OPERATIONAL IMPACT:

It is important that all vacancies for regular and alternate positions are filled.

RECOMMENDATION:

Staff recommends making nominations and appointing new members from applications submitted. Additional applications will be accepted to fill the Alternate positions.

Lisa Palomba, City Administrator

City of McLendon-Chisholm
Board & Commission Application

Personal Information

Name: TOMMY BAUGH

Street Address: 3 DANCING WATERS, Rockwall, Texas 75032

Mailing Address (if different): Home Phone: SAME

Work Phone: 214-460-3388 Other: Email Address: TOMMY@TOMMYBAUGH.COM

Best method to contact you: EMAIL

Length of Residence in the City? 14 YRS In ETJ?

Occupational Information

Occupation/Business: BUSINESS OWNER

Qualifications

Are you a Registered Voter ? YES What Precinct?

Special knowledge or experience applicable to City Board or Commission function: CURRENTLY SERVING ON P&Z

Please list any other community activities you are involved in: (civic/hobbies) CURRENTLY ON THE BOARD OF DIRECTORS FOR ROCKWALL CHAMBER

Have you previously or do you currently serve on any City boards? ✓ Yes ___ No If so, list boards and dates: P&Z

Have you attended any Board or Council meetings? YES

Thank you for your interest in serving the City of McLendon-Chisholm. Please indicate below on which you would prefer to serve, Board / Commission. Please note that in addition to the regular scheduled board meetings, members may be required to attend training, work sessions, and joint meetings.

_____Board of Adjustments EDC _____Planning and Zoning Commission

If selected as a board/commission member, I understand that information on this application is subject to the Texas Public Information Act and may be disclosed to anyone requesting this information. I understand that the act does allow a board/commission member of a governmental body to choose whether to allow public access to the information in the custody of the City that relates to the home address, home phone number, social security number, or that reveals whether the board/commission member has family members. If selected as a board/commission member of the City of McLendon-Chisholm, I choose to: (__) allow (__) not allow public access to my home address, home phone number, social security number, or whether I have family members.

Tony Baugh
Signed

5-7-20
Date:

City of McLendon-Chisholm
Board & Commission Application

Personal Information

Name: MARK KIPPHUT

Street Address: 31 FIRESIDE DRIVE, Rockwall, Texas 75032

Mailing Address (if different): _____ Home Phone: 214-771-3136

Work Phone: 520-668-2216 Other: _____ Email Address: MARK_KIPPHUT@MSN.COM

Best method to contact you: EMAIL OR CELL PHONE (TEXT)

Length of Residence in the City? 5 YRS / 5 MONTHS In ETJ? Ø

Occupational Information

Occupation/Business: CONSULTANT

Qualifications

Are you a Registered Voter ? YES What Precinct? 3D

Special knowledge or experience applicable to City Board or Commission function: CURRENTLY A MEMBER OF THE MC ECONOMIC DEVELOPMENT COUNCIL. PREVIOUSLY A 30 YEAR MILITARY CAREER, 8 YEARS WITH RAYTHEON.

Please list any other community activities you are involved in: (civic/hobbies) MEMBER OF THE ROCKWALL COUNTY COVID TASK FORCE; MEMBER OF AMERICAN LEGION/VFW/MOAA. MEMBER ROCKWALL ROTARY AND CHAMBER OF COMMERCE

Have you previously or do you currently serve on any City boards? X Yes ___ No If so, list boards and dates: ECONOMIC DEVELOPMENT.

Have you attended any Board or Council meetings? YES ... MULTIPLE CITY COUNCIL, PZ AND ECONOMIC DEVELOPMENT

Thank you for your interest in serving the City of McLendon-Chisholm. Please indicate below on which you would prefer to serve, Board / Commission. Please note that in addition to the regular scheduled board meetings, members may be required to attend training, work sessions, and joint meetings.

_____Board of Adjustments _____Planning and Zoning Commission

If selected as a board/commission member, I understand that information on this application is subject to the Texas Public Information Act and may be disclosed to anyone requesting this information. I understand that the act does allow a board/commission member of a governmental body to choose whether to allow public access to the information in the custody of the City that relates to the home address, home phone number, social security number, or that reveals whether the board/commission member has family members. If selected as a board/commission member of the City of McLendon-Chisholm, I choose to: (X) allow ( ) not allow public access to my home address, home phone number, ~~social security number~~ ACL or whether I have family members.

Signed

4/14/2020
Date:

City of McLendon-Chisholm
Board, Commission and/or Committee Application

Personal Information

Name: Paul Patrick Day

Street Address: 1 Greenhollow, Rockwall, Texas 75032

Mailing Address (if different): _____ Home Phone: 562-303-2920

Work Phone: — Other: 360-773-9759 Email Address: paulday@deccd.edu

Best method to contact you: Cell Phone: 562-303-2920

Length of Residence in the City? 1 year 7 month, Rockwall: 5 yrs in ETJ? N/A

Occupational Information

Occupation/Business: Professor of Environmental Science / Geology, Eastfield College

Qualifications

Are you a Registered Voter ? yes What Precinct? 30

Special knowledge or experience applicable to City Board , Commission or Committee function: Extensive experience in municipal fundraising, compliance, Finance, and governance

Please list any other community activities you are involved in: (civic/hobbies) Pro bono forensic geologist, brass musician, prairie advocate, and astronomer

Have you previously or do you currently serve on any City boards? ____Yes X No If so, list boards and dates:

Have you attended any Board or Council meetings? yes

Thank you for your interest in serving the City of McLendon-Chisholm. Please indicate below the Board, Commission, or Committee of interest. If interested in more than one, please rank order of preference. Please note that in addition to the regular scheduled board meetings, members may be required to attend training, work sessions, and joint meetings.

_____Board of Adjustments _____Planning and Zoning Commission Economic Development Committee
(Committee of interest)

If selected as a board, commission or committee member, I understand that information on this application is subject to the Texas Public Information Act and may be disclosed to anyone requesting this information. I understand that the act does allow a board/commission member of a governmental body to choose whether to allow public access to the information in the custody of the City that relates to the home address, home phone number, social security number, or that reveals whether the board/commission member has family members. If selected as a board/commission member of the City of McLendon-Chisholm, I choose to: (__) allow (X) not allow public access to my home address, home phone number, social security number, or whether I have family members.

Signed _____ Date: 3/20/20

City of McLendon-Chisholm
Board, Commission and/or Committee Application #2

Personal Information

Name: Melody Osorio

Street Address: 651 Frontier Trail, Rockwall, Texas 75032

Mailing Address (if different): — Home Phone: _____

Work Phone: 469.288-5224 Other: _____ Email Address: mclendonchisholmcitizen@gmail.com

Best method to contact you: email

Length of Residence in the City? 6 yrs In ETJ? No

Occupational Information

Occupation/Business: Self

Qualifications

Are you a Registered Voter ? Yes What Precinct? 3D

Special knowledge or experience applicable to City Board , Commission or Committee function: Business, Travel, special interests, solutions, ideas, communication.

Please list any other community activities you are involved in: (civic/hobbies) Community, neighborhood interest and tasks.

Have you previously or do you currently serve on any City boards? ✓ Yes ___ No If so, list boards and dates:
BOA ; EDAP

Have you attended any Board or Council meetings? YES

Thank you for your interest in serving the City of McLendon-Chisholm. Please indicate below the Board, Commission, or Committee of interest. If interested in more than one, please rank order of preference. Please note that in addition to the regular scheduled board meetings, members may be required to attend training, work sessions, and joint meetings.

_____Board of Adjustments _____Planning and Zoning Commission Economic Develop Committee
(Committee of interest)

If selected as a board, commission or committee member, I understand that information on this application is subject to the Texas Public Information Act and may be disclosed to anyone requesting this information. I understand that the act does allow a board/commission member of a governmental body to choose whether to allow public access to the information in the custody of the City that relates to the home address, home phone number, social security number, or that reveals whether the board/commission member has family members. If selected as a board/commission member of the City of McLendon-Chisholm, I choose to: (__) allow (X) not allow public access to my home address, home phone number, social security number, or whether I have family members.

Signed

03 March 2020
Date:
(again)

City of McLendon-Chisholm
Board, Commission and/or Committee Application

Personal Information

Name: James G. Herren

Street Address: 1118 Warwick Ct., Rockwall, Texas 75032

Mailing Address (if different): _____ Home Phone: 469-338-5984

Work Phone: 760-893-3740 Other: 760-814-4872 cell Email Address: jim.herren@att.net

Best method to contact you: cell phone

Length of Residence in the City? 6 years In ETJ? 0

Occupational Information

Occupation/Business: Director, Aircraft Innovation and Integration Viasat, INC.

Qualifications

Are you a Registered Voter ? Yes What Precinct? 3D

Special knowledge or experience applicable to City Board , Commission or Committee function: M-C City Council

Please list any other community activities you are involved in: (civic/hobbies) Church GateKeeper, Men's Encouter North

Have you previously or do you currently serve on any City boards? ____Yes X No If so, list boards and dates:
Was on City Council

Have you attended any Board or Council meetings? Yes, many

Thank you for your interest in serving the City of McLendon-Chisholm. Please indicate below the Board, Commission, or Committee of interest. If interested in more than one, please rank order of preference. Please note that in addition to the regular scheduled board meetings, members may be required to attend training, work sessions, and joint meetings.

_____Board of Adjustments _____Planning and Zoning Commission Economic Development Committee
(Committee of interest)

If selected as a board, commission or committee member, I understand that information on this application is subject to the Texas Public Information Act and may be disclosed to anyone requesting this information. I understand that the act does allow a board/commission member of a governmental body to choose whether to allow public access to the information in the custody of the City that relates to the home address, home phone number, social security number, or that reveals whether the board/commission member has family members. If selected as a board/commission member of the City of McLendon-Chisholm, I choose to: (X) allow ( ) not allow public access to my home address, home phone number, social security number, or whether I have family members.

Signed

March 02, 2020
Date:

City of McLendon-Chisholm

Board, Commission and/or Committee Application

Personal Information

Name: Norine Childers

Street Address: 1251 So. 2nd Hwy 205, Rockwall, Texas 75032

Mailing Address (if different): 4202 Waterscape Ct Rowlett 75088 Home Phone: 469 688-7884

Work Phone: _____ Other: _____ Email Address: Norine.Childers@gmail.com

Best method to contact you: Text

Length of Residence in the City? 1.5yrs. In ETJ? _____

Occupational Information

Occupation/Business: Chisholm Country Store

Qualifications

Are you a Registered Voter ? yes What Precinct? 2B Rockwall

Special knowledge or experience applicable to City Board , Commission or Committee function: N/A

Please list any other community activities you are involved in: (civic/hobbies) Habitate for Humanity

Have you previously or do you currently serve on any City boards? ___Yes ✓ No If so, list boards and dates:

Have you attended any Board or Council meetings? yes

Thank you for your interest in serving the City of McLendon-Chisholm. Please indicate below the Board, Commission, or Committee of interest. If interested in more than one, please rank order of preference. Please note that in addition to the regular scheduled board meetings, members may be required to attend training, work sessions, and joint meetings.

_____Board of Adjustments _____Planning and Zoning Commission Economic Dev. Committee
(Committee of interest)

If selected as a board, commission or committee member, I understand that information on this application is subject to the Texas Public Information Act and may be disclosed to anyone requesting this information. I understand that the act does allow a board/commission member of a governmental body to choose whether to allow public access to the information in the custody of the City that relates to the home address, home phone number, social security number, or that reveals whether the board/commission member has family members. If selected as a board/commission member of the City of McLendon-Chisholm, I choose to: ( ) allow (✓) not allow public access to my home address, home phone number, social security number, or whether I have family members.

Norine Childers
Signed

2/29/20
Date:

City of McLendon-Chisholm

Board, Commission and/or Committee Application

Personal Information

Name: Lesley Schwalje

Street Address: 262 Meadowpark _____, Rockwall, Texas 75032

Mailing Address (if different): _____ Home Phone: 214.557.1745 (cell)

Work Phone: 214.743.7214 Other: _____ Email Address: lschwalje@hntb.com

Best method to contact you: home (cell) phone - call or text

Length of Residence in the City? 6 years In ETJ? n/a

Occupational Information

Occupation/Business: Civil Engineer / Project & Department Manager

Qualifications

Are you a Registered Voter ? Yes What Precinct? 3D

Special knowledge or experience applicable to City Board , Commission or Committee function:
I've been involved in transportation planning, civil/site design and other related engineering projects for over 20 years.

Please list any other community activities you are involved in: (civic/hobbies)
Active at First United Methodist Rockwall, my children's school and the Society of American Military Engineers.

Have you previously or do you currently serve on any City boards? x Yes ___ No If so, list boards and dates:
Currently Vice-Chairman of the P&Z Board, member since Spring 2017.

Have you attended any Board or Council meetings? Yes, City Council and P&Z Meetings

Thank you for your interest in serving the City of McLendon-Chisholm. Please indicate below the Board, Commission, or Committee of interest. If interested in more than one, please rank order of preference. Please note that in addition to the regular scheduled board meetings, members may be required to attend training, work sessions, and joint meetings.

_____Board of Adjustments _____Planning and Zoning Commission _Economic Development Committee
(Committee of interest)

If selected as a board, commission or committee member, I understand that information on this application is subject to the Texas Public Information Act and may be disclosed to anyone requesting this information. I understand that the act does allow a board/commission member of a governmental body to choose whether to allow public access to the information in the custody of the City that relates to the home address, home phone number, social security number, or that reveals whether the board/commission member has family members. If selected as a board/commission member of the City of McLendon-Chisholm, I choose to: (__) allow (x) not allow public access to my home address, home phone number, social security number, or whether I have family members.

Lesley R Schwalje

Signed

07.06.2020

Date:

City of McLendon-Chisholm

Staff Report

Nominate and consider appointments for regular and alternate positions to the Planning & Zoning Commission.

DATE:

July 24, 2020

BACKGROUND OF ISSUE:

The Planning & Zoning Commission consists of 5 regular members and 2-3 alternates. Members are appointed for two year terms. P&Z meets once per month. 4 members must be present to constitute a quorum. The P&Z Commission selects their own Chairperson and Vice Chairperson among their selected members. The Commission hears applications for zoning changes, plats and other land use related items and makes recommendations for final decision by City Council.

P&Z Members' terms expire June 30 and new appointments are made in July.

The current members are:

Robert Rohde, Chairperson Term Expires June 2020	Not seeking reappointment. Council needs to appoint someone from list of applicants.
Lesley Schwalje, Vice Chairperson Term Expires June 2021	
Jody Wright Term Expires June 2021	
Daniel Tucker Term Expires June 2021	
Tommy Baugh Term Expires June 2020	Not seeking reappointment. Council needs to appoint someone from list of applicants.
Daniela Swindoll, Alternate Term Expires June 2021	
Shari London, Alternate Term Expires June 2020	Seeking reappointment.
Brian Lane, Alternate Term Expires June 2021	

2020 Applicants: Shari London, currently serving as an Alternate, Brad Martin

FINANCIAL IMPACT:

There is no financial impact to the City related to appointing new members other than the possibility of some training.

OPERATIONAL IMPACT:

It is important that all vacancies for regular and alternate positions are filled.

RECOMMENDATION:

Staff recommends making nominations and appointing new members from applications submitted.

Lisa Palomba, City Administrator

City of McLendon-Chisholm
Board, Commission and/or Committee Application

Personal Information

Name: Shari A. London

Street Address: 216 Harvest Ridge Drive, Rockwall, Texas 75032

Mailing Address (if different): Home Phone: N/A

Work Phone: [redacted] Other: ← cell Email Address: [redacted]

Best method to contact you: text to cell phone

Length of Residence in the City? 2 years as of June 2020 In ETJ?

Occupational Information

Occupation/Business: Consultant / Geologist

Qualifications

Are you a Registered Voter ? Yes What Precinct? 3D

Special knowledge or experience applicable to City Board , Commission or Committee function: My career has included working w/ Municipalities on deed restrictions, building, zoning

Please list any other community activities you are involved in: (civic/hobbies) RCRW, Band of Brothers, Volunteer @ Church

Have you previously or do you currently serve on any City boards? X Yes ___ No If so, list boards and dates: previously served on Planning / Zoning Commissions

Have you attended any Board or Council meetings? yes

Thank you for your interest in serving the City of McLendon-Chisholm. Please indicate below the Board, Commission, or Committee of interest. If interested in more than one, please rank order of preference. Please note that in addition to the regular scheduled board meetings, members may be required to attend training, work sessions, and joint meetings.

_____Board of Adjustments 1 Planning and Zoning Commission _____Committee
(Committee of interest)

If selected as a board, commission or committee member, I understand that information on this application is subject to the Texas Public Information Act and may be disclosed to anyone requesting this information. I understand that the act does allow a board/commission member of a governmental body to choose whether to allow public access to the information in the custody of the City that relates to the home address, home phone number, social security number, or that reveals whether the board/commission member has family members. If selected as a board/commission member of the City of McLendon-Chisholm, I choose to: (__) allow (X) not allow public access to my home address, home phone number, social security number, or whether I have family members.

Signed

06-08-2020
Date:

City of McLendon-Chisholm
Board, Commission and/or Committee Application

Personal Information

Name: Brad Martin

Street Address: 1413 Artesia Lane, Rockwall, Texas 75032

Mailing Address (if different): _____ Home Phone: _____

Work Phone: [redacted] Other: [redacted] Email Address: [redacted]

Best method to contact you: cell phone or email

Length of Residence in the City? 2 months In ETJ? _____

Occupational Information

Occupation/Business: Mechanical contractor

Qualifications

Are you a Registered Voter ? Yes What Precinct? _____

Special knowledge or experience applicable to City Board , Commission or Committee function: Previous work as a custom home builder and developer. Served on Tarrant County Builders Association Board, Certified Master Builders Association Board and involved in many master planned developments.

Please list any other community activities you are involved in: (civic/hobbies) Member of Lakepointe Church, serve as Past President of Dallas Christian Athletic Association and stadium announcer for home football games. Also enjoy hunting, golfing and raising 4 teenagers.

Have you previously or do you currently serve on any City boards? ____Yes __X__No If so, list boards and dates:

_____

Have you attended any Board or Council meetings? Not in McLendon- Chisolm

Thank you for your interest in serving the City of McLendon-Chisholm. Please indicate below the Board, Commission, or Committee of interest. If interested in more than one, please rank order of preference. Please note that in addition to the regular scheduled board meetings, members may be required to attend training, work sessions, and joint meetings.

_____Board of Adjustments __X__Planning and Zoning Commission Economic Development Committee
(Committee of interest)

If selected as a board, commission or committee member, I understand that information on this application is subject to the Texas Public Information Act and may be disclosed to anyone requesting this information. I understand that the act does allow a board/commission member of a governmental body to choose whether to allow public access to the information in the custody of the City that relates to the home address, home phone number, social security number, or that reveals whether the board/commission member has family members. If selected as a board/commission member of the City of McLendon-Chisholm, I choose to: (__) allow (X) not allow public access to my home address, home phone number, social security number, or whether I have family members.

Signed

6-18-2020
Date:

City of McLendon-Chisholm

Staff Report

Nominate and consider appointments for regular positions to the Board of Adjustment.

DATE:

July 24, 2020

BACKGROUND OF ISSUE:

The Board of Adjustment may authorize variances and special exceptions from the zoning ordinance when variances are not contrary to public interest and owing to special conditions, a literal enforcement of the ordinances will result in an unnecessary hardship.

BOA Members are appointed in July with a term expiration of June 30.

The current members are:

Beverly Stibbens, Chairperson
Term Expire June 2020 Seeking Reappointment

Frank Fite
Term Expires June 2019

Herb Harker
Term Expires June 2019

Gary Nickel
Term Expires June 2019

Melody Osario Seeking Reappointment
Term Expires June 2020

Valeria Bodart, Alternate
Term Expires June 2021

David Cross, Alternate
Term Expires June 2019

2020 Applicants: Beverly Stibbens and Melody Osario

FINANCIAL IMPACT:

There is no financial impact to the City related to appointing new members other than the possibility of some training.

OPERATIONAL IMPACT:

It is important that all vacancies for regular positions be filled.

RECOMMENDATION:

Staff recommends making nominations and appointing new members from applications submitted.

Lisa Palomba, City Administrator

City of McLendon-Chisholm
Board, Commission and/or Committee Application

Personal Information

Name: Beverly Stibbens

Street Address: 279 Partridge Drive, Rockwall, Texas 75032

Mailing Address (if different): Home Phone:

Work Phone: Other [redacted] Email Address: [redacted]

Best method to contact you: Cell phone or Email

Length of Residence in the City? 40 years In ETJ?

Occupational Information

Occupation/Business: American Heart Assoc - Senior Development Director

Qualifications

Are you a Registered Voter ? Yes What Precinct?

Special knowledge or experience applicable to City Board, Commission or Committee function: 20 years city council - 11 years board of adjustments

Please list any other community activities you are involved in: (civic hobbies)

Have you previously or do you currently serve on any City boards? ✓ Yes No If so, list boards and dates: Board of Adjustments 2009 - current

Have you attended any Board or Council meetings? Yes

Thank you for your interest in serving the City of McLendon-Chisholm. Please indicate below the Board, Commission, or Committee of interest. If interested in more than one, please rank order of preference. Please note that in addition to the regular scheduled board meetings, members may be required to attend training, work sessions, and joint meetings.

✓ Board of Adjustments ____ Planning and Zoning Commission ____ Committee (Committee of interest)

If selected as a board, commission or committee member, I understand that information on this application is subject to the Texas Public Information Act and may be disclosed to anyone requesting this information. I understand that the act does allow a board/commission member of a governmental body to choose whether to allow public access to the information in the custody of the City that relates to the home address, home phone number, social security number, or that reveals whether the board/commission member has family members. If selected as a board/commission member of the City of McLendon-Chisholm, I choose to: (X) allow ( ) not allow public access to my home address, home phone number, social security number, or whether I have family members.

Signed B Stibbens Date: 6/22/2020

City of McLendon-Chisholm
Board, Commission and/or Committee Application

Personal Information

Name: Melody Osorio OSORIO

Street Address: 651 Frontier Tr, Rockwall, Texas 75032

Mailing Address (if different): N/A Home Phone: _____

Work Phone: [redacted] Other: _____ Email Address: [redacted]

Best method to contact you: email

Length of Residence in the City? Seven (7) years In ETJ? No

Occupational Information

Occupation/Business: Self employed

Qualifications

Are you a Registered Voter ? Yes What Precinct? 3D

Special knowledge or experience applicable to City Board , Commission or Committee function: Negociations research, contracts, diplomacy

Please list any other community activities you are involved in: (civic/hobbies) Social media, political interests environmental, solutions.

Have you previously or do you currently serve on any City boards? ✓ Yes ___ No If so, list boards and dates: BOA and EDC

Have you attended any Board or Council meetings? Many

Thank you for your interest in serving the City of McLendon-Chisholm. Please indicate below the Board, Commission, or Committee of interest. If interested in more than one, please rank order of preference. Please note that in addition to the regular scheduled board meetings, members may be required to attend training, work sessions, and joint meetings.

✓ Board of Adjustments _____ Planning and Zoning Commission _____ Committee
(Committee of interest)

If selected as a board, commission or committee member, I understand that information on this application is subject to the Texas Public Information Act and may be disclosed to anyone requesting this information. I understand that the act does allow a board/commission member of a governmental body to choose whether to allow public access to the information in the custody of the City that relates to the home address, home phone number, social security number, or that reveals whether the board/commission member has family members. If selected as a board/commission member of the City of McLendon-Chisholm, I choose to: (__) allow (__) not allow public access to my home address, home phone number, social security number, or whether I have family members.

Signed _____ Date: 21 June 2020

Mayor Keith Short
1371 W FM 550
McLendon-Chisholm, TX f75032

Dear Mayor Short,

Please accept this as my formal resignation as McLendon-Chisholm City Councilman, Place 4. I have purchased a new home outside of the city limits and am no longer eligible to fulfill my duties on the council.

I have enjoyed my time serving with you and the council and look forward watching your continued leadership in moving this great city forward. I will continue to find ways to serve the city in other ways.

Best regards,

Jim Bloom
McLendon-Chisholm
City Council, Place 4

North East Texas Inspections

638 Chisholm Ranch Dr. Rockwall, Texas 75032, 972-998-3415

There were 24 new single family residential home permits issued in June, 2020

There were 20 new accessory projects permitted including single trades, swimming pools, outdoor living, shop buildings and other accessory endeavors that are also attached.

New housing permits to Date: 123

Thank you for choosing North East Texas Inspections for your Building Services provider.

June 2020

David Ellis, Building Official

June 2020 New SFR	Valuation	Square ft.	Fee	Builder
1729 pieneze	$ 416,970.00	3640	$ 1,025.00	bloomfield
1838 belagio	$ 340,017.00	3009	$ 875.00	bloomfield
1721 pieneze dr.	$ 325,892.00	2884	$ 875.00	bloomfield
1809 bertino	$ 214,244.00	2787	$ 875.00	Altura
1815 bertino	$ 213,836.00	2624	$ 875.00	Altura
1777 bertino	$ 206,740.00	2577	$ 875.00	Altura
1833 bertino	$ 276,511.00	2447	$ 875.00	Altura
1827 bertino	$ 237,087.00	3376	$ 875.00	Altura
1512 correrra	$ 437,190.00	3648	$ 1,025.00	Altura
1490 siena	$ 451,572.00	3792	$ 1,025.00	highland
1678 veneto dr.	$ 213,436.00	2624	$ 875.00	altura
1518 corrara	$ 451,572.00	3432	$ 875.00	highland
1684 veneto dr.	$ 231,742.00	3090	$ 875.00	Altura
1725 pieneze	$ 200,000.00	2594	$ 875.00	bloomfield
1818 bellagio ln.	$ 220,000.00	4058	$ 1,025.00	bloomfield
1822 bellagio	$ 220,000.00	3216	$ 875.00	bloomfield
1701 pieneze	$ 300,000.00	4157	$ 1,025.00	bloomfield
1929 recioto	$ 250,000.00	3519	$ 1,025.00	bloomfield
1837 bellagio	$ 320,000.00	4086	$ 1,025.00	bloomfield
1818 abruzzo	$ 374,190.00	3147	$ 875.00	highland
1914 sicilia	$ 376,453.00	3781	$ 1,025.00	highland
1702 pieneze	$ 369,065.00	3142	$ 875.00	highland
1641 San donato	$ 372,240.00	3147	$ 875.00	highland
1733 amarone	$ 369,390.00	3431	$ 875.00	highland
			$ 22,200.00	

Accessory permits June 2020	Project	Valuation	Fee
8 granite ridge	pool	$ 68,000.00	$375.00
1122 newcastle	garage	$160,000.00	$375.00
1118 oxford crt.	patio	$50,000.00	$225.00
915 hamilton crt	pool	$65,000.00	$375.00
828 abington wy.	patio cover	$50,000.00	$150.00
1874 w fm 550	acessory bldg	$10,000.00	$150.00
783 kensington	pool	$65,000.00	$375.00
772 kensington dr.	pool	$50,000.00	$375.00
118 windsor	hvac	$9,970.00	$75.00
1211 artesia	pool	$60,000.00	$375.00
3 fireside dr.	pool	$55,603.00	$375.00
1625 fm 1139	carport	$6,000.00	$150.00
1607 amalfi	patio cover	$17,260.00	$150.00
19 fireside dr.	water heater	$2,400.00	$75.00
1431 barrolo	patio	$6,000.00	$225.00
1431 barrolo	pool	$70,170.00	$375.00
1311 Prato	pool	$60,000.00	$375.00
17 fireside dr.	water heater	$9,000.00	$75.00
1251 s. state hwy 205	sign	$2,800.00	$150.00
1910 galenda	pool	$50,000.00	$375.00
			$5,175.00

June 2020 Onsite inspections actual

1706 cima	flatwork
1424 siena	flatwork
612 stampede run	belly steel
1747 bertino	elect.meter
1747 bertino	gas meter
1706 cima	flatwork
1701 san donato	frame mep
510 highwater crossing	foundation
1497 via toscana	solar
2001 corleone	flatwork
1842 belagio	elect.meter
1914 galenda	final co
1918 galenda	final co
1720 san donato	final co
1218 lucca	t-pole
1000 pullen rd.	frame mep
1918 galenda	final co
1914 galenda	final co
1914 galenda	final co
1918 galenda	final co
1821 bertino	frame mep
1801 bertino	frame mep
1874 fm 550	elect.meter
1874 fm 550	gas test
6125 stampede run	electric underground
809 abington	pool pre plaster
1298 frontier	electric underground
808 abington	no permit pool
1831 tuscany	final co
1819 tuscany	final co
1842 belagio	electric meter
1747 bertino	gas meter
1753 bertino	gas meter
1914 galenda	final co
1804 kentwood cir	foundation
1842 belagio	gas meter
1833 bertino	t-pole
1728 san donato	final co
616 stampede run	pool final
1763 bertino	electric meter
828 abington	belly steel
828 abington	pool gas
1298 frontier	underground electric
612 stampede run	deck steel
808 abington	pool built without permit
1825 tuscany	final co

1831 tuscany	final co
938 pullen	plmbg rough
1000 pullen rd.	frame mep
1907 galenda	frame mep
1738 amarone	frame mep
1378 arezzo	frame mep
8 granite ridge	belly steel
1206 lucca	t-pole
1298 frontier	underground electric
1308 somerset	elect. Underground
1218 lucca	plmbg rough
1809 radda	frame mep
1217 livorno	pool final
1604 vista crt.	t-pole
1737 amarone	plmbg rough
1848 tuscany	plmbg rough
1747 bertino	t-pole
1874 fm 550	final co
1831 tuscany	final co
331 briarglen	belly steel
1714 cima	gas meter
1657 san donato	frame mep
1714 cima	elect.meter
811 fm 1139	t-pole
1298 frontier	undr.grnd.elect.
1645 san donato	elect.meter
1645 san donato	gas meter
1714 voltera	final co
1913 recioto	final co
1720 san donato	final co
1907 galenda	frame mep
1918 galenda	final co
1920 galenda	final co
2025 corleone	final co
616 stampede run	pool final
1753 bertino	electric meter
8 granite ridge	belly steel
938 pullen	plmbg rough
1000 pullen rd.	frame mep
1645 san donato	gas meter
1645 san donato	electric meter
1714 cima	gas meter
1714 cima	elect.meter
1217 livorno	pool final
1176 lucca	electric meter
1188 lucca	electric meter
1188 lucca	gas meter

1737 amarone	plmbg rough
1848 tuscany	plmbg rough
5757 hwy 205	c.o reissue
1218 lucca	flatwork
212 adcox	t-pole
280 adcox	t-pole
1724 san donato	final co
1733 puglia	gas meter
1848 tuscany	plmbg rough
1288 somerset	frame mep
828 abington	deck steel
1747 bertino	electric meter
1747 bertino	gas meter
1753 bertino	electric meter
1753 bertino	gas meter
510 highwater crossing	garage frame mep
1765 bertino	electric meter
1733 puglia	gas meter
2001 corleone	frame mep
1759 bertino	gas meter
1701 budino	gas meter
1701 gas meter	electric meter
1759 bertino	gas meter
2001 corleone	frame mep
1722 puglia	elect meter
1733 puglia	elect meter
1741 amarone	elect meter
1926 galenda	elect meter
1926 galenda	gas meter
1765 bertino	gas meter
1753 bertino	elect meter
1701 budino	electric meter
1701 budino	gas meter
1176 lucca	gas meter
1771 bertino	elect. Meter
1813 tuscany	gas meter
510 highwater crossing	frame mep
2001 corleone	frame mep
1741 amarone	gas meter
1733 puglia	elect meter
1926 galenda	elect. meter
1759 bertino	elect. Meter
1710 budino	final co
1706 cima	elect. meter
1833 bertino	t-pole
1765 bertino	elect. meter
1741 amarone	gas meter

1812 radda	plmbg rough
1722 puglia	final c.o
811 fm 1139	t-pole
1725 san donato	flatwork
811 fm 1139	t-pole
1206 lucca	plmbg rough
1737 amarone	flatwork
1848 tuscany	flatwork
1706 cima	gas meter
1833 bertino	plmbg rough
1812 radda	flatwork
1187 livorno	elect. meter
1701 budino	elect.meter
1645 san donato	final co
612 stampede run	final
612 stampede run	pool gas
1701 budino	gas meter
1187 livorno	gas meter
1804 kentwood cir	frame mep
1771 bertino	elect. Meter
1574 vista crt.	final co
1812 radda	flatwork
1741 amarone	electr.meter
1838 belagio	plmbg rough
1838 belagio	t-pole
1721 pieneze	t-pole
1721 pieneze	plmbg rough
1729 pieneze	plmbg rough
1729 pieneze	t-pole

City of McLendon Chisholm
Operating Fund Financial Summary
For the nine months ended June 30, 2020

	Current Period Revenue and Expenses				Prior Period Revenue and Expenses			
	June 2020 Actuals	Current YTD Actuals	% of Budget Current YTD	FY 2019-2020 Budget	June 2019 Actuals	Prior YTD Actuals	% of Budget Current YTD	FY 2018-2019 Budget
Revenue								
302 · Franchise Income	16,190	$ 170,368	91%	$ 187,000	$ 18,023	$ 162,469	105%	$ 154,830
303 · Development Income	-	71,900	479%	15,000	1,300	14,884	51%	29,000
304 · Building Permit Income	84,405	638,078	193%	330,000	46,592	249,407	51%	492,419
305 Municipal Court Income	-	-	0%	1,800	-	1,859	620%	300
306 · Interest Income	3,194	18,433	100%	18,500	1,617	13,395	- %	-
307 · Sign Permit Income	-	-	0%	100	-	100	- %	-
308 · Septic Fees	1,950	12,675	163%	7,800	500	5,800	32%	17,885
309 Food Enforcement	-	1,200	96%	1,250	-	1,050	175%	600
310 · Sales Tax Revenue	33,298	255,491	124%	205,750	19,399	151,286	98%	154,603
311 · PID Admin Expense Reimbursement	-	-	- %	-	-	690	15%	4,750
313 · Donations	30	866	144%	600	(740)	709	142%	500
314 · Copies Public Inf. Income	-	-	0%	130	-	133	- %	-
317 · Ad Valorem Tax	6,177	596,138	111%	537,708	3,659	385,895	110%	350,579
318 · Tax Certifications	-	74	98%	75	5	70	- %	-
321 · Credit Card Fee Revenue	78	1,138	207%	550	51	537	36%	1,501
Total Revenue	$ 145,322	$ 1,766,361	135%	$ 1,306,263	$ 90,406	$ 988,283	135%	$ 1,206,967

City of McLendon Chisholm
Operating Fund Financial Summary
For the nine months ended June 30, 2020

	Current Period Revenue and Expenses				Prior Period Revenue and Expenses			
	June 2020 Actuals	Current YTD Actuals	% of Budget Current YTD	FY 2019-2020 Budget	June 2019 Actuals	Prior YTD Actuals	% of Budget Current YTD	FY 2018-2019 Budget
Expenditures								
Operating Expenditures								
401 · Municipal Court	$ -	$ -	0%	$ 50	$ -	$ 7	- %	$ 1,515
402 · Election Expense		-	0%	12,250	-	12,069	- %	10,000
410 · Building Inspections	27,375	142,177	121%	117,742	16,005	86,449	55%	155,818
411 · Environment Regulation Expense	1,205	6,530	104%	6,255	410	5,355	51%	10,465
414 - Animal Control	-	-	0%	18,000		-	- %	
415 · Section 380 Grant Program	-	10,444	275%	3,800	3,764	3,764	- %	-
418 · Membership Fees	-	1,662	106%	1,575	-	1,556	52%	3,000
422 · Public Notice Expense	1,286	15,622	171%	9,150	651	10,945	488%	2,243
423 · Community Functions	-	7,290	1458%	500	-	156	3%	5,464
426 · Appraisal District Collection	-	5,709	114%	5,000	-	-	0%	5,883
430 · Public Safety	18,073	(4,274,124)	-1394%	306,555	31,000	(296,777)	-79%	375,211
Total 400 Operating Expenditures	47,939	$ (4,084,691)	-849%	$ 480,877	$ 51,829	$ (171,680)	-30%	$ 569,599
Occupancy Expenditures								
502 · Electricity	222	$ 1,932	72%	$ 2,700	$ 244	1,913	49%	$ 3,915
506 · Water	268	5,964	149%	4,000	268	2,584	29%	8,952
510 · Propane Gas	-	-	0%	788	-	-	- %	788
512 - Trash Pick up	-	400	30%	1,344		-	- %	
514 · Building Maint/Improvements	696	8,275	68%	12,200	1,221	9,582	179%	5,356
516 · Lawn Maintenance	685	6,165	73%	8,500	685	6,164	76%	8,144
518 · Janitorial	-	-	- %	-	-	40	1%	4,181
520 · Telephone & Internet	774	5,919	86%	6,900	465	4,339	57%	7,593
522 · Website Expense	-	1,138	114%	1,000	-	598	50%	1,202
Total 500 Occupancy Expenditures	$ 2,644	$ 29,793	80%	$ 37,432	$ 2,882	$ 25,219	80%	$ 40,131

City of McLendon Chisholm
Operating Fund Financial Summary
For the nine months ended June 30, 2020

	Current Period Revenue and Expenses				*Prior Period Revenue and Expenses*			
	June 2020 Actuals	Current YTD Actuals	% of Budget Current YTD	FY 2019-2020 Budget	June 2019 Actuals	Prior YTD Actuals	% of Budget Current YTD	FY 2018-2019 Budget
General & Administrative Expenditures								
603 · Citizen Recognition	-	-	- %	-	-	-	0%	500
604 · Municipal Manuals, Books & Maps	-	346	138%	250	-	70	1%	12,803
606 · Employee Costs	16,810	144,611	65%	222,455	11,347	137,533	69%	199,218
618 · Liability Insurance		5,292	70%	7,517	-	5,872	64%	9,227
619 · Software Subscriptions	602	7,933	42%	19,000	467	17,469	116%	15,000
621 · IT Support	775	6,100	111%	5,500	600	3,425	69%	5,000
622 · Office Supplies - City Hall	207	2,138	71%	3,000	98	2,638	84%	3,124
623 · Office Equipment	149	2,664	102%	2,600	-	2,265	85%	2,655
624 · Office Equip Maintenance	275	2,898	193%	1,500	-	1,243	44%	2,797
625 · Printed Materials	365	2,773	163%	1,700	277	1,660	111%	1,502
626 · Postage-City Hall	146	811	58%	1,410	148	3,227	92%	3,490
628 · Bank Fees	149	1,313	88%	1,500	62	1,283	127%	1,010
630 · Legal & Professional								
63001-Accounting & Payroll services	4,454	39,863	76%	52,514	4,818	47,019	94%	50,000
63002 - Financial Audit		-	0%	15,000	-	9,500	63%	15,000
63003 - Legal	3,000	23,552	59%	40,000	-	28,210	23%	124,000
63005 - City Planner	5,415	11,350	25%	45,000	9,172	46,980	178%	26,376
63008 - Financial Consulting	1,679	21,451	83%	26,000	1,946	16,503	- %	-
63009 - Engineering		6,574	44%	15,000		-	- %	
645 · Transcription Services		-	- %	-	-	3,104	- %	-
646 · Mileage Expense		281	56%	500	304	484	46%	1,052
647 · Council Meetings & Development	13	869	134%	650	189	391	10%	3,996
648 · Training	-	2,187	32%	6,750	1,140	3,958	79%	5,000
649 · Expense Account - City Administrator	-	-	- %	-	-	-	0%	126
650 · Expense Account - Mayor		-	- %	-	-	-	0%	105
652 · Staff Appreciation		650	76%	850	-	760	380%	200

City of McLendon Chisholm
Operating Fund Financial Summary
For the nine months ended June 30, 2020

	Current Period Revenue and Expenses				*Prior Period Revenue and Expenses*			
	June 2020 Actuals	Current YTD Actuals	% of Budget Current YTD	FY 2019-2020 Budget	June 2019 Actuals	Prior YTD Actuals	% of Budget Current YTD	FY 2018-2019 Budget
655 · Code of Ordinance		3,360	96%	3,500	-	1,000	13%	8,000
699 · Miscellaneous Expense	-	39	- %	-	-	246	164%	150
						-		
Total G & A Expenditures	$ 34,040	$ 287,055	61%	$ 472,196	$ 30,568	334,838	61%	$ 490,331
700 · Capital Expenditures - Public Safety		13,324	89%	$ 15,000	5,139	$ 80,038	133%	$ 60,000
700 · Capital Expenditures - Operating	$ -	31,160	89%	35,000	$ -	$ 19,400	61%	$ 32,000
Total Capital Expenditures	$ -	$ 44,484	89%	$ 50,000	$ 5,139	$ 99,438	108%	$ 92,000
Total Expenditures	$ 84,623	$ (3,723,358)	-358%	$ 1,040,505	$ 90,418	$ 287,816	-358%	$ 1,192,061
Surplus (Deficit)	$ 60,699	$ 5,489,719	2066%	$ 265,758	$ (13)	$ 700,468	2066%	$ 14,906

City of McLendon Chisholm
Utility Fund Financial Summary
For the nine months ended June 30, 2020

	Current Period Revenue & Expenditures				Prior Period Revenue & Expenditures			
	June 2020 Actuals	Current YTD Actuals	% of Budget Current YTD	FY 2019-2020 Budget	Jun 2019 Actuals	Prior YTD Actuals	% of Budget Current YTD	FY 2018-2019 Budget
Revenue								
306 · Interest Income	$ 282.38	$ 5,899	61%	$ 9,750	$ 727.39	$ 6,863	132%	$ 5,206
Sewer Utility Revenue								
32200 · Sewer Usage Fees	27,271	$ 215,353	94%	228,360	17,099	157,171	98%	159,653
32201 · Sewer Tap Fees	42,000	300,000	417%	72,000	18,000	87,000	46%	189,000
32204 · Sewer Deposit Refunds	(229)	(595)	54%	(1,100)	(80)	(648)	42%	(1,540)
Transfer from Utility Fund Surplus			0%	49,554		-		
Total Revenue	69,325	$ 520,657	145%	$ 358,564	35,746	$ 250,386	71%	$ 352,319
Expenditures								
Operation & Maintenance Expenditures								
Sewer Operation & Maintenance	-				-			
41304 · O&M Agreement	3,296	$ 29,737	89%	$ 33,570	9,326	$ 47,666	101%	$ 47,094
41305 - O&M Maintenance	8,770	17,954	50%	$ 36,000		-		
41308 · Electricity	9.02	81	- %	-	-	-	0%	42
41310 · Sewer Treatment	12,500.00	139,120	60%	231,794	14,595.39	151,925	195%	78,000
41312 · Tap Fee Developer Rebate	25,200.00	180,000	417%	43,200	10,800.00	52,200	46%	113,400
Total Operations Expenditures	$ 49,775	$ 366,892	106%	$ 344,564	$ 34,721	$ 251,790	106%	$ 238,536
600 · General & Administrative Exp	$ 8,193	$ 33,184	237%	$ 14,000	644	$ 7,357	55%	$ 13,260
Total Expenditures	57,968	$ 400,075	112%	$ 358,564	35,365	$ 259,147	103%	$ 251,796
Surplus (Deficit)	11,356	$ 120,581	- %	$ -	381	$ (8,761)	-9%	$ 100,523

City of McLendon Chisholm
Interest Sinking Fund Financial Summary
For the nine months ended June 30, 2020

	Current Period Revenue & Expenditures				Prior Period Revenue & Expenditures			
	June 2020 Actuals	Current YTD Actuals	% of Budget Current YTD	FY 2019-2020 Budget	June 2019 Actuals	Prior YTD Actuals	% of Budget Current YTD	FY 2018-2019 Budget
Revenue								
Ad Valorem Tax								
317 · Ad Valorem Tax	$ 1,235	117,225	109%	$ 107,426	$ 2,390	$ 251,731	110%	$ 228,985
306 · Interest Income	$ 458	8,440	- %	3,250	$ 627	4,915	- %	-
Transfer from Excess Bond Proceeds		-	- %	-		-	- %	-
Transfer From Interest & Sinking Surplus		-	0%	30,968		-	- %	-
Total Revenue and Transfers In	$ 1,693	$ 125,665	89%	$ 141,644	$ 3,017	$ 256,645	112%	$ 228,985
Expenditures								
628 · Bank Fees Expense	***0***	$ 2,850				$ 2,850		
660 · Bond Interest Expense	$ 4,823	43,407	75%	$ 58,113	4,989	$ 44,897	75%	$ 59,862
802 · Bond Cost Amortization		(0)	0%	2,912	243	$ 2,185	- %	-
803 · Bond Premium Amortization	(782)	(7,036)	75%	(9,381)	(828)	$ (7,456)	- %	-
Transfer To Bond Principal		90,000	100%	90,000		$ 85,000	100%	85,000
Transfer to Early Redemption Sinking Fund			- %	-		$ -	0%	78,512
Total Expenditures and Transfers Out	$ 4,041	$ 129,221	91%	$ 141,644	$ 4,403	$ 127,475	57%	$ 223,374
Surplus (Deficit)	$ (2,348)	$ (3,556)	- %	$ -	$ (1,386)	$ 129,171	2302%	$ 5,611

City of McLendon Chisholm
Detail Statement of Revenue & Expenditures by Fund
For the Month of June, 2020

	Interest and Sinking Fund	Operating Fund	Public Safety	Utilities Fund
Revenue				
302 · Franchise Income				
30213-1 · Community Waste Disposal	0.00	7,399.10	0.00	0.00
30220 · Oncor Electric Delivery	0.00	8,790.82	0.00	0.00
Total 302 · Franchise Income	0.00	16,189.92	0.00	0.00
304 · Building Permit Income				
30401 · Contractor Registration Fee Inc	0.00	900.00	0.00	0.00
30403 · Certificate of Occupancy	0.00	300.00	0.00	0.00
30404 · Inspection Income	0.00	11,550.00	0.00	0.00
30405 · Building Permit & Plan Review	0.00	69,105.09	0.00	0.00
30407 · Demolition Permit Income	0.00	50.00	0.00	0.00
30408 · Swimming Pool Permits	0.00	2,500.00	0.00	0.00
Total 304 · Building Permit Income	0.00	84,405.09	0.00	0.00
306 · Interest Income				
30600 · Alliance Interest Income	0.00	48.06	0.00	61.43
30602 · Logic Interest Income	14.80	3,142.73	0.00	220.95
30603 · Tex Pool Interest Income	0.00	3.41	0.00	0.00
30607 · Wilmington Accrued Int Income	443.61	0.00	0.00	0.00
Total 306 · Interest Income	458.41	3,194.20	0.00	282.38
308 · Septic Fees				
30801 · OSSF Fee Income	0.00	1,950.00	0.00	0.00
Total 308 · Septic Fees	0.00	1,950.00	0.00	0.00
310 · Sales Tax Revenue	0.00	33,298.14	0.00	0.00
313 · Donations				
313.2 · Veterans Memorial Fundraising C	0.00	30.00	0.00	0.00
Total 313 · Donations	0.00	30.00	0.00	0.00
317 · Ad Valorem Tax				
31701 · Ad Valorem Tax - M&O	0.00	5,583.40	0.00	0.00
31702 · Ad Valorem Tax - City Hall	1,093.02	0.00	0.00	0.00
31703 · Ad Valorem Refunds - M&O	0.00	-169.05	0.00	0.00
31705 · Ad Valorem Tax - Prior Years	27.05	41.78	0.00	0.00

City of McLendon Chisholm
Detail Statement of Revenue & Expenditures by Fund
For the Month of June, 2020

	Interest and Sinking Fund	Operating Fund	Public Safety	Utilities Fund
31706 · Ad Valorem Tax - Penalty	96.09	479.27	0.00	0.00
31708 · Ad Valorem Refunds - City Hall	-33.09	0.00	0.00	0.00
31709 · Ad Valorem Tax - Interest	51.87	241.83	0.00	0.00
31710 · Ad Valorem Tax - Misc Adj	0.00	0.00	0.00	0.00
37112 · Ad Valorem Business Property	0.00	0.00	0.00	0.00
Total 317 · Ad Valorem Tax	1,234.94	6,177.23	0.00	0.00
319 · Grants	0.00	0.00	29,255.73	0.00
321 · Credit Card Fee Revenue	0.00	77.50	0.00	0.00
322 · Sewer Utility Revenue				
32200 · Sewer Usage Fees	0.00	0.00	0.00	27,271.25
32201 · Sewer Tap Fees	0.00	0.00	0.00	42,000.00
32204 · Sewer Deposit Refunds	0.00	0.00	0.00	-229.00
Total 322 · Sewer Utility Revenue	0.00	0.00	0.00	69,042.25
Total Income	1,693.35	145,322.08	29,255.73	69,324.63
Gross Profit	1,693.35	145,322.08	29,255.73	69,324.63
Expense				
400 · Operating Expenditures				
410 · Building Inspections				
41003 · Building Inspections	0.00	27,375.00	0.00	0.00
41004 · Engineer Fees	0.00	0.00	0.00	0.00
Total 410 · Building Inspections	0.00	27,375.00	0.00	0.00
411 · Environment Regulation Expense				
41101 · Septic Inspection Fee	0.00	925.00	0.00	0.00
41102 · TCEQ	0.00	30.00	0.00	0.00
41103 · Swimming Pool Inspections	0.00	250.00	0.00	0.00
Total 411 · Environment Regulation Expense	0.00	1,205.00	0.00	0.00
422 · Public Notice Expense	0.00	1,286.00	0.00	0.00
Total 400 · Operating Expenditures	0.00	29,866.00	0.00	0.00
413 · Sewer Operation & Maintenance				
41304 · O&M Agreement	0.00	0.00	0.00	3,296.25
41305 · Nonstandard O&M Expense	0.00	0.00	0.00	8,770.10
41308 · Electricity	0.00	0.00	0.00	9.02

City of McLendon Chisholm
Detail Statement of Revenue & Expenditures by Fund
For the Month of June, 2020

	Interest and Sinking Fund	Operating Fund	Public Safety	Utilities Fund
41310 · Sewer Treatment	0.00	0.00	0.00	12,500.00
41312 · Tap Fee Developer Rebate	0.00	0.00	0.00	25,200.00
Total 413 · Sewer Operation & Maintenance	0.00	0.00	0.00	49,775.37
430 · Public Safety				
43002 · Fuel	0.00	0.00	883.54	0.00
43003 · Maintenance & Repair - Vehicles	0.00	0.00	1,776.41	0.00
43004 · Maintenance & Repair - Station	0.00	0.00	300.00	0.00
43005 · Gear and Supplies	0.00	0.00	1,409.27	0.00
43009 · Training	0.00	0.00	30.00	0.00
43030 · EMS	0.00	0.00	1,079.15	0.00
43035 · Street Lights	0.00	0.00	231.46	0.00
Total 430 · Public Safety	0.00	0.00	5,709.83	0.00
500 · Occupancy Expenditures				
502 · Electricity	0.00	221.66	258.10	0.00
506 · Water	0.00	267.73	39.70	0.00
514 · Building Maint/Improvements	0.00	695.50	0.00	0.00
516 · Lawn Maintenance	0.00	684.94	0.00	0.00
520 · Telephone & Internet	0.00	773.85	189.24	0.00
Total 500 · Occupancy Expenditures	0.00	2,643.68	487.04	0.00
600 · General & Administrative Exp				
606 · Employee Costs				
60601 · Staff Salaries	0.00	12,411.53	35,036.48	0.00
60604 · Holiday Pay	0.00	663.46	327.48	0.00
60609 · Payroll Tax Expense	0.00	1,000.23	2,650.63	0.00
60610 · Payroll Processing Fees	0.00	71.79	0.00	0.00
60612 · Retirement Plan Contributions	0.00	182.70	459.20	0.00
60613 · Health Insurance Expense	0.00	2,341.73	3,579.27	0.00
60614 · Dental Insurance Expense	0.00	117.74	353.22	0.00
60615 · Vision Insurance	0.00	20.52	54.72	0.00
Total 606 · Employee Costs	0.00	16,809.70	42,461.00	0.00
619 · Software Subscriptions	0.00	602.18	0.00	0.00
622 · Office Supplies - City Hall	0.00	207.03	0.00	0.00

City of McLendon Chisholm
Detail Statement of Revenue & Expenditures by Fund
For the Month of June, 2020

	Interest and Sinking Fund	Operating Fund	Public Safety	Utilities Fund
623 · Office Equipment	0.00	149.49	0.00	0.00
624 · Office Equip Maintenance	0.00	1,050.00	0.00	0.00
625 · Printed Materials	0.00	365.40	0.00	0.00
626 · Postage-City Hall	0.00	146.28	0.00	0.00
628 · Bank Fees				
62801 · Service Charges	0.00	148.87	0.00	0.00
62806 · Interest Expense	0.00	0.00	1,670.68	0.00
Total 628 · Bank Fees	0.00	148.87	1,670.68	0.00
630 · Legal & Professional				
63001 · Accounting & Payroll Services	0.00	4,454.00	0.00	1,143.00
63003 · Legal	0.00	3,000.00	0.00	0.00
63005 · City Planner	0.00	5,415.00	0.00	0.00
63008 · Financial Consulting	0.00	1,678.75	0.00	0.00
63010 · Sewer Line Design Study	0.00	0.00	0.00	7,050.00
Total 630 · Legal & Professional	0.00	14,547.75	0.00	8,193.00
646 · Mileage Expense	0.00	0.00	0.00	0.00
647 · Council Meetings & Development	0.00	13.44	0.00	0.00
660 · Bond Interest Expense	4,823.39	0.00	0.00	0.00
699 · Miscellaneous Expenses	0.00	0.00	0.00	0.00
Total 600 · General & Administrative Exp	4,823.39	34,040.14	44,131.68	8,193.00
Total Expense	4,823.39	66,549.82	50,328.55	57,968.37
Net Ordinary Income	-3,130.04	78,772.26	-21,072.82	11,356.26
Other Income/Expense				
Other Income				
31300 · Gain on Sale of Asset	0.00	0.00	3,000.00	0.00
Total Other Income	0.00	0.00	3,000.00	0.00
Other Expense				
803 · Bond Premium Amortization	-781.71	0.00	0.00	0.00
Total Other Expense	-781.71	0.00	0.00	0.00
Net Other Income	781.71	0.00	3,000.00	0.00
Net Surplus (Deficit)	**-2,348.33**	**78,772.26**	**-18,072.82**	**11,356.26**

City of McLendon Chisholm
Public Safety Detail Report
For the nine months ended June 30, 2020

	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	YTD
Revenue										
313 · Donations	300	0	0	0	265	0	200	0	0	765
316 · County Contract	0	0	0	0	0	77,500	0	0	0	77,500
319 · Grants	5,984	26,314	26,314	21,940	23,788	18,949	22,451	21,186	29,256	198,605
Total Income	6,284	26,314	26,314	21,940	24,053	96,449	22,651	21,186	29,256	276,870
Gross Profit	6,284	26,314	26,314	21,940	24,053	96,449	22,651	21,186	29,256	276,870
Expense										
400 · Operating Expenditures										
418 · Membership Fees	0	70	0	0	0	0	0	0	0	70
Total 400 · Operating Expenditures	0	70	0	0	0	0	0	0	0	70
430 · Public Safety										
43001 · Liability Insurance	7,730	0	0	0	0	0	0	0	0	7,730
43002 · Fuel	915	726	775	1,004	880	781	927	892	884	7,784
43003 · Maintenance & Repair - Vehicles	54	1,270	3,650	1,339	346	1,727	5,072	2,203	1,776	17,438
43004 · Maintenance & Repair - Station	973	808	327	1,296	862	1,039	1,088	4,796	300	11,490
43005 · Gear and Supplies	341	4,576	0	389	2,371	1,403	3,294	7,865	1,409	21,647
43006 · Compliance	77	0	0	135	2,250	196	538	0	0	3,196
43008 · Dispatch	10,000	0	0	0	0	0	0	0	0	10,000
43009 · Training	736	150	1,051	0	1,330	0	62	2,230	30	5,590
43010 · Software	0	0	0	0	0	115	0	0	0	115
43011 · Lawn Equipment & Maintenance	0	0	0	0	0	835	0	0	0	835
43030 · EMS	1,692	0	0	1,079	0	1,079	0	0	1,079	4,929
43035 · Street Lights	244	244	231	244	244	244	232	232	231	2,145
Total 430 · Public Safety	22,761	7,774	6,035	5,485	8,283	7,419	11,213	18,218	5,710	92,897
500 · Occupancy Expenditures										
502 · Electricity	350	257	235	280	265	276	229	261	258	2,411
506 · Water	31	49	33	50	29	34	39	40	40	345
512 · Trash	112	112	0	0	0	0	0	0	0	223
516 · Lawn Maintenance	120	0	0	0	0	0	0	0	0	120
520 · Telephone & Internet	200	451	0	210	190	199	189	189	189	1,818
525 · Penalties	0	0	0	0	0	3	2	0	0	5
Total 500 · Occupancy Expenditures	813	869	268	540	483	513	460	490	487	4,923

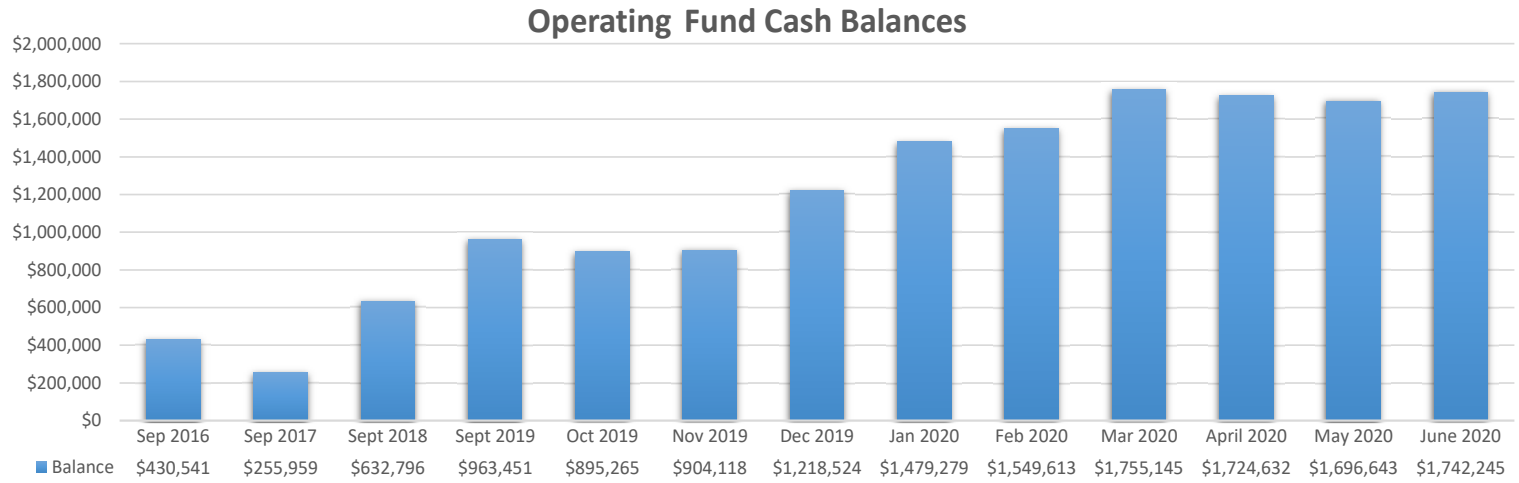
City of McLendon Chisholm
Public Safety Detail Report
For the nine months ended June 30, 2020

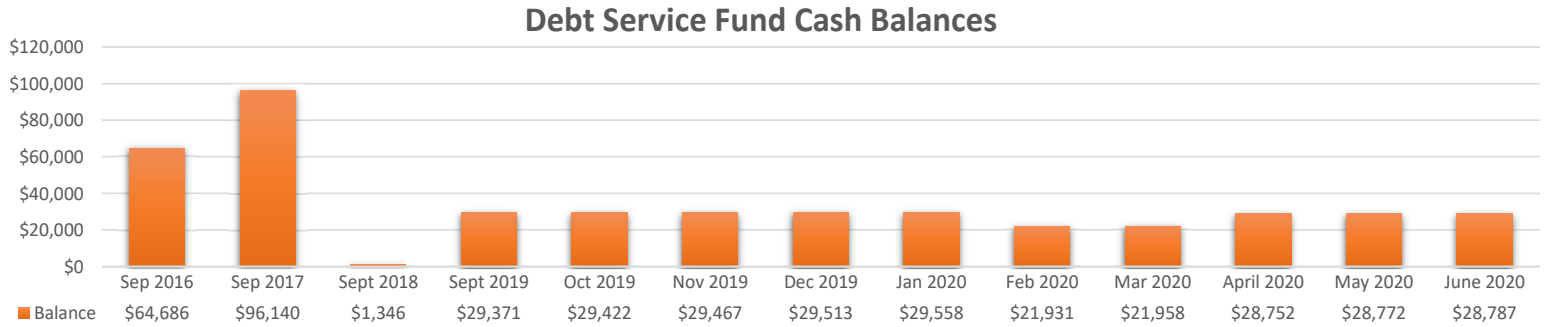
600 · General & Administrative Exp										
606 · Employee Costs										
60601 · Staff Salaries	33,880	52,890	37,881	31,086	37,283	32,540	32,684	58,105	35,036	351,386
60602 · Hourly PTO 0 - 3 Yrs	0	0	0	1,210	0	370	409	476	0	2,465
60604 · Holiday Pay	0	0	0	1,959	0	0	0	0	327	2,287
60605 · Hourly FF Banked Holiday Pay	0	0	0	0	0	0	0	1,849	0	1,849
60609 · Payroll Tax Expense	2,518	3,936	2,825	2,547	2,779	2,603	2,458	4,348	2,651	26,665
60611 · Employee Screening	0	0	0	0	0	0	145	0	0	145
60612 · Retirement Plan Contributions	2,363	3,556	2,383	400	428	414	379	706	459	11,088
60613 · Health Insurance Expense	3,262	3,262	3,228	2,933	2,897	2,933	5,614	4,156	3,579	31,864
60614 · Dental Insurance Expense	0	0	0	294	295	294	353	412	353	2,002
60615 · Vision Insurance	0	0	0	34	33	34	34	62	55	251
60616 · Disability Insurance	2,119	0	0	0	0	0	0	0	0	2,119
60618 · Salary PTO 0 - 3 Yrs	0	0	0	0	0	2,072	0	0	0	2,072
60621 · Unemployment Benefits	0	0	0	0	0	0	19	0	0	19
Total 606 · Employee Costs	44,142	63,644	46,317	40,465	43,714	41,261	42,095	70,114	42,461	434,213
610 · Payroll Tax Expense	0	0	0	0	0	0	0	0	0	0
618 · Insurance										
61803 · Workmen's Comp Ins	15,211	0	0	0	0	2,674	0	0	0	17,885
Total 618 · Insurance	15,211	0	0	0	0	2,674	0	0	0	17,885
619 · Software Subscriptions	0	0	0	139	134	112	123	0	0	508
628 · Bank Fees										
62806 · Interest Expense	0	0	2,206	0	0	0	0	0	1,671	3,877
Total 628 · Bank Fees	0	0	2,206	0	0	0	0	0	1,671	3,877
652 · Staff Appreciation	0	0	463	0	0	0	0	0	0	463
699 · Miscellaneous Expenses	0	7	0	0	0	0	0	0	0	7
Total 600 · General & Administrative Exp	59,353	63,651	48,986	40,604	43,848	44,047	42,218	70,114	44,132	456,952
Total Expense	82,927	72,364	55,290	46,628	52,614	51,978	53,891	88,822	50,329	554,842
Net Ordinary Income	-76,643	-46,050	-28,976	-24,689	-28,561	44,472	-31,240	-67,636	-21,073	-277,972
Other Income/Expense										
Other Income										
31300 · Gain on Sale of Asset	0	0	0	0	0	0	0	4,551,087	3,000	4,554,087
Total Other Income	0	0	0	0	0	0	0	4,551,087	3,000	4,554,087
Net Other Income	0	0	0	0	0	0	0	4,551,087	3,000	4,554,087
Net Surplus (Deficit)	**-76,643**	**-46,050**	**-28,976**	**-24,689**	**-28,561**	**44,472**	**-31,240**	**4,483,451**	**-18,073**	**4,276,115**

City of McLendon Chisholm
Cash Account Balances
For the nine months ended June 30, 2020

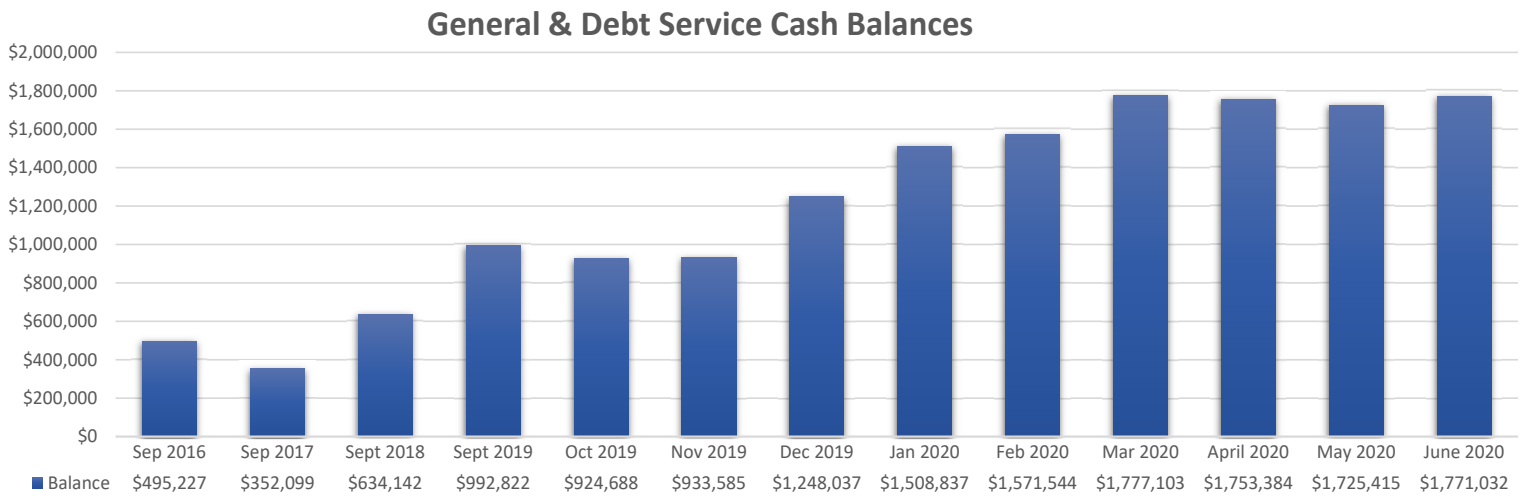
Fund	Account	Sept 30,19	Oct 31,19	Nov 30,19	Dec 31,19	Jan 31,20	Feb 28,20	Mar 31,20	April 30,20	May 31,20	June 30,20
I&S	130 · 9003 Logic I&S Fund	29,371	29,422	29,467	29,513	29,558	21,931	21,958	28,752	28,772	28,787
I&S Total		**29,371**	**29,422**	**29,467**	**29,513**	**29,558**	**21,931**	**21,958**	**28,752**	**28,772**	**28,787**
Operating	100 · 3738 - Alliance Operating	370,625	301,503	309,458	622,951	909,619	626,726	831,148	206,491	176,479	218,963
Operating	103 · Texpool 300001	18,961	18,992	19,018	19,044	19,070	19,094	19,110	19,117	19,122	19,125
Operating	125 · Logic - 9001 General Fund Reserves	29,617	29,669	29,714	29,759	2,985	300,335	300,699	300,960	301,168	301,323
Operating	127 · 9004 Logic Operating	544,151	545,102	545,928	546,770	547,605	277,883	278,219	871,812	872,413	872,862
Operating	128 · 9005 Logic Fire Dept Reserve	-	-	-	-	-	325,575	325,969	326,252	327,462	329,972
Operating Total		**963,353**	**895,265**	**904,118**	**1,218,524**	**1,479,279**	**1,549,613**	**1,755,145**	**1,724,632**	**1,696,643**	**1,742,245**
Utility	106 · 5071 - Alliance Utility Fund	178,334	200,122	166,858	223,962	261,730	177,960	235,241	266,737	290,932	330,938
Utility	126 · Logic - 9002 Utility Fund	301,840	302,367	302,825	303,293	303,756	428,244	428,763	429,135	429,431	429,652
Utility Total		**480,173**	**502,489**	**469,683**	**527,255**	**565,486**	**606,204**	**664,004**	**695,872**	**720,363**	**760,590**
Total		**1,472,898**	**1,427,177**	**1,403,268**	**1,775,292**	**2,074,323**	**2,177,749**	**2,441,107**	**2,449,256**	**2,445,778**	**2,531,622**
New Fire Station Account										**4,551,087**	**4,551,087**

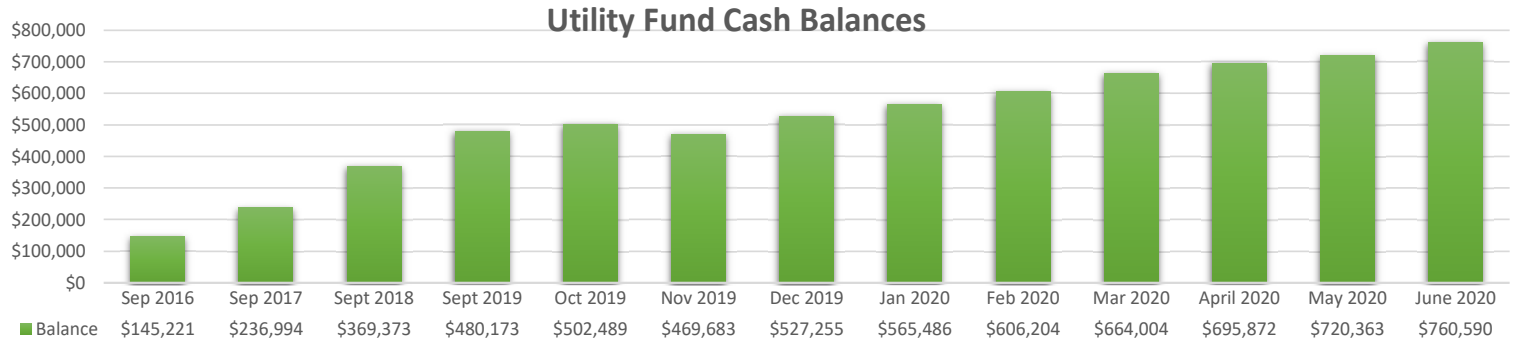
City of McLendon Chisholm
Cash Balance Report
As of June 30, 2020



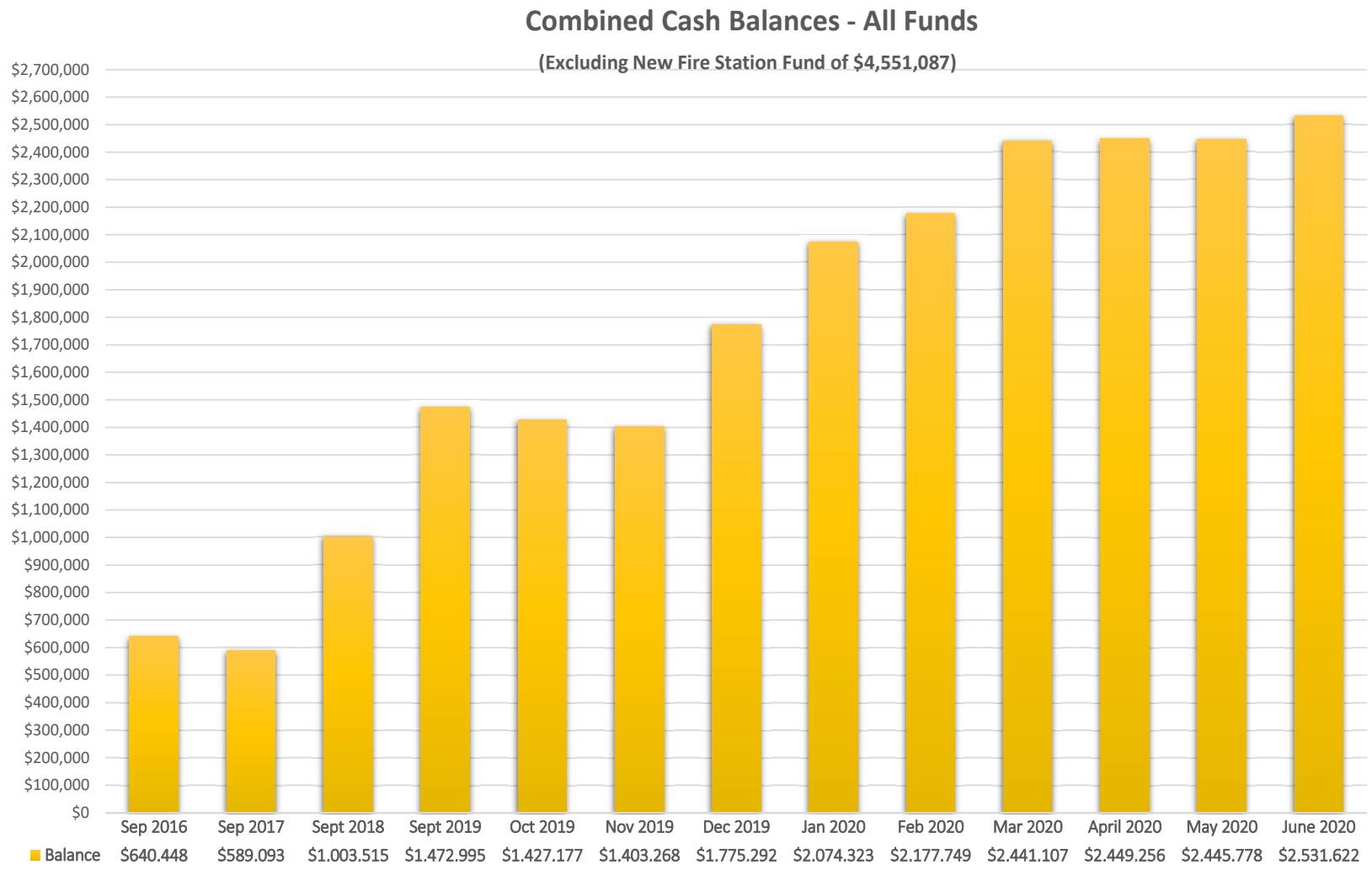


City of McLendon Chisholm
Cash Balance Report
As of June 30, 2020





City of McLendon Chisholm
Cash Balance Report
As of June 30, 2020



ROCKWALL COUNTY SHERIFF
972 TL TOWNSEND ROCKWALL , TX 75087

CC.IncDate Between '06/01/2020' And '06/30/2020' AND CC.District = '41' AND IsNull(CC.Jurisdiction, 'Default') = 'Default'

CFS History Search
Public Report

CFS #	Create When	Location	CallType | Disposition
2020-020651	6/29/2020 06:50:47 PM	[redacted]	MISCELLANEOUS | ASSIGNMENT COMPL
2020-020607	6/29/2020 03:49:33 AM		SHOOTING | RSO REPORT TAKEN
2020-020566	6/28/2020 10:08:54 PM		MEET COMPLAINANT | ASSIGNMENT CO
2020-020565	6/28/2020 08:23:16 PM		PROPERTY DAMAGE | RSO REPORT TAK
2020-020526	6/28/2020 12:01:05 AM		ALARM | FALSE ALARM
2020-020513	6/27/2020 09:44:49 PM		DISTURBANCE NOISE | UTL
2020-020471	6/27/2020 10:10:32 AM		DISTURBANCE | ASSIGNMENT COMPLET
2020-020384	6/26/2020 03:39:23 PM		ALARM | FALSE ALARM
2020-020378	6/26/2020 02:46:15 PM		ANIMAL VISCIOUS | ASSIGNMENT COMP
2020-020376	6/26/2020 02:43:38 PM		ALARM | ASSIGNMENT COMPLETE
2020-020322	6/25/2020 10:29:02 PM		SUSPICIOUS PERSON/VEHICLE | UTL
2020-020290	6/25/2020 04:21:44 PM		HARASSMENT/THREAT | ASSIGNMENT C
2020-020281	6/25/2020 02:08:37 PM		MEDICAL CALL | ASSIGNMENT COMPLET
2020-020261	6/25/2020 11:18:37 AM		ALARM | ASSIGNMENT COMPLETE
2020-020221	6/25/2020 12:32:26 AM		RECKLESS DRIVER | UTL
2020-020197	6/24/2020 06:50:06 PM		MEET COMPLAINANT | ASSIGNMENT CO
2020-019885	6/21/2020 09:45:09 AM		CITY ORDINANCE VIOLATION | UTL
2020-019882	6/21/2020 09:03:31 AM		MEET COMPLAINANT | ASSIGNMENT CO
2020-019814	6/20/2020 05:29:30 PM		MEDICAL CALL | ASSIGNMENT COMPLET
2020-019808	6/20/2020 03:31:42 PM		ALARM | FALSE ALARM
2020-019807	6/20/2020 03:10:28 PM		CITY ORDINANCE VIOLATION | NO OFFE
2020-019769	6/20/2020 09:50:06 AM		ALARM | FALSE ALARM

CFS #	Create When	Location	CallType | Disposition
2020-019736	6/19/2020 11:12:53 PM	[redacted]	DISTURBANCE NOISE | ASSIGNMENT CC
2020-019625	6/18/2020 01:43:14 PM		FIRE GRASS | ASSIGNMENT COMPLETE
2020-019569	6/17/2020 02:47:32 PM		ALARM RESIDENTIAL FIRE | FALSE ALAR
2020-019564	6/17/2020 01:29:39 PM		FIRE GRASS | ASSIGNMENT COMPLETE
2020-019546	6/17/2020 09:36:29 AM		SMOKE INVESTIGATION | ASSIGNMENT C
2020-019540	6/17/2020 06:41:15 AM		ALARM | FALSE ALARM
2020-019415	6/15/2020 09:33:13 PM		CRIMINAL MISCHIEF | ASSIGNMENT COM
2020-019289	6/14/2020 07:06:07 PM		MEET COMPLAINANT | ASSIGNMENT CO
2020-019244	6/14/2020 02:17:15 AM		ALARM | ASSIGNMENT COMPLETE
2020-019242	6/14/2020 01:41:34 AM		ASSAULT | ARREST
2020-019212	6/13/2020 07:32:31 PM		ACCIDENT MAJOR | ACCIDENT REPORT
2020-019088	6/12/2020 01:37:09 PM		MEDICAL CALL | ASSIGNMENT COMPLET
2020-019060	6/12/2020 10:11:40 AM		HARASSMENT/THREAT | ASSIGNMENT C
2020-018951	6/11/2020 12:39:04 PM		MEET COMPLAINANT | ASSIGNMENT CO
2020-018936	6/11/2020 10:32:34 AM		MISSING PERSON | ASSIGNMENT COMP
2020-018870	6/10/2020 05:06:13 PM		ALARM | FALSE ALARM
2020-018859	6/10/2020 03:28:57 PM		MEET COMPLAINANT | ASSIGNMENT CO
2020-018856	6/10/2020 02:59:18 PM		ANIMAL COMPLAINT | ASSIGNMENT COM
2020-018684	6/9/2020 09:14:01 AM		ANIMAL LOOSE LIVESTOCK | ASSIGNME
2020-018649	6/9/2020 12:46:49 AM		SUSPICIOUS PERSON/VEHICLE | ASSIGN
2020-018616	6/8/2020 07:55:40 PM		ALARM | FALSE ALARM
2020-018481	6/7/2020 08:10:50 PM		RECKLESS DRIVER | UTL
2020-018451	6/7/2020 11:00:38 AM		ANIMAL LOOSE LIVESTOCK | UTL
2020-018334	6/5/2020 09:45:47 PM		SUSPICIOUS PERSON/VEHICLE | UTL
2020-018304	6/5/2020 04:11:58 PM		WELFARE CHECK | UTL
2020-018284	6/5/2020 12:14:55 PM		MEDICAL CALL | ASSIGNMENT COMPLET
2020-018263	6/5/2020 09:58:51 AM	[redacted]	FIRE GRASS | ASSIGNMENT COMPLETE

CFS #	Create When	Location	CallType | Disposition
2020-018071	6/3/2020 05:40:27 PM	[redacted]	TRAFFIC HAZARD | ASSIGNMENT COMPI
2020-018059	6/3/2020 03:41:09 PM		ALARM | FALSE ALARM
2020-017957	6/2/2020 09:07:45 PM		MEDICAL CALL | ASSIGNMENT COMPLET
2020-017910	6/2/2020 11:29:13 AM		SUSPICIOUS PERSON/VEHICLE | ARRES
2020-017908	6/2/2020 11:24:55 AM		MEDICAL CALL | ASSIGNMENT COMPLET

Total: 54

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Community Waste Disposal Monthly Report to the City of McLendon-Chisholm

Jason Roemer *Municipal Coordinator*

Municipal Recycling Program

Single Stream Recycling

Participation in the Residential Curbside Recycling Program continues to demonstrate that residents of the City of McLendon-Chisholm are dedicated to the preservation of the Texas environment for future generations.

The chart below details the statistics of the CWD Residential Curbside Recycling Program.

	Jun-2020	May-2020	Apr-2020	Mar-2020	Feb-2020	Jan-2020	Dec-2019	Nov-2019	Oct-2019	Sep-2019	Aug-2019	Jul-2019
Homes	965	965	965	965	965	969	929	929	955	955	964	972
Resi Rcy Tonnage	26.34	53.81	50.33	25.31	9.75	21.72	36.60	20.05	9.91	14.66	19.44	17.90
Pounds / Home / Month	54.59	111.52	104.31	52.46	20.21	44.83	78.79	43.16	20.75	30.70	40.33	36.83

Municipal Service Inquiries

Residential Solid Waste Services

The Solid Waste Industry has a standard service inquiry ratio of 1.0 inquiries per 1,000 service opportunities.

	Jun-2020	May-2020	Apr-2020	Mar-2020	Feb-2020	Jan-2020	Dec-2019	Nov-2019	Oct-2019	Sep-2019	Aug-2019	Jul-2019
Service Opportunities	8,356	8,356	8,356	8,356	8,356	8,391	8,045	8,045	8,270	8,270	8,348	8,417
Service Inquiries	15	4	12	14	20	11	1	3	18	5	10	4
Per 1,000 Service Opps	1.80	0.48	1.44	1.68	2.39	1.31	0.12	0.37	2.18	0.60	1.20	0.48

Customer Service Inquiries - Detail

Good Service is Good Business

CWD's Customer Service Community is available to provide solutions via phone or online. Our efficient team is here to support the City of McLendon-Chisholm and we continually strive for top-notch performance to ensure residents receive the most value out of their waste and recycling services.

City Account Complaints for the Period of 06/01/2020 - 06/30/2020

Account	Address	Service Type	Service Code
108255-1236	AMIE THOMAS	DELIVER	DELIVER S/S
			Total DELIVER: 1
108255-1199	SABRINA HODGE	RESI-BULK	RESI R/L BULK
			Total RESI-BULK: 1
108255-1068	DAWN HARGIS	RESI-RECYCLE	SERVICE RCYCART
108255-1011	HERSCH, MICHELLE	RESI-RECYCLE	SERVICE RCYCART
108255-567	KELLEY, MICHELLE	RESI-RECYCLE	SERVICE RCYCART
108255-951	KRISTY OWEN	RESI-RECYCLE	SERVICE RCYCART
108255-500	MIKE BAKER	RESI-RECYCLE	SERVICE RCYCART
108255-383	MILLER, TERRELL	RESI-RECYCLE	SERVICE RCYCART
			Total RESI-RECYCLE: 6
108255-689	DARLENE PUTMAN	RESI-TRASH	SERVICE TRASH CART
108255-927	JULIA FERRIS	RESI-TRASH	SERVICE TRASH CART
108255-871	MCLENDON-CHISHOLM RESIDENT	RESI-TRASH	SERVICE TRASH CART
108255-1229	SAMANTHA WEBSTER	RESI-TRASH	SERVICE TRASH CART
108255-1229	SAMANTHA WEBSTER	RESI-TRASH	SERVICE TRASH CART
108255-1229	SAMANTHA WEBSTER	RESI-TRASH	SERVICE TRASH CART
108255-1229	SAMANTHA WEBSTER	RESI-TRASH	SERVICE TRASH CART
			Total RESI-TRASH: 7

Total Inquiries: 15

Alarm Date between 2020-06-01 **and** 2020-06-30

Total Calls by District

District	2020-06-01	Total
City Limit District	15	**15**
County District	16	**16**
County Mutual Aid	4	**4**
Total	**35**	**35**

Incident Date between 2020-06-01 **and** 2020-06-30

Incident Date	Incident Number	NFIRS Number	Incident Type Code	Incident Type	District	Status
6/19/2020	200619-160905-MCCHTX	0000218	151	Outside rubbish, trash or waste fire	County District	1
6/2/2020	2020-00188	0000189	551	Assist police or other governmental agency	City Limit District	1
6/2/2020	2020-00189	0000190	321	EMS call, excluding vehicle accident with injury	City Limit District	1
6/2/2020	2020-00191	0000191	321	EMS call, excluding vehicle accident with injury	City Limit District	1
6/3/2020	2020-00192	0000192	322	Motor vehicle accident with injuries	County District	1
6/4/2020	2020-00193	0000193	321	EMS call, excluding vehicle accident with injury	County District	1
6/4/2020	2020-00195	0000194	171	Cultivated grain or crop fire	City Limit District	1
6/5/2020	2020-00196	0000196	142	Brush or brush-and-grass mixture fire	City Limit District	1
6/5/2020	2020-00197	0000197	321	EMS call, excluding vehicle accident with injury	City Limit District	1
6/6/2020	2020-00198	0000198	131	Passenger vehicle fire	County District	1
6/7/2020	2020-00199	0000199	321	EMS call, excluding vehicle accident with injury	County District	1
6/7/2020	2020-00200	0000200	553	Public service	County District	1
6/8/2020	2020-00201	0000201	600	Good intent call, other	City Limit District	1
6/8/2020	2020-00202	0000202	611	Dispatched & canceled en route	County Mutual Aid	1
6/9/2020	2020-00203	0000203	143	Grass fire	County Mutual Aid	1
6/10/2020	2020-00204	0000204	321	EMS call, excluding vehicle accident with injury	County District	1
6/12/2020	2020-00205	0000207	142	Brush or brush-and-grass mixture fire	County District	1
6/12/2020	2020-00206	0000205	321	EMS call, excluding vehicle accident with injury	County District	1
6/13/2020	2020-00207	0000208	611	Dispatched & canceled en route	County Mutual Aid	1
6/13/2020	2020-00208	0000210	324	Motor vehicle accident with no injuries.	County District	1
6/13/2020	2020-00209	0000209	561	Unauthorized burning	County District	1
6/15/2020	2020-00210	0000211	323	Motor vehicle/pedestrian accident (MV Ped)	City Limit District	1

6/16/2020	2020-00211	0000212	611	Dispatched & canceled en route	County Mutual Aid	1
6/17/2020	2020-00212	0000213	631	Authorized controlled burning	City Limit District	1
6/17/2020	2020-00213	0000214	142	Brush or brush-and-grass mixture fire	City Limit District	1
6/17/2020	2020-00214	0000216	745	Alarm system activation, no fire - unintentional	City Limit District	1
6/17/2020	2020-00215	0000215	142	Brush or brush-and-grass mixture fire	County District	1
6/18/2020	2020-00216	0000217	142	Brush or brush-and-grass mixture fire	City Limit District	1
6/20/2020	2020-00218	0000219	321	EMS call, excluding vehicle accident with injury	City Limit District	1
6/25/2020	2020-00221	0000220	320	Emergency medical service incident, other	City Limit District	0
6/26/2020	2020-00222	0000222	541	Animal problem	City Limit District	1
6/26/2020	2020-00223	0000223	321	EMS call, excluding vehicle accident with injury	County District	1
6/27/2020	2020-00224	0000229	321	EMS call, excluding vehicle accident with injury	County District	0
6/27/2020	2020-00225	0000224	745	Alarm system activation, no fire - unintentional	County District	1
6/27/2020	2020-00226	0000225	321	EMS call, excluding vehicle accident with injury	City Limit District	1
6/27/2020	2020-00227	0000226	321	EMS call, excluding vehicle accident with injury	County District	1
6/27/2020	2020-00228	0000227	321	EMS call, excluding vehicle accident with injury	County District	1
6/29/2020	2020-00229	0000228	321	EMS call, excluding vehicle accident with injury	County District	0
6/30/2020	2020-00230	0000230	321	EMS call, excluding vehicle accident with injury	City Limit District	1
6/25/2020	2020020187	0000221	112	Fires in structure other than in a building	County Mutual Aid	0