



AGENDA
City Council Meeting
Tuesday, August 12, 2025
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
5. PROCLAMATIONS
 - 5.1. Proclamation of Appreciation - Jerry Packer (Mayor McNeal, City Manager)
 - 5.2. Proclamation of appreciation for the donation of Drone (Mayor McNeal)
6. CONSENT AGENDA
 - 6.1. 2025 Annual Service Plan Update for Sonoma Verde PID (City Manager) 4 - 175
[2025-07-31 MCL Sonoma 2025 SAP Update Final](#)
[2025-08-01 MCL Sonoma 2025 SAP Update Ordinance draft](#)
 - 6.2. Consider approval of an Ordinance amending Chapter 1, Article 1.02, Division 6, Code of Ethics. Section 1.02.152 by Adding a Subsection requiring a review of this Code of Ethics at least every Five Years. (City Manager) 176 - 187
[Staff report Code of ethics](#)
[MC Ordinance amend code of ethics July 2025](#)
[Code of Ethics update 8.12.25](#)
 - 6.3. Consider approval of an Ordinance updating Article 3, Section 3.2 "Special Conditions for listed Uses 26(g)- Swimming pool/property line. (City Manager) 188 - 191
[Staff Report Consent Agenda SwimmingPools Ordinance](#)
 - 6.4. Consider approval of the incoming City Manager Contract. (City Manager)
 - 6.5. Consider approval of the City Council Minutes from July 22, 2025 (City Manager) 192 - 198

[Minutes for CC Meeting July 22, 2025](#)

- 6.6. Consider approval of the City Council Minutes from July 29, 2025 (City Manager) 199 - 201

[Minutes for July 29, 2025 Special Council Meeting.](#)

- 6.7. Consider approval of the cancellation of the August 26 City Council Meeting (City Manager)

7. PUBLIC HEARING

- 7.1. Conduct a public hearing to consider an ordinance amending the City's Comprehensive Zoning Ordinance to allow a Planned Development District for eight (8) general commercial buildings with mixed-uses including retail, commercial, office, and similar uses with open space amenities on the subject property that is currently zoned GB-General Business. The subject property is located at the northeast corner of FM 550 and SH 205. The property contains 6.170 acres of land including Rockwall CAD ID #16824 and #16825. (City Manager)

8. ITEMS FOR DISCUSSION

- 8.1. Discuss and consider an ordinance amending the City's Comprehensive Zoning Ordinance to grant the change in zoning for property owned by 311 State Highway 205 LLC allowing a change in zoning and approving a Planned Development (PD) District with a base zoning of General Business (GB) with additional permitted uses and development standards. The subject property is located at the northeast corner of FM 550 and SH 205. The property contains 6.170 acres of land including Rockwall CAD ID #16824 and #16825. Zoning of subject property will amend the Official Zoning Map of the City of McLendon-Chisholm. (City Manager) 202 - 226

[CC SR PD Chisholm Square Staff Report](#)
[Concept and Site Plan Option A](#)
[Concept and Site Plan Option B](#)

- 8.2. Discuss and consider approving a Proposed Tax Rate for the 2025-2026 Fiscal Year starting October 1, 2025 and ending September 30, 2026 (City Manager)

- 8.3. Discuss and consider action on Board of Adjustments Member (City Manager) 227

[Staff Report B of A](#)

- 8.4. Discuss and consider approving Planning & Zoning Alternate Appointment (City Manager) 228

[Staff Report PZ](#)

- 8.5. Discuss and consider approval of Council Committee Appointments (Mayor McNeal, City Manager) 229

[Staff Report Committees](#)

- 8.6. Discuss and consider approval to Adopt Policies and Procedures of the McLendon-Chisholm City Council and Other Boards and Commissions 230 - 248

(City Manager)

[Council Policies and Procedures August 2025](#)

- 8.7. Discuss and direct staff to identify two to three companies that will provide an overview and assessment of all streets and roads in the city, both city-owned and private. (Councilman Powers)
- 8.8. Discuss and consider action on Safe Haven Baby Box Installation. (City Manager)
- 8.9. Discuss and direct staff on FY26 sewer rate increase. (City Manager)

9. EXECUTIVE SESSION

The City Council for the City of McLendon-Chisholm, Texas, reserves the right to convene into executive session at any time during the course of this meeting to discuss any of the matters listed, as authorized by Texas Government Code, Chapter 551, §551.072 - Real Property; §551.073 - Prospective Gifts; §551.074 - Personnel Matters; §551.076 - Security Devices; §551.086 - Utility Competitive Matters; and §551.087 - Economic Development Negotiation

- 9.1. Action as a Result of Executive Session

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, Angela Jennings, do hereby certify that the above Notice of Meeting of the City Council of McLendon-Chisholm, Texas was posted or before 5:00 p.m., Aug.7, 2025 on the outside bulletin board at City Hall, a place convenient and readily accessible to the public at all times.



SONOMA
PUBLIC IMPROVEMENT DISTRICT
2025 ANNUAL SERVICE PLAN UPDATE
AUGUST 12, 2025

INTRODUCTION

Capitalized terms used in this 2025 Annual Service Plan Update not otherwise defined herein shall have the meanings set forth in the Sonoma Public Improvement District 2022 Amended and Restated Service and Assessment Plan (the “2022 A&R SAP”), and any and all subsequent Annual Service Plan Updates approved after the 2022 A&R 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 Council approved the 2015 Service and Assessment Plan for the 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.

On August 23, 2016 the City Council approved the 2016 Annual Service Plan Update for the 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 Council approved the Service and Assessment Plan (Phase 2) for the District by adopting Ordinance No. 2017-09 which updated the Major Improvement Area excluding Phase 1 and Phase 1 for 2017.

On September 11, 2018 the City Council approved the 2018 Annual Service Plan Update for the District by adopting Ordinance No. 2018-08 which updated the Assessment Rolls for 2018.

On June 11, 2019 the City Council approved the 2019 Annual Service Plan Update for the District which updated the Assessment Rolls for 2019.

On August 13, 2019 the City Council approved the 2019 Amended Annual Service Plan Update for the District by adopting Ordinance No. 2019-09 which updated the Assessment Rolls for 2019.

On July 28, 2020, the City Council approved the 2020 Annual Service Plan Update for the District by adopting Ordinance No. 2020-08 which updated the Assessment Rolls for 2020, including adjusting the Phase 1 Assessment to reflect the issuance of the Phase 1 Refunding and Improvement Bonds, for interest savings.

On February 9, 2021, the City Council approved the 2021 Amended and Restated Service and Assessment Plan for the District by adopting Ordinance No. 2021-01 which served to amend and restate the 2015 Service and Assessment Plan, including all Annual Service Plan Updates approved since, in its entirety for the purposes of (1) levying Improvement Area #3 Assessments, and (2) updating the Assessment Rolls.

On May 24, 2022, the City Council approved the 2022 A&R SAP for the District by adopting Ordinance No. 2022-02 which served to amend and restate the 2021 Amended and Restated Service and Assessment Plan in its entirety for the purposes of (1) levying the Improvement Area #4-A Assessments and Improvement Area #4-B Assessments, (2) issuing the Improvement Area #4 Bonds, and (3) updating the Assessment Rolls.

On July 11, 2023, the City Council approved the 2023 Annual Service Plan Update for the District by adopting Ordinance No. 2023-04 which updated the Assessment Rolls for 2023.

On August 27, 2024, the City Council approved the 2024 Annual Service Plan Update for the District by adopting Ordinance No. 2024-08 which updated the Assessment Rolls for 2024.

The 2022 A&R SAP identified the Authorized Improvements to be constructed for the benefit of the Assessed Property within the District, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the District for the costs of the Authorized Improvements. Pursuant to the Act, the 2022 A&R SAP must be reviewed and updated annually. This document is the Annual Service Plan Update for 2025.

The City Council also adopted an Assessment Roll identifying the Assessments on each Lot within the District, based on the method of assessment identified in the 2022 A&R SAP. This 2025 Annual Service Plan Update also updates the Assessment Rolls for 2025.

PARCEL SUBDIVISION

Phase 1

- The final plat of Sonoma Verde Phase 1 was filed and recorded with the County on July 10, 2014, and consists of 173 residential Lots.
- The final plat of Sonoma Verde Phase 1B was filed and recorded with the County on June 23, 2016, and consists of 191 residential Lots.

See the completed Lot Type classification summary within Phase 1 below:

Phase 1	
Lot Type	Number of Units
2	29
3	30
4	122
5	175
6	8
Total	364

Improvement Area #1C

- The final plat of Sonoma Verde Phase 1C was filed and recorded with the County on October 13, 2017, and consists of 41 residential Lots.

See the completed Lot Type classification summary within Phase 1C below:

Phase 1C	
Lot Type	Number of Units
4	41
Total	41

Improvement Area #2

- The final plat of Sonoma Verde Phase 2 was filed and recorded with the County on August 7, 2019, and consists of 213 residential Lots and 3 Lots of Non-Benefitted Property.

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

Improvement Area #2	
Lot Type	Number of Units
2	12
3	8
5	100
10	93
Total	213

Improvement Area #3

- The final plat of Sonoma Verde, Phase 4A was filed and recorded with the County on August 31, 2021, and consists of 86 residential Lots and 3 Lots of Non-Benefitted Property.
- The final plat of Sonoma Verde, Phase 4B was filed and recorded with the County on August 31, 2021, and consists of 99 residential Lots and 2 Lots of Non-Benefitted Property.
- The amending plat of Sonoma Verde Phase 4A was filed and recorded with the County on March 22, 2022. The purpose of this amending plat is to correct discrepancies in lot dimensions of Lots 3-4 of Block AA and Lots 1-2 of Block AB and Lots 63-64 of Block W, easement placement in Lots 23-25 of Block U, and floodplain alignment. No residential Lots were added or removed due to the filing of the final plat.

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

Improvement Area #3	
Lot Type	Number of Units
2	99
3	77
5	9
Total	185

Improvement Area #4-A

- The final plat of Sonoma Verde Phase 4C was filed and recorded with the County on July 19, 2022, and consists of 43 residential Lots and 1 Lot of Non-Benefitted Property.

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

Improvement Area #4A	
Lot Type	Number of Units
1	13
2	30
Total	43

Improvement Area #4-B

- The final plat of Sonoma Verde Phase 3, was filed and recorded with the County on March 11, 2024, and consists of 164 residential Lots and 4 Lots of Non-Benefitted Property.
- The final plat of Sonoma Verde Phase 5, was filed and recorded with the County on April 19, 2024, and consists of 79 residential Lots and 2 Lots of Non-Benefitted Property.

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

Improvement Area #4B	
Lot Type	Number of Units
1	169
2	79
Total	248

See **Exhibit C** for the Lot Type classification map.

LOT AND HOME SALES

Phase 1

Phase 1 contains 364 residential Lots. All residential Lots are complete.

Improvement Area #1C

Per the Rockwall Central Appraisal District records, all Lots have completed residential homes, and all Lots have been sold to end-users.

Improvement Area #2

Per the Rockwall Central Appraisal District records, the lot ownership composition is provided below:

- Owner Owned:
 - Lot Type 2: 0 Lots
 - Lot Type 3: 0 Lots
 - Lot Type 5: 1 Lot
 - Lot Type 10: 0 Lots
- Homebuilder Owned:
 - Lot Type 2: 0 Lots
 - Lot Type 3: 0 Lots
 - Lot Type 5: 0 Lots
 - Lot Type 10: 3 Lots
- End-User Owned:
 - Lot Type 2: 12 Lots
 - Lot Type 3: 8 Lots
 - Lot Type 5: 99 Lots
 - Lot Type 10: 90 Lots

Improvement Area #3

Per the Rockwall Central Appraisal District records, the lot ownership composition is provided below:

- Owner Owned:
 - Lot Type 1: 0 Lots
 - Lot Type 2: 0 Lots
 - Lot Type 3: 0 Lots
- Homebuilder Owned:
 - Lot Type 1: 0 Lot
 - Lot Type 2: 11 Lots
 - Lot Type 3: 0 Lots
- End-User Owned:
 - Lot Type 1: 99 Lots
 - Lot Type 2: 66 Lots
 - Lot Type 3: 9 Lots

Improvement Area #4-A

Per the Quarterly Report dated March 31, 2025, all Lots have completed residential homes, and all Lots have been sold to end-users.

Improvement Area #4-B

Per the Quarterly Report dated March 31, 2025, the lot ownership composition is provided below:

- Owner Owned:
 - Lot Type 1: 76 Lots
 - Lot Type 2: 24 Lots
- Homebuilder Owned:
 - Lot Type 1: 65 Lots
 - Lot Type 2: 41 Lots
- End-User Owned:
 - Lot Type 1: 28 Lots
 - Lot Type 2: 14 Lots

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

AUTHORIZED IMPROVEMENTS

Phase 1

The Owner has completed the Phase 1 Authorized Improvements listed in the 2022 A&R SAP and they were dedicated to the City on June 23, 2016.

Improvement Area #1C

The Owner has completed the Improvement Area #1C Authorized Improvements listed in the 2022 A&R SAP and they were dedicated to the City on October 13, 2017.

Improvement Area #2

The Owner has completed the Improvement Area #2 Authorized Improvements listed in the 2022 A&R SAP and they were dedicated to the City on August 7, 2019.

Improvement Area #3

The Owner has completed the Improvement Area #3 Authorized Improvements listed in the 2022 A&R SAP and they were dedicated to the City on August 31, 2021.

Improvement Area #4-A

The Owner has completed the Improvement Area #4-A Authorized Improvements listed in the 2022 A&R SAP and they were dedicated to the City on July 19, 2022.

Improvement Area #4-B

The Owner has completed the Improvement Area #4-B Authorized Improvements listed in the 2022 A&R SAP and they were dedicated to the City on May 1, 2024.

OUTSTANDING ASSESSMENT

Phase 1

Net of the anticipated principal bond payment due September 15, 2025, Phase 1 has an outstanding Assessment of \$7,942,394.41. The outstanding Phase 1 Assessment is less than the \$7,950,000.00 in outstanding Phase 1 Refunding and Improvement Bonds due to Prepayments of Phase 1 Assessment for which Phase 1 Refunding and Improvement Bonds have not yet been redeemed. The Phase 1 Assessments were previously securing the Phase 1 PID Bonds Series 2015 and, due to a refunding of bonds for interest savings the Assessments on Phase 1, are now securing Phase 1 Refunding and Improvement Bonds.

Improvement Area #1C

Improvement Area #1C has an outstanding Assessment of \$1,116,485.80.

Improvement Area #2

Net of the anticipated principal bond payment due September 15, 2025, Improvement Area #2 has an outstanding Assessment of \$5,426,785.89. The outstanding Improvement Area #2 Assessment is less than the \$5,570,000.00 in outstanding Improvement Area #2 Bonds due to Prepayments of Assessment for which bonds have not yet been redeemed.

Improvement Area #3

Net of the principal bond payment due September 15, 2025, Improvement Area #3 has an outstanding Assessment of \$5,450,000.00.

Improvement Area #4-A

Net of the principal bond payment due September 15, 2025, Improvement Area #4-A has an outstanding Assessment of \$2,465,000.00.

Improvement Area #4-B

Net of the principal bond payment due September 15, 2025, Improvement Area #4-B has an outstanding Assessment of \$10,565,000.00.

ANNUAL INSTALLMENT DUE 1/31/2026

Phase 1

- **Principal and Interest** – The total principal and interest required for the Annual Installment for Phase 1 Refunding and Improvement Bonds is \$550,650.00.
- **Administrative Expenses:**
 - **Administrative Costs** – The administrative cost portion of the Administrative Expenses used for administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Phase 1 Assessment remaining on the Parcel. The total administrative cost portion of the Administrative Expenses budgeted for the Phase 1 Annual Installment is \$27,173.89.

Administrative Costs Breakdown Phase 1	
Administration	\$ 23,845.59
City Auditor	\$ 575.64
Filing Fees	\$ 243.91
County Collection	\$ 874.00
PID Trustee	\$ 3,000.00
Dissemination Agent	\$ 3,500.00
P3 Works Dev/Issuer CDA Review	\$ 2,300.00
Collection Cost Maintenance Balance	\$ 10,000.00
Less CCMB Credit from Prior Years	\$ (18,665.25)
Arbitrage	\$ 1,500.00
Total Administrative Costs	\$ 27,173.89

- **Maintenance and Operation Costs** – The total cost of maintenance and operation portion of the Administrative Expenses allocated for Phase 1 is \$22,444.00.

Phase 1	
Due January 31, 2026	
Principal	\$ 295,000.00
Interest	\$ 255,650.00
Administrative Costs	\$ 27,173.89
Maintenance and Operation Costs	\$ 22,444.00
Total Annual Installment	\$ 600,267.89

See the limited offering memorandum for the pay period. See **Exhibit B-1** for the debt service schedule for the Phase 1 Refunding and Improvement Bonds.

Improvement Area #1C

- **Principal and Interest** – The total principal and interest required for the Annual Installment for Improvement Area #1C is \$90,096.01.
- **Administrative Expenses:**
 - **Administrative Costs** – The administrative cost portion of the Administrative Expenses used for administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Improvement Area #1C Assessment remaining on the Parcel. The total administrative cost portion of the Administrative Expenses budgeted for the Improvement Area #1C Annual Installment is \$6,237.42.

Administrative Costs Breakdown Improvement Area #1C	
Administration	\$ 3,301.71
City Auditor	\$ 79.70
Filing Fees	\$ 33.77
County Collection	\$ 541.00
PID Trustee	\$ 750.00
Past Due Invoices	\$ 531.24
Collection Cost Maintenance Balance	\$ 1,000.00
Total Administrative Costs	\$ 6,237.42

- **Maintenance and Operation Costs** – The total cost of maintenance and operation portion of the Administrative Expenses allocated for Improvement Area #1C is \$2,356.00.

Improvement Area #1C	
Due January 31, 2026	
Principal	\$ 24,000.05
Interest	\$ 66,095.96
Administrative Costs	\$ 6,237.42
Maintenance and Operation Costs	\$ 2,356.00
Total Annual Installment	\$ 98,689.43

Please contact P3Works for the pay period for Improvement Area #1C. See **Exhibit B-2** for the reimbursement schedule for Improvement Area #1C.

Improvement Area #2

- **Principal and Interest** – The total principal and interest required for the Annual Installment for Improvement Area #2 is \$372,687.50.
- **Additional Interest** – The total Delinquency and Prepayment Reserve Requirement for Improvement Area #2 Bonds, as defined in the applicable Indenture, is equal to \$306,350.00 and has not been met. As such, the Delinquency and Prepayment Reserve Account will be funded with Additional Interest on the outstanding Improvement Area #2 Assessments, resulting in an Additional Interest amount due of \$27,850.00.
- **Administrative Expenses:**
 - **Administrative Costs** – The administrative cost portion of the Administrative Expenses used for administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Improvement Area #2 Assessment remaining on the Parcel. The total administrative cost portion of the Administrative Expenses budgeted for the Improvement Area #2 Annual Installment is \$40,126.54.

Administrative Costs Breakdown Improvement Area #2	
Administration	\$ 16,096.17
City Auditor	\$ 388.56
Filing Fees	\$ 164.65
County Collection	\$ 715.00
PID Trustee	\$ 3,000.00
Dissemination Agent	\$ 3,500.00
P3 Works Dev/Issuer CDA Review	\$ 2,300.00
Past Due Invoices	\$ 2,462.16
Collection Cost Maintenance Balance	\$ 10,000.00
Arbitrage	\$ 1,500.00
Total Administrative Costs	\$ 40,126.54

- **Maintenance and Operation Costs** – The total cost of maintenance and operation portion of the Administrative Expenses allocated for Improvement Area #2 is \$12,772.00.

Improvement Area #2	
Due January 31, 2026	
Principal	\$ 135,000.00
Interest	\$ 237,687.50
Additional Interest	\$ 27,850.00
Administrative Costs	\$ 40,126.54
Maintenance and Operation Costs	\$ 12,772.00
Total Annual Installment	\$ 453,436.04

See the limited offering memorandum for the pay period. See **Exhibit B-3** for the debt service schedule for the Improvement Area #2 Bonds as shown in the limited offering memorandum.

Improvement Area #3

- **Principal and Interest** – The total principal and interest required for the Annual Installment for Improvement Area #3 is \$332,918.76.
- **Additional Interest** – The total Delinquency and Prepayment Reserve Requirement for Improvement Area #3 Bonds, as defined in the applicable Indenture, is equal to \$299,750.00 and has not been met. As such, the Delinquency and Prepayment Reserve Account will be funded with Additional Interest on the outstanding Improvement Area #3 Assessments, resulting in an Additional Interest amount due of \$27,250.00.
- **Administrative Expenses:**
 - **Administrative Costs** – The administrative cost portion of the Administrative Expenses used for administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Improvement Area #3 Assessment remaining on the Parcel. The total administrative cost portion of the Administrative Expenses budgeted for the Improvement Area #3 Annual Installment is \$54,712.10.

Administrative Costs Breakdown Improvement Area #3	
Administration	\$ 16,158.65
City Auditor	\$ 390.07
Filing Fees	\$ 165.28
County Collection	\$ 691.00
PID Trustee	\$ 3,500.00
Dissemination Agent	\$ 3,500.00
Draw Request Review	\$ 3,800.00
P3 Works Dev/Issuer CDA Review	\$ 3,500.00
Past Due Invoices	\$ 11,507.10
Collection Cost Maintenance Balance	\$ 10,000.00
Arbitrage	\$ 1,500.00
Total Administrative Costs	\$ 54,712.10

- **Maintenance and Operation Costs** – The total cost of maintenance and operation portion of the Administrative Expenses allocated for Improvement Area #3 is \$11,470.00.

Improvement Area #3	
Due January 31, 2026	
Principal	\$ 130,000.00
Interest	\$ 202,918.76
Additional Interest	\$ 27,250.00
Administrative Costs	\$ 54,712.10
Maintenance and Operation Costs	\$ 11,470.00
Total Annual Installment	\$ 426,350.86

See the limited offering memorandum for the pay period. See **Exhibit B-4** for the debt service schedule for the Improvement Area #3 Bonds as shown in the limited offering memorandum.

Improvement Area #4-A

- **Principal and Interest** – The total principal and interest required for the Annual Installment for Improvement Area #4-A is \$180,218.76.
- **Additional Interest** – The total Delinquency and Prepayment Reserve Requirement for Improvement Area #4 Bonds, as defined in the applicable Indenture, is equal to \$716,650.00 and has not been met. As such, the Delinquency and Prepayment Reserve Account will be funded with Additional Interest on the outstanding Improvement Area #4-A Assessments, resulting in an Additional Interest amount due of \$12,325.00.

▪ **Administrative Expenses:**

- **Administrative Costs** – The administrative cost portion of the Administrative Expenses used for administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Improvement Area #4-A Assessment remaining on the Parcel. The total administrative cost portion of the Administrative Expenses budgeted for the Improvement Area #4-A Annual Installment is \$16,586.08.

Administrative Costs Breakdown Improvement Area #4-A	
Administration	\$ 7,260.52
City Auditor	\$ 175.27
Filing Fees	\$ 74.27
County Collection	\$ 544.00
PID Trustee	\$ 334.20
Dissemination Agent	\$ 259.93
Draw Request Review	\$ 719.23
P3 Works Dev/Issuer CDA Review	\$ 662.45
Past Due Invoices	\$ 4,379.59
Collection Cost Maintenance Balance	\$ 1,892.71
Arbitrage	\$ 283.91
Total Administrative Costs	\$ 16,586.08

- **Maintenance and Operation Costs** – The total cost of maintenance and operation portion of the Administrative Expenses allocated for Improvement Area #4-A is \$2,666.00.

Improvement Area #4-A	
Due January 31, 2026	
Principal	\$ 40,000.00
Interest	\$ 140,218.76
Additional Interest	\$ 12,325.00
Administrative Costs	\$ 16,586.08
Maintenance and Operation Costs	\$ 2,666.00
Total Annual Installment	\$ 211,795.84

See the limited offering memorandum for the pay period. See **Exhibit B-5** for the debt service schedule for the Improvement Area #4 Bonds as shown in the limited offering memorandum.

Improvement Area #4-B

- **Principal and Interest** – The total principal and interest required for the Annual Installment for Improvement Area #4-B is \$770,887.50.

- **Additional Interest** – The total Delinquency and Prepayment Reserve Requirement for Improvement Area #4 Bonds, as defined in the applicable Indenture, is equal to \$716,650.00 and has not been met. As such, the Delinquency and Prepayment Reserve Account will be funded with Additional Interest on the outstanding Improvement Area #4-B Assessments, resulting in an Additional Interest amount due of \$52,825.00.
- **Administrative Expenses:**
 - **Administrative Costs** – The administrative cost portion of the Administrative Expenses used for administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Improvement Area #4-B Assessment remaining on the Parcel. The total administrative cost portion of the Administrative Expenses budgeted for the Improvement Area #4-B Annual Installment is \$74,077.09.

Administrative Costs Breakdown Improvement Area #4-B	
Administration	\$ 31,099.96
City Auditor	\$ 750.76
Filing Fees	\$ 318.12
County Collection	\$ 501.00
PID Trustee	\$ 4,165.80
Dissemination Agent	\$ 3,240.07
Draw Request Review	\$ 3,080.77
P3 Works Dev/Issuer CDA Review	\$ 2,837.55
Past Due Invoices	\$ 18,759.68
Collection Cost Maintenance Balance	\$ 8,107.29
Arbitrage	\$ 1,216.09
Total Administrative Costs	\$ 74,077.09

- **Maintenance and Operation Costs** – The total cost of maintenance and operation portion of the Administrative Expenses allocated for Improvement Area #4-B \$15,376.00.

Improvement Area #4-B Due January 31, 2026	
Principal	\$ 170,000.00
Interest	\$ 600,887.50
Additional Interest	\$ 52,825.00
Administrative Costs	\$ 74,077.09
Maintenance and Operation Costs	\$ 15,376.00
Total Annual Installment	\$ 913,165.59

See the limited offering memorandum for the pay period. See **Exhibit B-5** for the debt service schedule for the Improvement Area #4 Bonds as shown in the limited offering memorandum.

PREPAYMENT OF ASSESSMENTS IN FULL

Phase 1

The following is a list of all Phase 1 Lots that made a Prepayment of Assessments in full within Phase 1.

Phase 1				
Property ID	Lot Type	Situs	Prepayment Date	Recorded Lien Release Number
87011	4	1264 Livorno Dr	11/7/2016	20180000009826
89862	4	1207 Lucca Ct	12/28/2017	20180000009827

Improvement Area #1C

The following is a list of all Improvement Area #1C Lots that made a Prepayment of Assessment in full within Improvement Area #1C.

Improvement Area #1C				
Property ID	Lot Type	Situs	Prepayment Date	Recorded Lien Release Number
95471	4	1170 Lucca Dr	2/1/2021	20210000014672
95450	4	1169 Lucca Dr	2/15/2021	20210000014669
95451	4	1533 Via Toscana Ln	3/4/2024	20240000007461

Improvement Area #2

The following is a list of all Improvement Area #2 Lots that made a Prepayment of Assessment in full within Improvement Area #2.

Improvement Area #2				
Property ID	Lot Type	Situs	Prepayment Date	Recorded Lien Release Number
101423	5	1724 San Donato Ln	7/7/2020	20210000000779
101552	10	1722 Puglia Ct	6/26/2020	20210000000780
101467	5	1729 Pienzeze Dr	12/9/2020	20210000014673
101494	5	1809 Radda Dr	1/21/2021	20210000014671
101596	10	1651 Salvatore Ln	2/19/2021	20210000014670
101536	2	1646 Salvatore Ln	1/7/2022	20220000006565
101594	10	1643 Salvatore Ln	11/7/2022	Pending

Improvement Area #3

No full Prepayments of Assessments have occurred within Improvement Area #3.

Improvement Area #4-A

No full Prepayments of Assessments have occurred within Improvement Area #4-A.

Improvement Area #4-B

No full Prepayments of Assessments have occurred within Improvement Area #4-B.

PARTIAL PREPAYMENTS OF ASSESSMENTS

Phase 1

The following is a list of all Parcels or Lots that made a partial Prepayment:

Phase 1				
Property ID	Lot Type	Situs	Prepayment Date	Prepayment Amount
89857	4	1300 Sienna Ct	3/16/2020	\$ 3,000.00
89857	4	1300 Sienna Ct	7/16/2021	\$ 5,000.00
89857	4	1300 Sienna Ct	N/A ^[a]	\$ 394.84

Notes:

[a] Cumulative additional reduction in outstanding Assessment due to interest savings from partial prepayments.

Improvement Area #1C

No partial Prepayments of Assessments have occurred within Improvement Area #1C.

Improvement Area #2

No partial Prepayments of Assessments have occurred within Improvement Area #2.

Improvement Area #3

No partial Prepayments of Assessments have occurred within Improvement Area #3.

Improvement Area #4-A

No partial Prepayments of Assessments have occurred within Improvement Area #4-A.

Improvement Area #4-B

No partial Prepayments of Assessments have occurred within Improvement Area #4-B.

EXTRAORDINARY OPTIONAL REDEMPTION

Phase 1

- Per notice posted June 15, 2017, \$20,000.00 was redeemed in the July 15, 2017 extraordinary optional redemption.
- Per notice posted June 15, 2018, \$20,000.00 was redeemed in the July 16, 2018 extraordinary optional redemption.

See <https://emma.msrb.org/IssueView/Details/ER367668> for more information.

Improvement Area #2

- Per notice posted January 14, 2021, \$50,000.00 was redeemed in the February 10, 2021 extraordinary optional redemption.
- Per notice posted January 14, 2021, \$5,000.00 was redeemed in the February 10, 2021 extraordinary optional redemption.

See <https://emma.msrb.org/IssueView/Details/ER391295> for more information.

Improvement Area #3

No extraordinary optional redemptions have occurred for PID Bonds secured by Improvement Area #3 Assessments.

Improvement Area #4-A

No extraordinary optional redemptions have occurred for PID Bonds secured by Improvement Area #4-A Assessments.

Improvement Area #4-B

No extraordinary optional redemptions have occurred for PID Bonds secured by Improvement Area #4-B Assessments.

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 the Annual Service Plan Update, and the projection shall cover a period of not less than five years.

		Phase 1				
Annual Installment Due		1/31/2026	1/31/2027	1/31/2028	1/31/2029	1/31/2030
Principal		\$ 295,000.00	\$ 305,000.00	\$ 320,000.00	\$ 330,000.00	\$ 340,000.00
Interest		255,650.00	243,850.00	231,650.00	218,850.00	205,650.00
(1)		\$ 550,650.00	\$ 548,850.00	\$ 551,650.00	\$ 548,850.00	\$ 545,650.00
Administrative Expenses						
Administrative Costs		\$ 27,173.89	\$ 27,717.37	\$ 28,271.72	\$ 28,837.15	\$ 29,413.89
Maintenance and Operation Costs		22,444.00	22,444.00	22,444.00	22,444.00	22,444.00
(2)		\$ 49,617.89	\$ 50,161.37	\$ 50,715.72	\$ 51,281.15	\$ 51,857.89
(3) = (1) + (2)		\$ 600,267.89	\$ 599,011.37	\$ 602,365.72	\$ 600,131.15	\$ 597,507.89

Improvement Area #1C						
Annual Installment Due	1/31/2026	1/31/2027	1/31/2028	1/31/2029	1/31/2030	
Principal	\$ 24,000.05	\$ 25,420.86	\$ 26,925.77	\$ 28,519.78	\$ 30,208.15	
Interest	66,095.96	64,675.16	63,170.24	61,576.24	59,887.87	
(1)	\$ 90,096.01	\$ 90,096.01	\$ 90,096.01	\$ 90,096.01	\$ 90,096.01	
Administrative Expenses						
Administrative Costs	\$ 6,237.42	\$ 6,362.17	\$ 6,489.41	\$ 6,619.20	\$ 6,751.58	
Maintenance and Operation Costs	2,356.00	2,356.00	2,356.00	2,356.00	2,356.00	
(2)	\$ 8,593.42	\$ 8,718.17	\$ 8,845.41	\$ 8,975.20	\$ 9,107.58	
Total Annual Installment	(3) = (1) + (2)	\$ 98,689.43	\$ 98,814.18	\$ 98,941.42	\$ 99,071.21	\$ 99,203.59

Improvement Area #2						
Annual Installment Due		1/31/2026	1/31/2027	1/31/2028	1/31/2029	1/31/2030
Principal		\$ 135,000.00	\$ 140,000.00	\$ 145,000.00	\$ 150,000.00	\$ 160,000.00
Interest		237,687.50	232,625.00	227,375.00	221,937.50	216,312.50
	(1)	\$ 372,687.50	\$ 372,625.00	\$ 372,375.00	\$ 371,937.50	\$ 376,312.50
Additional Interest	(2)	\$ 27,850.00	\$ 27,175.00	\$ 26,475.00	\$ 25,750.00	\$ 25,000.00
Administrative Expenses						
Administrative Costs		\$ 40,126.54	\$ 40,929.07	\$ 41,747.65	\$ 42,582.60	\$ 43,434.25
Maintenance and Operation Costs		12,772.00	12,772.00	12,772.00	12,772.00	12,772.00
	(3)	\$ 52,898.54	\$ 53,701.07	\$ 54,519.65	\$ 55,354.60	\$ 56,206.25
Total Annual Installment	(4) = (1) + (2) + (3)	\$ 453,436.04	\$ 453,501.07	\$ 453,369.65	\$ 453,042.10	\$ 457,518.75

Improvement Area #3						
Annual Installment Due		1/31/2026	1/31/2027	1/31/2028	1/31/2029	1/31/2030
Principal		\$ 130,000.00	\$ 135,000.00	\$ 140,000.00	\$ 145,000.00	\$ 150,000.00
Interest		202,918.76	199,506.26	195,287.50	190,912.50	186,381.26
	(1)	\$ 332,918.76	\$ 334,506.26	\$ 335,287.50	\$ 335,912.50	\$ 336,381.26
Additional Interest	(2)	\$ 27,250.00	\$ 26,600.00	\$ 25,925.00	\$ 25,225.00	\$ 24,500.00
Administrative Expenses						
Administrative Costs		\$ 54,712.10	\$ 55,806.34	\$ 56,922.47	\$ 58,060.92	\$ 59,222.14
Maintenance and Operation Costs		11,470.00	11,470.00	11,470.00	11,470.00	11,470.00
	(3)	\$ 66,182.10	\$ 67,276.34	\$ 68,392.47	\$ 69,530.92	\$ 70,692.14
Total Annual Installment	(4) = (1) + (2) + (3)	\$ 426,350.86	\$ 428,382.60	\$ 429,604.97	\$ 430,668.42	\$ 431,573.40

Improvement Area #4-A						
Annual Installment Due	1/31/2026	1/31/2027	1/31/2028	1/31/2029	1/31/2030	
Principal	\$ 40,000.00	\$ 40,000.00	\$ 45,000.00	\$ 45,000.00	\$ 50,000.00	
Interest	140,218.76	138,218.76	136,218.76	133,800.00	131,381.26	
(1)	\$ 180,218.76	\$ 178,218.76	\$ 181,218.76	\$ 178,800.00	\$ 181,381.26	
Additional Interest	(2)	\$ 12,325.00	\$ 12,125.00	\$ 11,925.00	\$ 11,475.00	
Administrative Expenses						
Administrative Costs	\$ 16,586.08	\$ 16,917.80	\$ 17,256.16	\$ 17,601.28	\$ 17,953.31	
Maintenance and Operation Costs	2,666.00	2,666.00	2,666.00	2,666.00	2,666.00	
(3)	\$ 19,252.08	\$ 19,583.80	\$ 19,922.16	\$ 20,267.28	\$ 20,619.31	
Total Annual Installment	(4) = (1) + (2) + (3)	\$ 211,795.84	\$ 209,927.56	\$ 213,065.92	\$ 210,767.28	\$ 213,475.57

Improvement Area #4-B						
Annual Installment Due	1/31/2026	1/31/2027	1/31/2028	1/31/2029	1/31/2030	
Principal	\$ 170,000.00	\$ 180,000.00	\$ 190,000.00	\$ 200,000.00	\$ 210,000.00	
Interest	600,887.50	592,387.50	583,387.50	573,175.00	562,425.00	
(1)	\$ 770,887.50	\$ 772,387.50	\$ 773,387.50	\$ 773,175.00	\$ 772,425.00	
Additional Interest	(2)	\$ 52,825.00	\$ 51,975.00	\$ 51,075.00	\$ 50,125.00	\$ 49,125.00
Administrative Expenses						
Administrative Costs	\$ 74,077.09	\$ 75,558.63	\$ 77,069.80	\$ 78,611.20	\$ 80,183.42	
Maintenance and Operation Costs	15,376.00	15,376.00	15,376.00	15,376.00	15,376.00	
(3)	\$ 89,453.09	\$ 90,934.63	\$ 92,445.80	\$ 93,987.20	\$ 95,559.42	
Total Annual Installment	(4) = (1) + (2) + (3)	\$ 913,165.59	\$ 915,297.13	\$ 916,908.30	\$ 917,287.20	\$ 917,109.42

ASSESSMENT ROLL

The list of current Lots within the District, the corresponding total Assessments, and current Annual Installments are shown on the Phase 1 Assessment Roll, Improvement Area #1C Assessment Roll, Improvement Area #2 Assessment Roll, Improvement Area #3 Assessment Roll, Improvement Area #4-A Assessment Roll, and Improvement Area #4-B Assessment Roll attached hereto as **Exhibit A-1, Exhibit A-2, Exhibit A-3, Exhibit A-4, Exhibit A-5, Exhibit A-6**, respectively. The Lots shown on the Assessment Rolls will receive the bills for the 2025 Annual Installments which will be delinquent if not paid by January 31, 2026.

EXHIBIT A-1 – PHASE 1 ASSESSMENT ROLL

Property ID ^[f]	Lot Type	Notes	Phase 1 ^[a]	
			Outstanding Assessment ^[b]	Annual Installment Due 1/31/2026
89849	4		\$ 23,081.54	\$ 1,739.69
89850	4		\$ 23,081.54	\$ 1,739.69
89857	Partial Prepayment - 89857	[e]	\$ 15,475.96	\$ 1,186.88
89858	4		\$ 23,081.54	\$ 1,739.69
89859	4		\$ 23,081.54	\$ 1,739.69
89860	4		\$ 23,081.54	\$ 1,739.69
89861	4		\$ 23,081.54	\$ 1,739.69
89862	4	[d]	\$ -	\$ -
89863	4		\$ 23,081.54	\$ 1,739.69
89864	4		\$ 23,081.54	\$ 1,739.69
89865	4		\$ 23,081.54	\$ 1,739.69
89866	4		\$ 23,081.54	\$ 1,739.69
89867	4		\$ 23,081.54	\$ 1,739.69
89868	4		\$ 23,081.54	\$ 1,739.69
89869	4		\$ 23,081.54	\$ 1,739.69
89870	4		\$ 23,081.54	\$ 1,739.69
89851	4		\$ 23,081.54	\$ 1,739.69
89852	4		\$ 23,081.54	\$ 1,739.69
89853	4		\$ 23,081.54	\$ 1,739.69
89854	4		\$ 23,081.54	\$ 1,739.69
89855	4		\$ 23,081.54	\$ 1,739.69
89856	4		\$ 23,081.54	\$ 1,739.69
89875	4		\$ 23,081.54	\$ 1,739.69
89876	4		\$ 23,081.54	\$ 1,739.69
89877	4		\$ 23,081.54	\$ 1,739.69
89878	4		\$ 23,081.54	\$ 1,739.69
89879	4		\$ 23,081.54	\$ 1,739.69
89880	4		\$ 23,081.54	\$ 1,739.69
89881	4		\$ 23,081.54	\$ 1,739.69
89882	4		\$ 23,081.54	\$ 1,739.69
89883	4		\$ 23,081.54	\$ 1,739.69
89884	4		\$ 23,081.54	\$ 1,739.69
89885	4		\$ 23,081.54	\$ 1,739.69
89886	4		\$ 23,081.54	\$ 1,739.69
89887	4		\$ 23,081.54	\$ 1,739.69
89888	4		\$ 23,081.54	\$ 1,739.69
89889	4		\$ 23,081.54	\$ 1,739.69
89890	4		\$ 23,081.54	\$ 1,739.69
89871	4		\$ 23,081.54	\$ 1,739.69
89872	4		\$ 23,081.54	\$ 1,739.69

Property ID ^[f]	Lot Type	Notes	Phase 1 ^[a]	
			Outstanding Assessment ^[b]	Annual Installment Due 1/31/2026
89873	4		\$ 23,081.54	\$ 1,739.69
89874	4		\$ 23,081.54	\$ 1,739.69
89891	4		\$ 23,081.54	\$ 1,739.69
89892	4		\$ 23,081.54	\$ 1,739.69
89893	4		\$ 23,081.54	\$ 1,739.69
89894	4		\$ 23,081.54	\$ 1,739.69
89895	4		\$ 23,081.54	\$ 1,739.69
89896	4		\$ 23,081.54	\$ 1,739.69
89897	4		\$ 23,081.54	\$ 1,739.69
89898	4		\$ 23,081.54	\$ 1,739.69
89899	4		\$ 23,081.54	\$ 1,739.69
89900	4		\$ 23,081.54	\$ 1,739.69
89901	4		\$ 23,081.54	\$ 1,739.69
89902	5		\$ 18,306.05	\$ 1,392.58
89903	5		\$ 18,306.05	\$ 1,392.58
89904	5		\$ 18,306.05	\$ 1,392.58
89905	5		\$ 18,306.05	\$ 1,392.58
89906	5		\$ 18,306.05	\$ 1,392.58
89907	5		\$ 18,306.05	\$ 1,392.58
89908	5		\$ 18,306.05	\$ 1,392.58
89909	5		\$ 18,306.05	\$ 1,392.58
89910	5		\$ 18,306.05	\$ 1,392.58
89911	5		\$ 18,306.05	\$ 1,392.58
89912	5		\$ 18,306.05	\$ 1,392.58
89913	5		\$ 18,306.05	\$ 1,392.58
89914	5		\$ 18,306.05	\$ 1,392.58
89915	5		\$ 18,306.05	\$ 1,392.58
89916	5		\$ 18,306.05	\$ 1,392.58
89925	5		\$ 18,306.05	\$ 1,392.58
89926	5		\$ 18,306.05	\$ 1,392.58
89927	5		\$ 18,306.05	\$ 1,392.58
89928	5		\$ 18,306.05	\$ 1,392.58
89929	5		\$ 18,306.05	\$ 1,392.58
89930	5		\$ 18,306.05	\$ 1,392.58
89917	5		\$ 18,306.05	\$ 1,392.58
89918	5		\$ 18,306.05	\$ 1,392.58
89919	5		\$ 18,306.05	\$ 1,392.58
89920	5		\$ 18,306.05	\$ 1,392.58
89921	5		\$ 18,306.05	\$ 1,392.58
89922	5		\$ 18,306.05	\$ 1,392.58

Property ID ^[f]	Lot Type	Notes	Phase 1 ^[a]	
			Outstanding Assessment ^[b]	Annual Installment Due 1/31/2026
89923	5		\$ 18,306.05	\$ 1,392.58
89924	5		\$ 18,306.05	\$ 1,392.58
89931	5		\$ 18,306.05	\$ 1,392.58
89940	5		\$ 18,306.05	\$ 1,392.58
89941	5		\$ 18,306.05	\$ 1,392.58
89942	5		\$ 18,306.05	\$ 1,392.58
89943	5		\$ 18,306.05	\$ 1,392.58
89944	5		\$ 18,306.05	\$ 1,392.58
89945	5		\$ 18,306.05	\$ 1,392.58
89946	5		\$ 18,306.05	\$ 1,392.58
89947	5		\$ 18,306.05	\$ 1,392.58
89948	5		\$ 18,306.05	\$ 1,392.58
89949	5		\$ 18,306.05	\$ 1,392.58
89932	5		\$ 18,306.05	\$ 1,392.58
89950	5		\$ 18,306.05	\$ 1,392.58
89951	5		\$ 18,306.05	\$ 1,392.58
89952	5		\$ 18,306.05	\$ 1,392.58
89953	5		\$ 18,306.05	\$ 1,392.58
89954	5		\$ 18,306.05	\$ 1,392.58
89955	5		\$ 18,306.05	\$ 1,392.58
89956	5		\$ 18,306.05	\$ 1,392.58
89957	5		\$ 18,306.05	\$ 1,392.58
89958	5		\$ 18,306.05	\$ 1,392.58
89959	5		\$ 18,306.05	\$ 1,392.58
89933	5		\$ 18,306.05	\$ 1,392.58
89960	5		\$ 18,306.05	\$ 1,392.58
89961	5		\$ 18,306.05	\$ 1,392.58
89962	5		\$ 18,306.05	\$ 1,392.58
89963	5		\$ 18,306.05	\$ 1,392.58
89964	5		\$ 18,306.05	\$ 1,392.58
89965	5		\$ 18,306.05	\$ 1,392.58
89966	5		\$ 18,306.05	\$ 1,392.58
89967	5		\$ 18,306.05	\$ 1,392.58
89968	5		\$ 18,306.05	\$ 1,392.58
89969	5		\$ 18,306.05	\$ 1,392.58
89934	5		\$ 18,306.05	\$ 1,392.58
89970	5		\$ 18,306.05	\$ 1,392.58
89971	5		\$ 18,306.05	\$ 1,392.58
89972	5		\$ 18,306.05	\$ 1,392.58
89973	5		\$ 18,306.05	\$ 1,392.58

Property ID ^[f]	Lot Type	Notes	Phase 1 ^[a]	
			Outstanding Assessment ^[b]	Annual Installment Due 1/31/2026
89974	5		\$ 18,306.05	\$ 1,392.58
89975	5		\$ 18,306.05	\$ 1,392.58
89976	5		\$ 18,306.05	\$ 1,392.58
89977	5		\$ 18,306.05	\$ 1,392.58
89978	5		\$ 18,306.05	\$ 1,392.58
89979	5		\$ 18,306.05	\$ 1,392.58
89935	5		\$ 18,306.05	\$ 1,392.58
89980	5		\$ 18,306.05	\$ 1,392.58
89981	5		\$ 18,306.05	\$ 1,392.58
89982	5		\$ 18,306.05	\$ 1,392.58
89983	5		\$ 18,306.05	\$ 1,392.58
89936	5		\$ 18,306.05	\$ 1,392.58
89937	5		\$ 18,306.05	\$ 1,392.58
89938	5		\$ 18,306.05	\$ 1,392.58
89939	5		\$ 18,306.05	\$ 1,392.58
89984	5		\$ 18,306.05	\$ 1,392.58
89993	5		\$ 18,306.05	\$ 1,392.58
89994	5		\$ 18,306.05	\$ 1,392.58
89995	5		\$ 18,306.05	\$ 1,392.58
89996	5		\$ 18,306.05	\$ 1,392.58
89997	5		\$ 18,306.05	\$ 1,392.58
89998	5		\$ 18,306.05	\$ 1,392.58
89999	5		\$ 18,306.05	\$ 1,392.58
90000	5		\$ 18,306.05	\$ 1,392.58
90001	5		\$ 18,306.05	\$ 1,392.58
90002	5		\$ 18,306.05	\$ 1,392.58
89985	5		\$ 18,306.05	\$ 1,392.58
90003	5		\$ 18,306.05	\$ 1,392.58
90004	5		\$ 18,306.05	\$ 1,392.58
90005	5		\$ 18,306.05	\$ 1,392.58
89986	5		\$ 18,306.05	\$ 1,392.58
89987	5		\$ 18,306.05	\$ 1,392.58
89988	5		\$ 18,306.05	\$ 1,392.58
89989	5		\$ 18,306.05	\$ 1,392.58
89990	5		\$ 18,306.05	\$ 1,392.58
89991	5		\$ 18,306.05	\$ 1,392.58
89992	5		\$ 18,306.05	\$ 1,392.58
90006	5		\$ 18,306.05	\$ 1,392.58
90007	5		\$ 18,306.05	\$ 1,392.58
90008	5		\$ 18,306.05	\$ 1,392.58

Property ID ^[f]	Lot Type	Notes	Phase 1 ^[a]	
			Outstanding Assessment ^[b]	Annual Installment Due 1/31/2026
90009	5		\$ 18,306.05	\$ 1,392.58
90010	5		\$ 18,306.05	\$ 1,392.58
90011	5		\$ 18,306.05	\$ 1,392.58
90013	5		\$ 18,306.05	\$ 1,392.58
90014	5		\$ 18,306.05	\$ 1,392.58
90015	5		\$ 18,306.05	\$ 1,392.58
90016	5		\$ 18,306.05	\$ 1,392.58
90017	5		\$ 18,306.05	\$ 1,392.58
90018	5		\$ 18,306.05	\$ 1,392.58
90019	5		\$ 18,306.05	\$ 1,392.58
90012	5		\$ 18,306.05	\$ 1,392.58
90020	5		\$ 18,306.05	\$ 1,392.58
90021	5		\$ 18,306.05	\$ 1,392.58
90022	5		\$ 18,306.05	\$ 1,392.58
90023	5		\$ 18,306.05	\$ 1,392.58
90024	4		\$ 23,081.54	\$ 1,739.69
90025	4		\$ 23,081.54	\$ 1,739.69
90026	4		\$ 23,081.54	\$ 1,739.69
90027	4		\$ 23,081.54	\$ 1,739.69
90028	4		\$ 23,081.54	\$ 1,739.69
90029	4		\$ 23,081.54	\$ 1,739.69
90030	4		\$ 23,081.54	\$ 1,739.69
90031	4		\$ 23,081.54	\$ 1,739.69
90032	4		\$ 23,081.54	\$ 1,739.69
90033	4		\$ 23,081.54	\$ 1,739.69
90034	4		\$ 23,081.54	\$ 1,739.69
90035	4		\$ 23,081.54	\$ 1,739.69
90036	4		\$ 23,081.54	\$ 1,739.69
90037	4		\$ 23,081.54	\$ 1,739.69
90038	Non-Benefitted Property		\$ -	\$ -
89847	4		\$ 23,081.54	\$ 1,739.69
89848	4		\$ 23,081.54	\$ 1,739.69
86960	Non-Benefitted Property		\$ -	\$ -
86969	Non-Benefitted Property		\$ -	\$ -
86961	6		\$ 31,836.61	\$ 2,376.06
86962	6		\$ 31,836.61	\$ 2,376.06
86963	6		\$ 31,836.61	\$ 2,376.06
86964	6		\$ 31,836.61	\$ 2,376.06
86965	6		\$ 31,836.61	\$ 2,376.06
86966	6		\$ 31,836.61	\$ 2,376.06

Property ID ^[f]	Lot Type	Notes	Phase 1 ^[a]	
			Outstanding Assessment ^[b]	Annual Installment Due 1/31/2026
86967	6		\$ 31,836.61	\$ 2,376.06
86968	6		\$ 31,836.61	\$ 2,376.06
86979	2		\$ 33,030.49	\$ 2,462.84
86980	2		\$ 33,030.49	\$ 2,462.84
86981	2		\$ 33,030.49	\$ 2,462.84
86982	2		\$ 33,030.49	\$ 2,462.84
86983	2		\$ 33,030.49	\$ 2,462.84
86984	2		\$ 33,030.49	\$ 2,462.84
86970	2		\$ 33,030.49	\$ 2,462.84
101862	Non-Benefitted Property		\$ -	\$ -
86971	2		\$ 33,030.49	\$ 2,462.84
86972	2		\$ 33,030.49	\$ 2,462.84
86973	2		\$ 33,030.49	\$ 2,462.84
86974	2		\$ 33,030.49	\$ 2,462.84
86975	2		\$ 33,030.49	\$ 2,462.84
86976	2		\$ 33,030.49	\$ 2,462.84
86977	2		\$ 33,030.49	\$ 2,462.84
86978	2		\$ 33,030.49	\$ 2,462.84
86985	3		\$ 25,469.29	\$ 1,913.25
86994	4		\$ 23,081.54	\$ 1,739.69
86995	4		\$ 23,081.54	\$ 1,739.69
86996	4		\$ 23,081.54	\$ 1,739.69
86997	4		\$ 23,081.54	\$ 1,739.69
86998	4		\$ 23,081.54	\$ 1,739.69
86999	4		\$ 23,081.54	\$ 1,739.69
87000	4		\$ 23,081.54	\$ 1,739.69
87001	4		\$ 23,081.54	\$ 1,739.69
87002	4		\$ 23,081.54	\$ 1,739.69
87003	4		\$ 23,081.54	\$ 1,739.69
86986	3		\$ 25,469.29	\$ 1,913.25
87004	4		\$ 23,081.54	\$ 1,739.69
87005	4		\$ 23,081.54	\$ 1,739.69
87006	4		\$ 23,081.54	\$ 1,739.69
87007	4		\$ 23,081.54	\$ 1,739.69
87008	4		\$ 23,081.54	\$ 1,739.69
87009	4		\$ 23,081.54	\$ 1,739.69
87010	4		\$ 23,081.54	\$ 1,739.69
87011	4	[d]	\$ -	\$ -
87012	4		\$ 23,081.54	\$ 1,739.69
87013	4		\$ 23,081.54	\$ 1,739.69

Property ID ^[f]	Lot Type	Notes	Phase 1 ^[a]	
			Outstanding Assessment ^[b]	Annual Installment Due 1/31/2026
86987	3		\$ 25,469.29	\$ 1,913.25
87014	4		\$ 23,081.54	\$ 1,739.69
87015	4		\$ 23,081.54	\$ 1,739.69
86988	3		\$ 25,469.29	\$ 1,913.25
86989	4		\$ 23,081.54	\$ 1,739.69
87016	2		\$ 33,030.49	\$ 2,462.84
87017	2		\$ 33,030.49	\$ 2,462.84
86990	4		\$ 23,081.54	\$ 1,739.69
87018	2		\$ 33,030.49	\$ 2,462.84
87019	2		\$ 33,030.49	\$ 2,462.84
87020	2		\$ 33,030.49	\$ 2,462.84
87021	2		\$ 33,030.49	\$ 2,462.84
87022	2		\$ 33,030.49	\$ 2,462.84
87023	2		\$ 33,030.49	\$ 2,462.84
87024	2		\$ 33,030.49	\$ 2,462.84
87025	2		\$ 33,030.49	\$ 2,462.84
87026	2		\$ 33,030.49	\$ 2,462.84
87027	2		\$ 33,030.49	\$ 2,462.84
86991	4		\$ 23,081.54	\$ 1,739.69
87028	2		\$ 33,030.49	\$ 2,462.84
87029	2		\$ 33,030.49	\$ 2,462.84
86992	4		\$ 23,081.54	\$ 1,739.69
86993	4		\$ 23,081.54	\$ 1,739.69
87030	4		\$ 23,081.54	\$ 1,739.69
87031	4		\$ 23,081.54	\$ 1,739.69
87033	4		\$ 23,081.54	\$ 1,739.69
87034	4		\$ 23,081.54	\$ 1,739.69
87035	4		\$ 23,081.54	\$ 1,739.69
87036	4		\$ 23,081.54	\$ 1,739.69
87037	4		\$ 23,081.54	\$ 1,739.69
87038	4		\$ 23,081.54	\$ 1,739.69
87032	4		\$ 23,081.54	\$ 1,739.69
87039	4		\$ 23,081.54	\$ 1,739.69
87040	4		\$ 23,081.54	\$ 1,739.69
87041	4		\$ 23,081.54	\$ 1,739.69
87045	4		\$ 23,081.54	\$ 1,739.69
87042	4		\$ 23,081.54	\$ 1,739.69
87043	4		\$ 23,081.54	\$ 1,739.69
87044	4		\$ 23,081.54	\$ 1,739.69
87046	3		\$ 25,469.29	\$ 1,913.25

Property ID ^[f]	Lot Type	Notes	Phase 1 ^[a]	
			Outstanding Assessment ^[b]	Annual Installment Due 1/31/2026
87055	3		\$ 25,469.29	\$ 1,913.25
87056	3		\$ 25,469.29	\$ 1,913.25
87057	3		\$ 25,469.29	\$ 1,913.25
87058	3		\$ 25,469.29	\$ 1,913.25
87059	3		\$ 25,469.29	\$ 1,913.25
87060	Non-Benefitted Property		\$ -	\$ -
87047	3		\$ 25,469.29	\$ 1,913.25
87061	4		\$ 23,081.54	\$ 1,739.69
87062	4		\$ 23,081.54	\$ 1,739.69
87063	4		\$ 23,081.54	\$ 1,739.69
87048	3		\$ 25,469.29	\$ 1,913.25
87064	4		\$ 23,081.54	\$ 1,739.69
87065	4		\$ 23,081.54	\$ 1,739.69
87066	4		\$ 23,081.54	\$ 1,739.69
87049	3		\$ 25,469.29	\$ 1,913.25
87050	3		\$ 25,469.29	\$ 1,913.25
87051	3		\$ 25,469.29	\$ 1,913.25
87052	3		\$ 25,469.29	\$ 1,913.25
87053	3		\$ 25,469.29	\$ 1,913.25
87054	3		\$ 25,469.29	\$ 1,913.25
87067	3		\$ 25,469.29	\$ 1,913.25
87076	5		\$ 18,306.05	\$ 1,392.58
87077	5		\$ 18,306.05	\$ 1,392.58
87078	5		\$ 18,306.05	\$ 1,392.58
87079	5		\$ 18,306.05	\$ 1,392.58
87080	5		\$ 18,306.05	\$ 1,392.58
87081	5		\$ 18,306.05	\$ 1,392.58
87082	5		\$ 18,306.05	\$ 1,392.58
87083	5		\$ 18,306.05	\$ 1,392.58
87084	5		\$ 18,306.05	\$ 1,392.58
87085	5		\$ 18,306.05	\$ 1,392.58
87068	3		\$ 25,469.29	\$ 1,913.25
87086	5		\$ 18,306.05	\$ 1,392.58
87087	5		\$ 18,306.05	\$ 1,392.58
87088	5		\$ 18,306.05	\$ 1,392.58
87089	5		\$ 18,306.05	\$ 1,392.58
87090	5		\$ 18,306.05	\$ 1,392.58
87091	5		\$ 18,306.05	\$ 1,392.58
87092	5		\$ 18,306.05	\$ 1,392.58
87093	5		\$ 18,306.05	\$ 1,392.58

Property ID ^[f]	Lot Type	Notes	Phase 1 ^[a]	
			Outstanding Assessment ^[b]	Annual Installment Due 1/31/2026
87094	5		\$ 18,306.05	\$ 1,392.58
87095	5		\$ 18,306.05	\$ 1,392.58
87069	3		\$ 25,469.29	\$ 1,913.25
87096	5		\$ 18,306.05	\$ 1,392.58
87070	3		\$ 25,469.29	\$ 1,913.25
87071	3		\$ 25,469.29	\$ 1,913.25
87072	3		\$ 25,469.29	\$ 1,913.25
87073	5		\$ 18,306.05	\$ 1,392.58
87074	5		\$ 18,306.05	\$ 1,392.58
87075	5		\$ 18,306.05	\$ 1,392.58
87097	3		\$ 25,469.29	\$ 1,913.25
87106	5		\$ 18,306.05	\$ 1,392.58
87107	5		\$ 18,306.05	\$ 1,392.58
87108	4		\$ 23,081.54	\$ 1,739.69
87109	4		\$ 23,081.54	\$ 1,739.69
87110	4		\$ 23,081.54	\$ 1,739.69
87111	5		\$ 18,306.05	\$ 1,392.58
87112	5		\$ 18,306.05	\$ 1,392.58
87113	5		\$ 18,306.05	\$ 1,392.58
87114	5		\$ 18,306.05	\$ 1,392.58
87115	5		\$ 18,306.05	\$ 1,392.58
87098	3		\$ 25,469.29	\$ 1,913.25
87116	5		\$ 18,306.05	\$ 1,392.58
87117	5		\$ 18,306.05	\$ 1,392.58
87118	5		\$ 18,306.05	\$ 1,392.58
87119	5		\$ 18,306.05	\$ 1,392.58
87099	3		\$ 25,469.29	\$ 1,913.25
87100	3		\$ 25,469.29	\$ 1,913.25
87101	3		\$ 25,469.29	\$ 1,913.25
87102	3		\$ 25,469.29	\$ 1,913.25
87103	Non-Benefitted Property		\$ -	\$ -
87104	4		\$ 23,081.54	\$ 1,739.69
87105	5		\$ 18,306.05	\$ 1,392.58
87120	5		\$ 18,306.05	\$ 1,392.58
87121	5		\$ 18,306.05	\$ 1,392.58
87122	5		\$ 18,306.05	\$ 1,392.58
87123	5		\$ 18,306.05	\$ 1,392.58
87124	5		\$ 18,306.05	\$ 1,392.58
87133	5		\$ 18,306.05	\$ 1,392.58
87134	5		\$ 18,306.05	\$ 1,392.58

Property ID ^[f]	Lot Type	Notes	Phase 1 ^[a]	
			Outstanding Assessment ^[b]	Annual Installment Due 1/31/2026
87135	5		\$ 18,306.05	\$ 1,392.58
87136	5		\$ 18,306.05	\$ 1,392.58
87125	5		\$ 18,306.05	\$ 1,392.58
87126	5		\$ 18,306.05	\$ 1,392.58
87127	5		\$ 18,306.05	\$ 1,392.58
87128	5		\$ 18,306.05	\$ 1,392.58
87129	5		\$ 18,306.05	\$ 1,392.58
87130	5		\$ 18,306.05	\$ 1,392.58
87131	5		\$ 18,306.05	\$ 1,392.58
87132	5		\$ 18,306.05	\$ 1,392.58
87138	Non-Benefitted Property		\$ -	\$ -
87137	Non-Benefitted Property		\$ -	\$ -
87139	Non-Benefitted Property		\$ -	\$ -
87140	Non-Benefitted Property		\$ -	\$ -
Total ^[c]			\$ 7,942,393.76	\$ 599,739.83

Notes:

[a] Totals may not match the total Outstanding Assessment or Annual Installment due to (1) rounding, (2) Prepayments, or (3) partial Prepayments received that have not redeemed Phase 1 Refunding and Improvement Bonds.

[b] Outstanding Assessment prior to 1/31/2026 Annual Installment.

[c] Totals may not sum due to rounding.

[d] Property ID has prepaid Assessment in full.

[e] Property ID has partially prepaid Assessment.

[f] The list of Parcels shown on the Assessment Roll is subject to change based on the final certified rolls provided by the County prior to billing.

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

Property ID ^[e]	Lot Type	Notes	Improvement Area #1C ^[a]	
			Outstanding Assessment ^[b]	Annual Installment Due 1/31/2026
95467	4		\$ 29,381.21	\$ 2,597.09
95472	4		\$ 29,381.21	\$ 2,597.09
95470	4		\$ 29,381.21	\$ 2,597.09
95438	4		\$ 29,381.21	\$ 2,597.09
95457	4		\$ 29,381.21	\$ 2,597.09
95458	4		\$ 29,381.21	\$ 2,597.09
95450	4	[d]	\$ -	\$ -
95434	4		\$ 29,381.21	\$ 2,597.09
95464	4		\$ 29,381.21	\$ 2,597.09
95448	4		\$ 29,381.21	\$ 2,597.09
95455	4		\$ 29,381.21	\$ 2,597.09
95471	4	[d]	\$ -	\$ -
95441	4		\$ 29,381.21	\$ 2,597.09
95444	4		\$ 29,381.21	\$ 2,597.09
95451	4	[d]	\$ -	\$ -
95446	4		\$ 29,381.21	\$ 2,597.09
95453	4		\$ 29,381.21	\$ 2,597.09
95442	4		\$ 29,381.21	\$ 2,597.09
95445	4		\$ 29,381.21	\$ 2,597.09
95473	4		\$ 29,381.21	\$ 2,597.09
95469	4		\$ 29,381.21	\$ 2,597.09
95443	4		\$ 29,381.21	\$ 2,597.09
95439	4		\$ 29,381.21	\$ 2,597.09
95460	4		\$ 29,381.21	\$ 2,597.09
95462	4		\$ 29,381.21	\$ 2,597.09
95454	4		\$ 29,381.21	\$ 2,597.09
95449	4		\$ 29,381.21	\$ 2,597.09
95447	4		\$ 29,381.21	\$ 2,597.09
95466	4		\$ 29,381.21	\$ 2,597.09
95465	4		\$ 29,381.21	\$ 2,597.09
95435	4		\$ 29,381.21	\$ 2,597.09
95456	4		\$ 29,381.21	\$ 2,597.09
95436	4		\$ 29,381.21	\$ 2,597.09
95463	4		\$ 29,381.21	\$ 2,597.09
95459	4		\$ 29,381.21	\$ 2,597.09
95452	4		\$ 29,381.21	\$ 2,597.09
95437	4		\$ 29,381.21	\$ 2,597.09
95468	4		\$ 29,381.21	\$ 2,597.09
95474	4		\$ 29,381.21	\$ 2,597.09
95461	4		\$ 29,381.21	\$ 2,597.09

			Improvement Area #1C ^[a]	
Property ID ^[e]	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2026
95440	4		\$ 29,381.21	\$ 2,597.09
Total^[c]			\$ 1,116,485.98	\$ 98,689.42

Notes:

[a] Totals may not match the total Outstanding Assessment or Annual Installment due to rounding.

[b] Outstanding Assessment prior to 1/31/2026 Annual Installment.

[c] Totals may not sum due to rounding.

[d] Property ID has prepaid Assessment in full.

[e] The list of Parcels shown on the Assessment Roll is subject to change based on the final certified rolls provided by the County prior to billing.

EXHIBIT A-3 – IMPROVEMENT AREA #2 ASSESSMENT ROLL

Property ID ^[e]	Lot Type	Notes	Improvement Area #2 ^[a]	
			Outstanding Assessment ^[b]	Installment Due 1/31/26
101420	5		\$ 23,551.84	\$ 1,929.75
101421	5		\$ 23,551.84	\$ 1,929.75
101422	5		\$ 23,551.84	\$ 1,929.75
101423	5	[d]	\$ -	\$ -
101424	5		\$ 23,551.84	\$ 1,929.75
101425	5		\$ 23,551.84	\$ 1,929.75
101426	5		\$ 23,551.84	\$ 1,929.75
101427	5		\$ 23,551.84	\$ 1,929.75
101428	5		\$ 23,551.84	\$ 1,929.75
101429	5		\$ 23,551.84	\$ 1,929.75
101430	5		\$ 23,551.84	\$ 1,929.75
101431	5		\$ 23,551.84	\$ 1,929.75
101432	5		\$ 23,551.84	\$ 1,929.75
101433	5		\$ 23,551.84	\$ 1,929.75
101434	5		\$ 23,551.84	\$ 1,929.75
101435	5		\$ 23,551.84	\$ 1,929.75
101436	5		\$ 23,551.84	\$ 1,929.75
101437	5		\$ 23,551.84	\$ 1,929.75
101438	5		\$ 23,551.84	\$ 1,929.75
101439	5		\$ 23,551.84	\$ 1,929.75
101440	5		\$ 23,551.84	\$ 1,929.75
101441	5		\$ 23,551.84	\$ 1,929.75
101442	5		\$ 23,551.84	\$ 1,929.75
101443	5		\$ 23,551.84	\$ 1,929.75
101444	5		\$ 23,551.84	\$ 1,929.75
101445	5		\$ 23,551.84	\$ 1,929.75
101446	5		\$ 23,551.84	\$ 1,929.75
101447	5		\$ 23,551.84	\$ 1,929.75
101448	5		\$ 23,551.84	\$ 1,929.75
101449	5		\$ 23,551.84	\$ 1,929.75
101450	5		\$ 23,551.84	\$ 1,929.75
101451	5		\$ 23,551.84	\$ 1,929.75
101452	5		\$ 23,551.84	\$ 1,929.75
101453	5		\$ 23,551.84	\$ 1,929.75
101454	5		\$ 23,551.84	\$ 1,929.75
101455	5		\$ 23,551.84	\$ 1,929.75
101456	5		\$ 23,551.84	\$ 1,929.75
101457	5		\$ 23,551.84	\$ 1,929.75
101458	5		\$ 23,551.84	\$ 1,929.75
101459	5		\$ 23,551.84	\$ 1,929.75

Property ID ^[e]	Lot Type	Notes	Improvement Area #2 ^[a]	
			Outstanding Assessment ^[b]	Installment Due 1/31/26
101460	5		\$ 23,551.84	\$ 1,929.75
101461	5		\$ 23,551.84	\$ 1,929.75
101462	5		\$ 23,551.84	\$ 1,929.75
101463	5		\$ 23,551.84	\$ 1,929.75
101464	5		\$ 23,551.84	\$ 1,929.75
101465	5		\$ 23,551.84	\$ 1,929.75
101466	5		\$ 23,551.84	\$ 1,929.75
101467	5	[d]	\$ -	\$ -
101468	5		\$ 23,551.84	\$ 1,929.75
101473	5		\$ 23,551.84	\$ 1,929.75
101474	5		\$ 23,551.84	\$ 1,929.75
101469	5		\$ 23,551.84	\$ 1,929.75
101470	5		\$ 23,551.84	\$ 1,929.75
101471	5		\$ 23,551.84	\$ 1,929.75
101472	5		\$ 23,551.84	\$ 1,929.75
101475	5		\$ 23,551.84	\$ 1,929.75
101476	5		\$ 23,551.84	\$ 1,929.75
101477	5		\$ 23,551.84	\$ 1,929.75
101478	5		\$ 23,551.84	\$ 1,929.75
101479	5		\$ 23,551.84	\$ 1,929.75
101480	5		\$ 23,551.84	\$ 1,929.75
101481	5		\$ 23,551.84	\$ 1,929.75
101482	5		\$ 23,551.84	\$ 1,929.75
101483	5		\$ 23,551.84	\$ 1,929.75
101484	5		\$ 23,551.84	\$ 1,929.75
101493	5		\$ 23,551.84	\$ 1,929.75
101485	5		\$ 23,551.84	\$ 1,929.75
101486	5		\$ 23,551.84	\$ 1,929.75
101487	5		\$ 23,551.84	\$ 1,929.75
101488	5		\$ 23,551.84	\$ 1,929.75
101489	5		\$ 23,551.84	\$ 1,929.75
101490	5		\$ 23,551.84	\$ 1,929.75
101491	5		\$ 23,551.84	\$ 1,929.75
101492	5		\$ 23,551.84	\$ 1,929.75
101494	5	[d]	\$ -	\$ -
101495	5		\$ 23,551.84	\$ 1,929.75
101496	5		\$ 23,551.84	\$ 1,929.75
101497	5		\$ 23,551.84	\$ 1,929.75
101498	5		\$ 23,551.84	\$ 1,929.75
101499	5		\$ 23,551.84	\$ 1,929.75

			Improvement Area #2 ^[a]	
Property ID ^[e]	Lot Type	Notes	Outstanding Assessment ^[b]	Installment Due 1/31/26
101508	5		\$ 23,551.84	\$ 1,929.75
101509	5		\$ 23,551.84	\$ 1,929.75
101510	5		\$ 23,551.84	\$ 1,929.75
101511	5		\$ 23,551.84	\$ 1,929.75
101512	5		\$ 23,551.84	\$ 1,929.75
101513	5		\$ 23,551.84	\$ 1,929.75
101514	5		\$ 23,551.84	\$ 1,929.75
101515	5		\$ 23,551.84	\$ 1,929.75
101516	5		\$ 23,551.84	\$ 1,929.75
101517	5		\$ 23,551.84	\$ 1,929.75
101500	5		\$ 23,551.84	\$ 1,929.75
101518	5		\$ 23,551.84	\$ 1,929.75
101519	5		\$ 23,551.84	\$ 1,929.75
101501	5		\$ 23,551.84	\$ 1,929.75
101502	5		\$ 23,551.84	\$ 1,929.75
101503	5		\$ 23,551.84	\$ 1,929.75
101504	5		\$ 23,551.84	\$ 1,929.75
101505	5		\$ 23,551.84	\$ 1,929.75
101506	5		\$ 23,551.84	\$ 1,929.75
101507	5		\$ 23,551.84	\$ 1,929.75
101520	3		\$ 32,767.78	\$ 2,660.61
101633	Non-Benefitted Property		\$ -	\$ -
101521	3		\$ 32,767.78	\$ 2,660.61
101522	3		\$ 32,767.78	\$ 2,660.61
101523	3		\$ 32,767.78	\$ 2,660.61
101524	3		\$ 32,767.78	\$ 2,660.61
101525	3		\$ 32,767.78	\$ 2,660.61
101526	3		\$ 32,767.78	\$ 2,660.61
101527	3		\$ 32,767.78	\$ 2,660.61
101528	2		\$ 42,495.71	\$ 3,432.08
101537	2		\$ 42,495.71	\$ 3,432.08
101538	2		\$ 42,495.71	\$ 3,432.08
101539	2		\$ 42,495.71	\$ 3,432.08
101634	Non-Benefitted Property		\$ -	\$ -
101529	2		\$ 42,495.71	\$ 3,432.08
101530	2		\$ 42,495.71	\$ 3,432.08
101531	2		\$ 42,495.71	\$ 3,432.08
101532	2		\$ 42,495.71	\$ 3,432.08
101533	2		\$ 42,495.71	\$ 3,432.08
101534	2		\$ 42,495.71	\$ 3,432.08

Property ID ^[e]	Lot Type	Notes	Improvement Area #2 ^[a]	
			Outstanding Assessment ^[b]	Installment Due 1/31/26
101535	2		\$ 42,495.71	\$ 3,432.08
101536	2	[d]	\$ -	\$ -
101540	10		\$ 26,807.36	\$ 2,187.93
101549	10		\$ 26,807.36	\$ 2,187.93
101550	10		\$ 26,807.36	\$ 2,187.93
101551	10		\$ 26,807.36	\$ 2,187.93
101552	10	[d]	\$ -	\$ -
101553	10		\$ 26,807.36	\$ 2,187.93
101554	10		\$ 26,807.36	\$ 2,187.93
101555	10		\$ 26,807.36	\$ 2,187.93
101556	10		\$ 26,807.36	\$ 2,187.93
101557	10		\$ 26,807.36	\$ 2,187.93
101558	10		\$ 26,807.36	\$ 2,187.93
101541	10		\$ 26,807.36	\$ 2,187.93
101559	10		\$ 26,807.36	\$ 2,187.93
101560	10		\$ 26,807.36	\$ 2,187.93
101561	10		\$ 26,807.36	\$ 2,187.93
101562	10		\$ 26,807.36	\$ 2,187.93
101563	10		\$ 26,807.36	\$ 2,187.93
101564	10		\$ 26,807.36	\$ 2,187.93
101565	10		\$ 26,807.36	\$ 2,187.93
101566	10		\$ 26,807.36	\$ 2,187.93
101567	10		\$ 26,807.36	\$ 2,187.93
101568	10		\$ 26,807.36	\$ 2,187.93
101542	10		\$ 26,807.36	\$ 2,187.93
101569	10		\$ 26,807.36	\$ 2,187.93
101570	10		\$ 26,807.36	\$ 2,187.93
101571	10		\$ 26,807.36	\$ 2,187.93
101572	10		\$ 26,807.36	\$ 2,187.93
101573	10		\$ 26,807.36	\$ 2,187.93
101574	10		\$ 26,807.36	\$ 2,187.93
101575	10		\$ 26,807.36	\$ 2,187.93
101576	10		\$ 26,807.36	\$ 2,187.93
101577	10		\$ 26,807.36	\$ 2,187.93
101578	10		\$ 26,807.36	\$ 2,187.93
101543	10		\$ 26,807.36	\$ 2,187.93
101579	10		\$ 26,807.36	\$ 2,187.93
101580	10		\$ 26,807.36	\$ 2,187.93
101581	10		\$ 26,807.36	\$ 2,187.93
101582	10		\$ 26,807.36	\$ 2,187.93

			Improvement Area #2 ^[a]	
Property ID ^[e]	Lot Type	Notes	Outstanding Assessment ^[b]	Installment Due 1/31/26
101583	10		\$ 26,807.36	\$ 2,187.93
101544	10		\$ 26,807.36	\$ 2,187.93
101545	10		\$ 26,807.36	\$ 2,187.93
101546	10		\$ 26,807.36	\$ 2,187.93
101547	10		\$ 26,807.36	\$ 2,187.93
101548	10		\$ 26,807.36	\$ 2,187.93
101584	10		\$ 26,807.36	\$ 2,187.93
101593	10		\$ 26,807.36	\$ 2,187.93
101594	10	[d]	\$ -	\$ -
101595	10		\$ 26,807.36	\$ 2,187.93
101596	10	[d]	\$ -	\$ -
101597	10		\$ 26,807.36	\$ 2,187.93
101598	10		\$ 26,807.36	\$ 2,187.93
101599	10		\$ 26,807.36	\$ 2,187.93
101600	10		\$ 26,807.36	\$ 2,187.93
101601	10		\$ 26,807.36	\$ 2,187.93
101602	10		\$ 26,807.36	\$ 2,187.93
101585	10		\$ 26,807.36	\$ 2,187.93
101603	10		\$ 26,807.36	\$ 2,187.93
101604	10		\$ 26,807.36	\$ 2,187.93
101605	10		\$ 26,807.36	\$ 2,187.93
101606	10		\$ 26,807.36	\$ 2,187.93
101586	10		\$ 26,807.36	\$ 2,187.93
101587	10		\$ 26,807.36	\$ 2,187.93
101588	10		\$ 26,807.36	\$ 2,187.93
101589	10		\$ 26,807.36	\$ 2,187.93
101590	10		\$ 26,807.36	\$ 2,187.93
101591	10		\$ 26,807.36	\$ 2,187.93
101592	10		\$ 26,807.36	\$ 2,187.93
101607	10		\$ 26,807.36	\$ 2,187.93
101616	10		\$ 26,807.36	\$ 2,187.93
101617	10		\$ 26,807.36	\$ 2,187.93
101608	10		\$ 26,807.36	\$ 2,187.93
101609	10		\$ 26,807.36	\$ 2,187.93
101610	10		\$ 26,807.36	\$ 2,187.93
101611	10		\$ 26,807.36	\$ 2,187.93
101612	10		\$ 26,807.36	\$ 2,187.93
101613	10		\$ 26,807.36	\$ 2,187.93
101614	10		\$ 26,807.36	\$ 2,187.93
101615	10		\$ 26,807.36	\$ 2,187.93

Property ID ^[e]	Lot Type	Notes	Improvement Area #2 ^[a]	
			Outstanding Assessment ^[b]	Installment Due 1/31/26
101618	10		\$ 26,807.36	\$ 2,187.93
101627	10		\$ 26,807.36	\$ 2,187.93
101628	10		\$ 26,807.36	\$ 2,187.93
101629	10		\$ 26,807.36	\$ 2,187.93
101630	10		\$ 26,807.36	\$ 2,187.93
101631	10		\$ 26,807.36	\$ 2,187.93
101632	10		\$ 26,807.36	\$ 2,187.93
101619	10		\$ 26,807.36	\$ 2,187.93
101620	10		\$ 26,807.36	\$ 2,187.93
101621	10		\$ 26,807.36	\$ 2,187.93
101622	10		\$ 26,807.36	\$ 2,187.93
101623	10		\$ 26,807.36	\$ 2,187.93
101624	10		\$ 26,807.36	\$ 2,187.93
101625	10		\$ 26,807.36	\$ 2,187.93
101626	10		\$ 26,807.36	\$ 2,187.93
Total^[c]			\$ 5,426,785.93	\$ 443,137.21

Notes:

[a] Totals may not match the total Outstanding Assessment or Annual Installment due to (1) rounding or (2) Prepayments received that have not redeemed Improvement Area #2 Bonds.

[b] Outstanding Assessment prior to 1/31/2026 Annual Installment.

[c] Totals may not sum due to rounding.

[d] Property ID has prepaid Assessment in full.

[e] The list of Parcels shown on the Assessment Roll is subject to change based on the final certified rolls provided by the County prior to billing.

EXHIBIT A-4 – IMPROVEMENT AREA #3 ASSESSMENT ROLL

Property ID ^[d]	Lot Type	Improvement Area #3 ^[a]	
		Outstanding Assessment ^[b]	Annual Installment Due 1/31/2026
111823	Non-Benefitted Property	\$ -	\$ -
112238	2	\$ 30,614.87	\$ 2,392.56
112247	2	\$ 30,614.87	\$ 2,392.56
112248	2	\$ 30,614.87	\$ 2,392.56
112249	2	\$ 30,614.87	\$ 2,392.56
112250	2	\$ 30,614.87	\$ 2,392.56
112251	2	\$ 30,614.87	\$ 2,392.56
112239	2	\$ 30,614.87	\$ 2,392.56
112240	2	\$ 30,614.87	\$ 2,392.56
112241	2	\$ 30,614.87	\$ 2,392.56
112242	2	\$ 30,614.87	\$ 2,392.56
112243	2	\$ 30,614.87	\$ 2,392.56
112244	2	\$ 30,614.87	\$ 2,392.56
112245	2	\$ 30,614.87	\$ 2,392.56
112246	2	\$ 30,614.87	\$ 2,392.56
112214	2	\$ 30,614.87	\$ 2,392.56
112223	2	\$ 30,614.87	\$ 2,392.56
112224	2	\$ 30,614.87	\$ 2,392.56
112225	2	\$ 30,614.87	\$ 2,392.56
112226	2	\$ 30,614.87	\$ 2,392.56
112227	2	\$ 30,614.87	\$ 2,392.56
112228	2	\$ 30,614.87	\$ 2,392.56
112229	2	\$ 30,614.87	\$ 2,392.56
112230	2	\$ 30,614.87	\$ 2,392.56
112231	2	\$ 30,614.87	\$ 2,392.56
112232	2	\$ 30,614.87	\$ 2,392.56
112215	2	\$ 30,614.87	\$ 2,392.56
112233	2	\$ 30,614.87	\$ 2,392.56
112234	2	\$ 30,614.87	\$ 2,392.56
112235	2	\$ 30,614.87	\$ 2,392.56
112236	2	\$ 30,614.87	\$ 2,392.56
112237	2	\$ 30,614.87	\$ 2,392.56
112216	2	\$ 30,614.87	\$ 2,392.56
112217	2	\$ 30,614.87	\$ 2,392.56
112218	2	\$ 30,614.87	\$ 2,392.56
112219	2	\$ 30,614.87	\$ 2,392.56
112220	2	\$ 30,614.87	\$ 2,392.56
112221	2	\$ 30,614.87	\$ 2,392.56
112222	2	\$ 30,614.87	\$ 2,392.56
112166	3	\$ 37,242.84	\$ 2,897.11

		Improvement Area #3 ^[a]	
Property ID ^[d]	Lot Type	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2026
112167	3	\$ 37,242.84	\$ 2,897.11
112168	3	\$ 37,242.84	\$ 2,897.11
112169	3	\$ 37,242.84	\$ 2,897.11
112170	3	\$ 37,242.84	\$ 2,897.11
112171	3	\$ 37,242.84	\$ 2,897.11
112172	3	\$ 37,242.84	\$ 2,897.11
112173	3	\$ 37,242.84	\$ 2,897.11
112174	3	\$ 37,242.84	\$ 2,897.11
112175	2	\$ 30,614.87	\$ 2,392.56
112176	2	\$ 30,614.87	\$ 2,392.56
112177	2	\$ 30,614.87	\$ 2,392.56
112178	2	\$ 30,614.87	\$ 2,392.56
112179	2	\$ 30,614.87	\$ 2,392.56
112180	2	\$ 30,614.87	\$ 2,392.56
112181	2	\$ 30,614.87	\$ 2,392.56
112182	2	\$ 30,614.87	\$ 2,392.56
112183	2	\$ 30,614.87	\$ 2,392.56
112184	2	\$ 30,614.87	\$ 2,392.56
112185	2	\$ 30,614.87	\$ 2,392.56
112186	2	\$ 30,614.87	\$ 2,392.56
112187	2	\$ 30,614.87	\$ 2,392.56
112188	2	\$ 30,614.87	\$ 2,392.56
112189	2	\$ 30,614.87	\$ 2,392.56
112254	Non-Benefitted Property	\$ -	\$ -
112252	Non-Benefitted Property	\$ -	\$ -
112190	2	\$ 30,614.87	\$ 2,392.56
112191	2	\$ 30,614.87	\$ 2,392.56
112192	2	\$ 30,614.87	\$ 2,392.56
112193	2	\$ 30,614.87	\$ 2,392.56
112194	2	\$ 30,614.87	\$ 2,392.56
112195	2	\$ 30,614.87	\$ 2,392.56
112196	2	\$ 30,614.87	\$ 2,392.56
112197	2	\$ 30,614.87	\$ 2,392.56
112198	2	\$ 30,614.87	\$ 2,392.56
112199	2	\$ 30,614.87	\$ 2,392.56
112200	2	\$ 30,614.87	\$ 2,392.56
112201	2	\$ 30,614.87	\$ 2,392.56
112202	2	\$ 30,614.87	\$ 2,392.56
112203	2	\$ 30,614.87	\$ 2,392.56
112204	2	\$ 30,614.87	\$ 2,392.56

		Improvement Area #3 ^[a]	
Property ID ^[d]	Lot Type	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2026
112205	2	\$ 30,614.87	\$ 2,392.56
112206	2	\$ 30,614.87	\$ 2,392.56
112207	2	\$ 30,614.87	\$ 2,392.56
112208	2	\$ 30,614.87	\$ 2,392.56
112209	2	\$ 30,614.87	\$ 2,392.56
112210	2	\$ 30,614.87	\$ 2,392.56
112211	2	\$ 30,614.87	\$ 2,392.56
112212	2	\$ 30,614.87	\$ 2,392.56
112213	2	\$ 30,614.87	\$ 2,392.56
112253	Non-Benefitted Property	\$ -	\$ -
112264	1	\$ 27,853.22	\$ 2,182.32
112265	1	\$ 27,853.22	\$ 2,182.32
112255	1	\$ 27,853.22	\$ 2,182.32
112256	1	\$ 27,853.22	\$ 2,182.32
112257	1	\$ 27,853.22	\$ 2,182.32
112258	1	\$ 27,853.22	\$ 2,182.32
112259	1	\$ 27,853.22	\$ 2,182.32
112260	1	\$ 27,853.22	\$ 2,182.32
112261	1	\$ 27,853.22	\$ 2,182.32
112262	1	\$ 27,853.22	\$ 2,182.32
112263	1	\$ 27,853.22	\$ 2,182.32
112266	1	\$ 27,853.22	\$ 2,182.32
112267	1	\$ 27,853.22	\$ 2,182.32
112268	1	\$ 27,853.22	\$ 2,182.32
112269	1	\$ 27,853.22	\$ 2,182.32
112270	1	\$ 27,853.22	\$ 2,182.32
112271	1	\$ 27,853.22	\$ 2,182.32
112272	1	\$ 27,853.22	\$ 2,182.32
112273	1	\$ 27,853.22	\$ 2,182.32
112274	1	\$ 27,853.22	\$ 2,182.32
112275	1	\$ 27,853.22	\$ 2,182.32
112276	1	\$ 27,853.22	\$ 2,182.32
112277	1	\$ 27,853.22	\$ 2,182.32
112278	1	\$ 27,853.22	\$ 2,182.32
112279	1	\$ 27,853.22	\$ 2,182.32
112280	1	\$ 27,853.22	\$ 2,182.32
112281	1	\$ 27,853.22	\$ 2,182.32
112282	1	\$ 27,853.22	\$ 2,182.32
112283	1	\$ 27,853.22	\$ 2,182.32
112284	1	\$ 27,853.22	\$ 2,182.32

		Improvement Area #3 ^[a]	
Property ID ^[d]	Lot Type	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2026
112285	1	\$ 27,853.22	\$ 2,182.32
112286	1	\$ 27,853.22	\$ 2,182.32
112287	1	\$ 27,853.22	\$ 2,182.32
112288	1	\$ 27,853.22	\$ 2,182.32
112289	1	\$ 27,853.22	\$ 2,182.32
112290	1	\$ 27,853.22	\$ 2,182.32
112291	1	\$ 27,853.22	\$ 2,182.32
112292	1	\$ 27,853.22	\$ 2,182.32
112293	1	\$ 27,853.22	\$ 2,182.32
112294	1	\$ 27,853.22	\$ 2,182.32
112295	1	\$ 27,853.22	\$ 2,182.32
112296	1	\$ 27,853.22	\$ 2,182.32
112297	1	\$ 27,853.22	\$ 2,182.32
112298	1	\$ 27,853.22	\$ 2,182.32
112299	1	\$ 27,853.22	\$ 2,182.32
112300	1	\$ 27,853.22	\$ 2,182.32
112301	Non-Benefitted Property	\$ -	\$ -
112303	1	\$ 27,853.22	\$ 2,182.32
112312	1	\$ 27,853.22	\$ 2,182.32
112313	1	\$ 27,853.22	\$ 2,182.32
112314	1	\$ 27,853.22	\$ 2,182.32
112315	1	\$ 27,853.22	\$ 2,182.32
112316	1	\$ 27,853.22	\$ 2,182.32
112317	1	\$ 27,853.22	\$ 2,182.32
112318	1	\$ 27,853.22	\$ 2,182.32
112319	1	\$ 27,853.22	\$ 2,182.32
112320	1	\$ 27,853.22	\$ 2,182.32
112321	1	\$ 27,853.22	\$ 2,182.32
112302	1	\$ 27,853.22	\$ 2,182.32
112304	1	\$ 27,853.22	\$ 2,182.32
112322	1	\$ 27,853.22	\$ 2,182.32
112323	1	\$ 27,853.22	\$ 2,182.32
112324	1	\$ 27,853.22	\$ 2,182.32
112325	1	\$ 27,853.22	\$ 2,182.32
112326	1	\$ 27,853.22	\$ 2,182.32
112327	1	\$ 27,853.22	\$ 2,182.32
112328	1	\$ 27,853.22	\$ 2,182.32
112329	1	\$ 27,853.22	\$ 2,182.32
112330	1	\$ 27,853.22	\$ 2,182.32
112331	1	\$ 27,853.22	\$ 2,182.32

Property ID ^[d]	Lot Type	Improvement Area #3 ^[a]	
		Outstanding Assessment ^[b]	Annual Installment Due 1/31/2026
112305	1	\$ 27,853.22	\$ 2,182.32
112332	1	\$ 27,853.22	\$ 2,182.32
112333	1	\$ 27,853.22	\$ 2,182.32
112334	1	\$ 27,853.22	\$ 2,182.32
112335	1	\$ 27,853.22	\$ 2,182.32
112336	1	\$ 27,853.22	\$ 2,182.32
112337	1	\$ 27,853.22	\$ 2,182.32
112338	1	\$ 27,853.22	\$ 2,182.32
112339	1	\$ 27,853.22	\$ 2,182.32
112340	1	\$ 27,853.22	\$ 2,182.32
112341	1	\$ 27,853.22	\$ 2,182.32
112306	1	\$ 27,853.22	\$ 2,182.32
112342	1	\$ 27,853.22	\$ 2,182.32
112343	1	\$ 27,853.22	\$ 2,182.32
112344	1	\$ 27,853.22	\$ 2,182.32
112307	1	\$ 27,853.22	\$ 2,182.32
112308	1	\$ 27,853.22	\$ 2,182.32
112309	1	\$ 27,853.22	\$ 2,182.32
112310	1	\$ 27,853.22	\$ 2,182.32
112311	1	\$ 27,853.22	\$ 2,182.32
112345	1	\$ 27,853.22	\$ 2,182.32
112346	1	\$ 27,853.22	\$ 2,182.32
112347	1	\$ 27,853.22	\$ 2,182.32
112348	1	\$ 27,853.22	\$ 2,182.32
112349	1	\$ 27,853.22	\$ 2,182.32
112350	1	\$ 27,853.22	\$ 2,182.32
112351	1	\$ 27,853.22	\$ 2,182.32
112352	1	\$ 27,853.22	\$ 2,182.32
112353	1	\$ 27,853.22	\$ 2,182.32
112354	1	\$ 27,853.22	\$ 2,182.32
112355	Non-Benefitted Property	\$ -	\$ -
Total ^[c]		\$ 5,449,999.33	\$ 426,350.79

Notes:

[a] Totals may not match the total Outstanding Assessment or Annual Installment due to rounding.

[b] Outstanding Assessment prior to 1/31/2026 Annual Installment.

[c] Totals may not sum due to rounding.

[d] The list of Parcels shown on the Assessment Roll is subject to change based on the final certified rolls provided by the County prior to billing.

EXHIBIT A-5 – IMPROVEMENT AREA #4-A ASSESSMENT ROLL

Property ID ^[d]	Lot Type	Improvement Area #4-A ^[a]	
		Outstanding Assessment ^[b]	Annual Installment Due 1/31/2026
118754	2	\$ 59,211.29	\$ 5,085.47
118755	2	\$ 59,211.29	\$ 5,085.47
118756	2	\$ 59,211.29	\$ 5,085.47
118757	2	\$ 59,211.29	\$ 5,085.47
118758	2	\$ 59,211.29	\$ 5,085.47
118759	2	\$ 59,211.29	\$ 5,085.47
118760	2	\$ 59,211.29	\$ 5,085.47
118761	2	\$ 59,211.29	\$ 5,085.47
118762	2	\$ 59,211.29	\$ 5,085.47
118763	2	\$ 59,211.29	\$ 5,085.47
118764	2	\$ 59,211.29	\$ 5,085.47
118765	2	\$ 59,211.29	\$ 5,085.47
118766	2	\$ 59,211.29	\$ 5,085.47
118767	2	\$ 59,211.29	\$ 5,085.47
118768	2	\$ 59,211.29	\$ 5,085.47
118769	2	\$ 59,211.29	\$ 5,085.47
118770	1	\$ 52,973.95	\$ 4,556.29
118771	1	\$ 52,973.95	\$ 4,556.29
118772	1	\$ 52,973.95	\$ 4,556.29
118773	1	\$ 52,973.95	\$ 4,556.29
118774	1	\$ 52,973.95	\$ 4,556.29
118775	1	\$ 52,973.95	\$ 4,556.29
118776	1	\$ 52,973.95	\$ 4,556.29
118777	Non-Benefitted Property	\$ -	\$ -
118778	1	\$ 52,973.95	\$ 4,556.29
118779	2	\$ 59,211.29	\$ 5,085.47
118780	2	\$ 59,211.29	\$ 5,085.47
118781	2	\$ 59,211.29	\$ 5,085.47
118782	2	\$ 59,211.29	\$ 5,085.47
118783	2	\$ 59,211.29	\$ 5,085.47
118784	2	\$ 59,211.29	\$ 5,085.47
118785	2	\$ 59,211.29	\$ 5,085.47
118786	2	\$ 59,211.29	\$ 5,085.47
118787	2	\$ 59,211.29	\$ 5,085.47
118788	2	\$ 59,211.29	\$ 5,085.47
118789	2	\$ 59,211.29	\$ 5,085.47
118790	2	\$ 59,211.29	\$ 5,085.47
118791	2	\$ 59,211.29	\$ 5,085.47
118792	1	\$ 52,973.95	\$ 4,556.29
118793	1	\$ 52,973.95	\$ 4,556.29

		Improvement Area #4-A ^[a]	
Property ID ^[d]	Lot Type	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2026
118794	1	\$ 52,973.95	\$ 4,556.29
118795	1	\$ 52,973.95	\$ 4,556.29
118796	1	\$ 52,973.95	\$ 4,556.29
118797	2	\$ 59,211.29	\$ 5,085.47
Total^[c]		\$ 2,465,000.05	\$ 211,795.87

Notes:

[a] Totals may not match the total Outstanding Assessment or Annual Installment due to rounding.

[b] Outstanding Assessment prior to 1/31/2026 Annual Installment.

[c] Totals may not sum due to rounding.

[d] The list of Parcels shown on the Assessment Roll is subject to change based on the final certified rolls provided by the County prior to billing.

EXHIBIT A-6 – IMPROVEMENT AREA #4-B ASSESSMENT ROLL

Property ID ^[d]	Lot Type	Improvement Area #4-B ^[a]	
		Outstanding Assessment ^[b]	Annual Installment Due 1/31/2026
334733	1	\$ 40,333.48	\$ 3,489.45
334734	1	\$ 40,333.48	\$ 3,489.45
334735	1	\$ 40,333.48	\$ 3,489.45
334736	1	\$ 40,333.48	\$ 3,489.45
334737	1	\$ 40,333.48	\$ 3,489.45
334738	1	\$ 40,333.48	\$ 3,489.45
334739	1	\$ 40,333.48	\$ 3,489.45
334740	1	\$ 40,333.48	\$ 3,489.45
334741	1	\$ 40,333.48	\$ 3,489.45
334742	1	\$ 40,333.48	\$ 3,489.45
334743	1	\$ 40,333.48	\$ 3,489.45
334744	1	\$ 40,333.48	\$ 3,489.45
334745	1	\$ 40,333.48	\$ 3,489.45
334746	1	\$ 40,333.48	\$ 3,489.45
334747	1	\$ 40,333.48	\$ 3,489.45
334748	1	\$ 40,333.48	\$ 3,489.45
334749	1	\$ 40,333.48	\$ 3,489.45
334750	1	\$ 40,333.48	\$ 3,489.45
334751	1	\$ 40,333.48	\$ 3,489.45
334752	1	\$ 40,333.48	\$ 3,489.45
334753	1	\$ 40,333.48	\$ 3,489.45
334754	1	\$ 40,333.48	\$ 3,489.45
334755	1	\$ 40,333.48	\$ 3,489.45
334756	1	\$ 40,333.48	\$ 3,489.45
334757	1	\$ 40,333.48	\$ 3,489.45
334758	1	\$ 40,333.48	\$ 3,489.45
334759	1	\$ 40,333.48	\$ 3,489.45
334760	1	\$ 40,333.48	\$ 3,489.45
334761	1	\$ 40,333.48	\$ 3,489.45
334762	1	\$ 40,333.48	\$ 3,489.45
334763	1	\$ 40,333.48	\$ 3,489.45
334764	1	\$ 40,333.48	\$ 3,489.45
334765	1	\$ 40,333.48	\$ 3,489.45
334766	1	\$ 40,333.48	\$ 3,489.45
334767	1	\$ 40,333.48	\$ 3,489.45
334768	1	\$ 40,333.48	\$ 3,489.45
334769	1	\$ 40,333.48	\$ 3,489.45
334770	1	\$ 40,333.48	\$ 3,489.45
334771	1	\$ 40,333.48	\$ 3,489.45
334772	1	\$ 40,333.48	\$ 3,489.45

		Improvement Area #4-B ^[a]	
Property ID ^[d]	Lot Type	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2026
334773	1	\$ 40,333.48	\$ 3,489.45
334774	1	\$ 40,333.48	\$ 3,489.45
334775	1	\$ 40,333.48	\$ 3,489.45
334776	1	\$ 40,333.48	\$ 3,489.45
334777	1	\$ 40,333.48	\$ 3,489.45
334778	1	\$ 40,333.48	\$ 3,489.45
334779	1	\$ 40,333.48	\$ 3,489.45
334781	1	\$ 40,333.48	\$ 3,489.45
334782	1	\$ 40,333.48	\$ 3,489.45
334783	1	\$ 40,333.48	\$ 3,489.45
334784	1	\$ 40,333.48	\$ 3,489.45
334785	1	\$ 40,333.48	\$ 3,489.45
334786	1	\$ 40,333.48	\$ 3,489.45
334787	1	\$ 40,333.48	\$ 3,489.45
334788	1	\$ 40,333.48	\$ 3,489.45
334789	1	\$ 40,333.48	\$ 3,489.45
334790	1	\$ 40,333.48	\$ 3,489.45
334791	1	\$ 40,333.48	\$ 3,489.45
334792	1	\$ 40,333.48	\$ 3,489.45
334793	1	\$ 40,333.48	\$ 3,489.45
334794	1	\$ 40,333.48	\$ 3,489.45
334795	1	\$ 40,333.48	\$ 3,489.45
334796	1	\$ 40,333.48	\$ 3,489.45
334797	1	\$ 40,333.48	\$ 3,489.45
334798	1	\$ 40,333.48	\$ 3,489.45
334799	1	\$ 40,333.48	\$ 3,489.45
334800	1	\$ 40,333.48	\$ 3,489.45
334801	1	\$ 40,333.48	\$ 3,489.45
334802	1	\$ 40,333.48	\$ 3,489.45
334803	1	\$ 40,333.48	\$ 3,489.45
334804	1	\$ 40,333.48	\$ 3,489.45
334805	1	\$ 40,333.48	\$ 3,489.45
334806	1	\$ 40,333.48	\$ 3,489.45
334807	1	\$ 40,333.48	\$ 3,489.45
334808	1	\$ 40,333.48	\$ 3,489.45
334809	1	\$ 40,333.48	\$ 3,489.45
334810	1	\$ 40,333.48	\$ 3,489.45
334811	1	\$ 40,333.48	\$ 3,489.45
334812	1	\$ 40,333.48	\$ 3,489.45
334813	1	\$ 40,333.48	\$ 3,489.45

Property ID ^[d]	Lot Type	Improvement Area #4-B ^[a]	
		Outstanding Assessment ^[b]	Annual Installment Due 1/31/2026
334814	1	\$ 40,333.48	\$ 3,489.45
334815	1	\$ 40,333.48	\$ 3,489.45
334816	1	\$ 40,333.48	\$ 3,489.45
334817	1	\$ 40,333.48	\$ 3,489.45
334818	1	\$ 40,333.48	\$ 3,489.45
334819	1	\$ 40,333.48	\$ 3,489.45
334820	1	\$ 40,333.48	\$ 3,489.45
334821	1	\$ 40,333.48	\$ 3,489.45
334822	1	\$ 40,333.48	\$ 3,489.45
334823	1	\$ 40,333.48	\$ 3,489.45
334824	1	\$ 40,333.48	\$ 3,489.45
334825	1	\$ 40,333.48	\$ 3,489.45
334826	1	\$ 40,333.48	\$ 3,489.45
334827	1	\$ 40,333.48	\$ 3,489.45
334828	1	\$ 40,333.48	\$ 3,489.45
334829	1	\$ 40,333.48	\$ 3,489.45
334830	1	\$ 40,333.48	\$ 3,489.45
334831	1	\$ 40,333.48	\$ 3,489.45
334832	1	\$ 40,333.48	\$ 3,489.45
334833	1	\$ 40,333.48	\$ 3,489.45
334834	1	\$ 40,333.48	\$ 3,489.45
334835	1	\$ 40,333.48	\$ 3,489.45
334836	1	\$ 40,333.48	\$ 3,489.45
334837	1	\$ 40,333.48	\$ 3,489.45
334838	1	\$ 40,333.48	\$ 3,489.45
334839	1	\$ 40,333.48	\$ 3,489.45
334840	1	\$ 40,333.48	\$ 3,489.45
334841	1	\$ 40,333.48	\$ 3,489.45
334842	1	\$ 40,333.48	\$ 3,489.45
334843	1	\$ 40,333.48	\$ 3,489.45
334844	1	\$ 40,333.48	\$ 3,489.45
334845	1	\$ 40,333.48	\$ 3,489.45
334846	1	\$ 40,333.48	\$ 3,489.45
334847	1	\$ 40,333.48	\$ 3,489.45
334848	1	\$ 40,333.48	\$ 3,489.45
334849	1	\$ 40,333.48	\$ 3,489.45
334850	1	\$ 40,333.48	\$ 3,489.45
334851	1	\$ 40,333.48	\$ 3,489.45
334852	1	\$ 40,333.48	\$ 3,489.45
334853	1	\$ 40,333.48	\$ 3,489.45

Property ID ^[d]	Lot Type	Improvement Area #4-B ^[a]	
		Outstanding Assessment ^[b]	Annual Installment Due 1/31/2026
334854	1	\$ 40,333.48	\$ 3,489.45
334855	1	\$ 40,333.48	\$ 3,489.45
334856	1	\$ 40,333.48	\$ 3,489.45
334857	1	\$ 40,333.48	\$ 3,489.45
334858	1	\$ 40,333.48	\$ 3,489.45
334859	1	\$ 40,333.48	\$ 3,489.45
334860	1	\$ 40,333.48	\$ 3,489.45
334861	1	\$ 40,333.48	\$ 3,489.45
334862	1	\$ 40,333.48	\$ 3,489.45
334863	1	\$ 40,333.48	\$ 3,489.45
334864	1	\$ 40,333.48	\$ 3,489.45
334865	1	\$ 40,333.48	\$ 3,489.45
334866	1	\$ 40,333.48	\$ 3,489.45
334867	1	\$ 40,333.48	\$ 3,489.45
334868	1	\$ 40,333.48	\$ 3,489.45
334869	1	\$ 40,333.48	\$ 3,489.45
334870	1	\$ 40,333.48	\$ 3,489.45
334871	1	\$ 40,333.48	\$ 3,489.45
334872	1	\$ 40,333.48	\$ 3,489.45
334873	1	\$ 40,333.48	\$ 3,489.45
334874	1	\$ 40,333.48	\$ 3,489.45
334875	1	\$ 40,333.48	\$ 3,489.45
334876	1	\$ 40,333.48	\$ 3,489.45
334877	1	\$ 40,333.48	\$ 3,489.45
334878	1	\$ 40,333.48	\$ 3,489.45
334879	1	\$ 40,333.48	\$ 3,489.45
334880	1	\$ 40,333.48	\$ 3,489.45
334881	1	\$ 40,333.48	\$ 3,489.45
334882	1	\$ 40,333.48	\$ 3,489.45
334883	1	\$ 40,333.48	\$ 3,489.45
334884	1	\$ 40,333.48	\$ 3,489.45
334885	1	\$ 40,333.48	\$ 3,489.45
334886	1	\$ 40,333.48	\$ 3,489.45
334887	1	\$ 40,333.48	\$ 3,489.45
334888	1	\$ 40,333.48	\$ 3,489.45
334889	1	\$ 40,333.48	\$ 3,489.45
334890	1	\$ 40,333.48	\$ 3,489.45
334891	1	\$ 40,333.48	\$ 3,489.45
334892	1	\$ 40,333.48	\$ 3,489.45
334893	1	\$ 40,333.48	\$ 3,489.45

		Improvement Area #4-B ^[a]	
Property ID ^[d]	Lot Type	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2026
334894	1	\$ 40,333.48	\$ 3,489.45
334895	1	\$ 40,333.48	\$ 3,489.45
334896	1	\$ 40,333.48	\$ 3,489.45
334897	1	\$ 40,333.48	\$ 3,489.45
334898	1	\$ 40,333.48	\$ 3,489.45
334899	1	\$ 40,333.48	\$ 3,489.45
334900	1	\$ 40,333.48	\$ 3,489.45
334901	1	\$ 40,333.48	\$ 3,489.45
334902	1	\$ 40,333.48	\$ 3,489.45
334903	Non-Benefitted Property	\$ -	\$ -
334904	Non-Benefitted Property	\$ -	\$ -
334905	Non-Benefitted Property	\$ -	\$ -
334906	Non-Benefitted Property	\$ -	\$ -
334908	2	\$ 47,451.16	\$ 4,094.29
334909	2	\$ 47,451.16	\$ 4,094.29
334910	2	\$ 47,451.16	\$ 4,094.29
334911	2	\$ 47,451.16	\$ 4,094.29
334912	2	\$ 47,451.16	\$ 4,094.29
334913	2	\$ 47,451.16	\$ 4,094.29
334914	2	\$ 47,451.16	\$ 4,094.29
334915	2	\$ 47,451.16	\$ 4,094.29
334916	2	\$ 47,451.16	\$ 4,094.29
334917	2	\$ 47,451.16	\$ 4,094.29
334918	2	\$ 47,451.16	\$ 4,094.29
334919	2	\$ 47,451.16	\$ 4,094.29
334920	2	\$ 47,451.16	\$ 4,094.29
334921	2	\$ 47,451.16	\$ 4,094.29
334922	2	\$ 47,451.16	\$ 4,094.29
334923	2	\$ 47,451.16	\$ 4,094.29
334924	2	\$ 47,451.16	\$ 4,094.29
334925	2	\$ 47,451.16	\$ 4,094.29
334926	2	\$ 47,451.16	\$ 4,094.29
334927	2	\$ 47,451.16	\$ 4,094.29
334928	2	\$ 47,451.16	\$ 4,094.29
334929	2	\$ 47,451.16	\$ 4,094.29
334930	2	\$ 47,451.16	\$ 4,094.29
334931	2	\$ 47,451.16	\$ 4,094.29
334932	2	\$ 47,451.16	\$ 4,094.29
334933	2	\$ 47,451.16	\$ 4,094.29
334934	2	\$ 47,451.16	\$ 4,094.29

Property ID ^[d]	Lot Type	Improvement Area #4-B ^[a]	
		Outstanding Assessment ^[b]	Annual Installment Due 1/31/2026
334935	2	\$ 47,451.16	\$ 4,094.29
334936	2	\$ 47,451.16	\$ 4,094.29
334937	2	\$ 47,451.16	\$ 4,094.29
334938	2	\$ 47,451.16	\$ 4,094.29
334939	2	\$ 47,451.16	\$ 4,094.29
334940	2	\$ 47,451.16	\$ 4,094.29
334941	2	\$ 47,451.16	\$ 4,094.29
334942	2	\$ 47,451.16	\$ 4,094.29
334943	2	\$ 47,451.16	\$ 4,094.29
334944	2	\$ 47,451.16	\$ 4,094.29
334945	2	\$ 47,451.16	\$ 4,094.29
334946	2	\$ 47,451.16	\$ 4,094.29
334947	2	\$ 47,451.16	\$ 4,094.29
334948	2	\$ 47,451.16	\$ 4,094.29
334949	2	\$ 47,451.16	\$ 4,094.29
334950	2	\$ 47,451.16	\$ 4,094.29
334951	2	\$ 47,451.16	\$ 4,094.29
334952	2	\$ 47,451.16	\$ 4,094.29
334953	2	\$ 47,451.16	\$ 4,094.29
334954	2	\$ 47,451.16	\$ 4,094.29
334955	2	\$ 47,451.16	\$ 4,094.29
334956	2	\$ 47,451.16	\$ 4,094.29
334957	2	\$ 47,451.16	\$ 4,094.29
334958	2	\$ 47,451.16	\$ 4,094.29
334959	2	\$ 47,451.16	\$ 4,094.29
334960	2	\$ 47,451.16	\$ 4,094.29
334961	2	\$ 47,451.16	\$ 4,094.29
334962	2	\$ 47,451.16	\$ 4,094.29
334963	2	\$ 47,451.16	\$ 4,094.29
334964	2	\$ 47,451.16	\$ 4,094.29
334965	2	\$ 47,451.16	\$ 4,094.29
334966	2	\$ 47,451.16	\$ 4,094.29
334967	2	\$ 47,451.16	\$ 4,094.29
334968	2	\$ 47,451.16	\$ 4,094.29
334969	2	\$ 47,451.16	\$ 4,094.29
334970	2	\$ 47,451.16	\$ 4,094.29
334971	2	\$ 47,451.16	\$ 4,094.29
334972	Non-Benefitted Property	\$ -	\$ -
334973	2	\$ 47,451.16	\$ 4,094.29
334974	2	\$ 47,451.16	\$ 4,094.29

		Improvement Area #4-B ^[a]	
Property ID ^[d]	Lot Type	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2026
334975	2	\$ 47,451.16	\$ 4,094.29
334976	2	\$ 47,451.16	\$ 4,094.29
334977	2	\$ 47,451.16	\$ 4,094.29
334978	2	\$ 47,451.16	\$ 4,094.29
334979	2	\$ 47,451.16	\$ 4,094.29
334980	2	\$ 47,451.16	\$ 4,094.29
334981	2	\$ 47,451.16	\$ 4,094.29
334982	2	\$ 47,451.16	\$ 4,094.29
334983	2	\$ 47,451.16	\$ 4,094.29
334984	2	\$ 47,451.16	\$ 4,094.29
334985	2	\$ 47,451.16	\$ 4,094.29
334986	2	\$ 47,451.16	\$ 4,094.29
334987	2	\$ 47,451.16	\$ 4,094.29
334988	Non-Benefitted Property	\$ -	\$ -
Total^[c]		\$ 10,564,999.76	\$ 913,165.96

Notes:

[a] Totals may not match the total Outstanding Assessment or Annual Installment due to rounding.

[b] Outstanding Assessment prior to 1/31/2026 Annual Installment.

[c] Totals may not sum due to rounding.

[d] The list of Parcels shown on the Assessment Roll is subject to change based on the final certified rolls provided by the County prior to billing.

EXHIBIT B-1 – PHASE 1 REFUNDING AND IMPROVEMENT BONDS DEBT SERVICE SCHEDULE

FINAL

City of McLendon-Chisholm

Special Assessment Revenue Refunding and Improvement Bonds, Series 2020
(Sonoma PID Phase 1)

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
09/30/2020	-	-	-	-
09/30/2021	230,000.00	4.000%	329,442.36	559,442.36
09/30/2022	255,000.00	4.000%	298,850.00	553,850.00
09/30/2023	265,000.00	4.000%	288,650.00	553,650.00
09/30/2024	275,000.00	4.000%	278,050.00	553,050.00
09/30/2025	285,000.00	4.000%	267,050.00	552,050.00
09/30/2026	295,000.00	4.000%	255,650.00	550,650.00
09/30/2027	305,000.00	4.000%	243,850.00	548,850.00
09/30/2028	320,000.00	4.000%	231,650.00	551,650.00
09/30/2029	330,000.00	4.000%	218,850.00	548,850.00
09/30/2030	340,000.00	4.000%	205,650.00	545,650.00
09/30/2031	355,000.00	2.500%	192,050.00	547,050.00
09/30/2032	360,000.00	2.500%	183,175.00	543,175.00
09/30/2033	370,000.00	2.500%	174,175.00	544,175.00
09/30/2034	375,000.00	2.500%	164,925.00	539,925.00
09/30/2035	385,000.00	2.500%	155,550.00	540,550.00
09/30/2036	395,000.00	3.500%	145,925.00	540,925.00
09/30/2037	405,000.00	3.500%	132,100.00	537,100.00
09/30/2038	420,000.00	3.500%	117,925.00	537,925.00
09/30/2039	430,000.00	3.500%	103,225.00	533,225.00
09/30/2040	445,000.00	3.500%	88,175.00	533,175.00
09/30/2041	460,000.00	3.000%	72,600.00	532,600.00
09/30/2042	470,000.00	3.000%	58,800.00	528,800.00
09/30/2043	485,000.00	3.000%	44,700.00	529,700.00
09/30/2044	495,000.00	3.000%	30,150.00	525,150.00
09/30/2045	510,000.00	3.000%	15,300.00	525,300.00
Total	\$9,260,000.00	-	\$4,296,467.36	\$13,556,467.36

Yield Statistics

Bond Year Dollars	\$135,218.06
Average Life	14.602 Years
Average Coupon	3.1774361%
Net Interest Cost (NIC)	3.0338233%
True Interest Cost (TIC)	3.0043750%
Bond Yield for Arbitrage Purposes	2.5310947%
All Inclusive Cost (AIC)	3.7031130%

IRS Form 8038

Net Interest Cost	2.7342892%
Weighted Average Maturity	14.372 Years

Bid to underwrite | Issue Summary | 10/8/2020 | 6:57 PM

Hilltop Securities Inc.
Public Finance

Page 1

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

				Administrative Expenses			
Annual Installment Due 1/31	Principal	Interest		Administrative Costs	Maintenance and Operation Costs	Total ^[a]	
2026	\$ 24,000.05	\$ 66,095.96	\$	\$ 6,237.42	\$ 2,356.00	\$	98,689.43
2027	\$ 25,420.86	\$ 64,675.16	\$	\$ 6,362.17	\$ 2,356.00	\$	98,814.18
2028	\$ 26,925.77	\$ 63,170.24	\$	\$ 6,489.41	\$ 2,356.00	\$	98,941.42
2029	\$ 28,519.78	\$ 61,576.24	\$	\$ 6,619.20	\$ 2,356.00	\$	99,071.21
2030	\$ 30,208.15	\$ 59,887.87	\$	\$ 6,751.58	\$ 2,356.00	\$	99,203.59
2031	\$ 31,996.47	\$ 58,099.54	\$	\$ 6,886.61	\$ 2,356.00	\$	99,338.62
2032	\$ 33,890.66	\$ 56,205.35	\$	\$ 7,024.34	\$ 2,356.00	\$	99,476.35
2033	\$ 35,896.99	\$ 54,199.02	\$	\$ 7,164.83	\$ 2,356.00	\$	99,616.84
2034	\$ 38,022.09	\$ 52,073.92	\$	\$ 7,308.13	\$ 2,356.00	\$	99,760.14
2035	\$ 40,273.00	\$ 49,823.01	\$	\$ 7,454.29	\$ 2,356.00	\$	99,906.30
2036	\$ 42,657.16	\$ 47,438.85	\$	\$ 7,603.38	\$ 2,356.00	\$	100,055.39
2037	\$ 45,182.46	\$ 44,913.55	\$	\$ 7,755.45	\$ 2,356.00	\$	100,207.46
2038	\$ 47,857.27	\$ 42,238.75	\$	\$ 7,910.56	\$ 2,356.00	\$	100,362.57
2039	\$ 50,690.42	\$ 39,405.60	\$	\$ 8,068.77	\$ 2,356.00	\$	100,520.78
2040	\$ 53,691.29	\$ 36,404.72	\$	\$ 8,230.15	\$ 2,356.00	\$	100,682.16
2041	\$ 56,869.81	\$ 33,226.20	\$	\$ 8,394.75	\$ 2,356.00	\$	100,846.76
2042	\$ 60,236.51	\$ 29,859.51	\$	\$ 8,562.65	\$ 2,356.00	\$	101,014.66
2043	\$ 63,802.51	\$ 26,293.51	\$	\$ 8,733.90	\$ 2,356.00	\$	101,185.91
2044	\$ 67,579.62	\$ 22,516.40	\$	\$ 8,908.58	\$ 2,356.00	\$	101,360.59
2045	\$ 71,580.33	\$ 18,515.69	\$	\$ 9,086.75	\$ 2,356.00	\$	101,538.76
2046	\$ 75,817.88	\$ 14,278.13	\$	\$ 9,268.49	\$ 2,356.00	\$	101,720.50
2047	\$ 80,306.30	\$ 9,789.71	\$	\$ 9,453.86	\$ 2,356.00	\$	101,905.87
2048	\$ 85,060.44	\$ 5,035.58	\$	\$ 9,642.94	\$ 2,356.00	\$	102,094.95
Total ^[b]	\$ 1,116,485.80	\$ 955,722.50	\$	\$ 179,918.21	\$ 54,188.00	\$	2,306,314.52

Note:

[a] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Interest is calculated at an interest rate of 8.92% for years 1-5, and 5.92% for years 25-30.

[b] Totals may not sum due to rounding.

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

Assessment Due 1/31	Fiscal Year End 9/30	Principal	Interest	Total P+I	DSRF	Additional Interest	Admin Levy	M&O Levy	Net Total P+I
2021	2021	\$ 110,000	\$ 259,013	\$ 369,013	\$ -	\$ 30,850	\$ 38,083	\$ -	\$ 437,946
2022	2022	115,000	255,163	370,163	-	30,300	38,332	-	438,795
2023	2023	120,000	251,138	371,138	-	29,725	38,583	-	439,446
2024	2024	125,000	246,938	371,938	-	29,125	38,837	-	439,900
2025	2025	130,000	242,563	372,563	-	28,500	39,093	-	440,156
2026	2026	135,000	237,688	372,688	-	27,850	39,352	-	439,890
2027	2027	140,000	232,625	372,625	-	27,175	39,614	-	439,414
2028	2028	145,000	227,375	372,375	-	26,475	39,878	-	438,728
2029	2029	150,000	221,938	371,938	-	25,750	40,144	-	437,832
2030	2030	160,000	216,313	376,313	-	25,000	40,414	-	441,727
2031	2031	165,000	209,513	374,513	-	24,200	40,686	-	439,399
2032	2032	175,000	202,500	377,500	-	23,375	40,961	-	441,836
2033	2033	180,000	195,063	375,063	-	22,500	41,238	-	438,801
2034	2034	190,000	187,413	377,413	-	21,600	41,519	-	440,532
2035	2035	200,000	179,338	379,338	-	20,650	41,802	-	441,790
2036	2036	210,000	170,838	380,838	-	19,650	42,088	-	442,576
2037	2037	215,000	161,913	376,913	-	18,600	42,376	-	437,889
2038	2038	225,000	152,775	377,775	-	17,525	42,668	-	437,968
2039	2039	230,000	143,213	373,213	-	16,400	42,963	-	432,576
2040	2040	245,000	133,438	378,438	-	15,250	43,260	-	436,948
2041	2041	255,000	122,719	377,719	-	14,025	43,561	-	435,305
2042	2042	270,000	111,563	381,563	-	12,750	43,864	-	438,177
2043	2043	280,000	99,750	379,750	-	11,400	44,171	-	435,321
2044	2044	295,000	87,500	382,500	-	10,000	44,481	-	436,981
2045	2045	310,000	74,594	384,594	-	8,525	44,793	-	437,912
2046	2046	325,000	61,031	386,031	-	6,975	45,109	-	438,115
2047	2047	340,000	46,813	386,813	-	5,350	45,428	-	437,591
2048	2048	355,000	31,938	386,938	-	3,650	45,751	-	436,339
2049	2049	375,000	16,406	391,406	(391,406)	1,875	46,076	-	47,951
		6,170,000	4,779,062	10,949,062	(391,406)	555,050	1,215,125	-	12,327,831

EXHIBIT B-4 – IMPROVEMENT AREA #3 DEBT SERVICE SCHEDULE

DEBT SERVICE REQUIREMENTS

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

Fiscal Year Ending (September 30)	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2021	-	\$115,612.36	\$115,612.36
2022	\$115,000.00	215,650.00	330,650.00
2023	120,000.00	212,631.26	332,631.26
2024	125,000.00	209,481.26	334,481.26
2025	125,000.00	206,200.00	331,200.00
2026	130,000.00	202,918.76	332,918.76
2027	135,000.00	199,506.26	334,506.26
2028	140,000.00	195,287.50	335,287.50
2029	145,000.00	190,912.50	335,912.50
2030	150,000.00	186,381.26	336,381.26
2031	150,000.00	181,693.76	331,693.76
2032	155,000.00	177,006.26	332,006.26
2033	165,000.00	171,387.50	336,387.50
2034	170,000.00	165,406.26	335,406.26
2035	175,000.00	159,243.76	334,243.76
2036	180,000.00	152,900.00	332,900.00
2037	190,000.00	146,375.00	336,375.00
2038	195,000.00	139,487.50	334,487.50
2039	205,000.00	132,418.76	337,418.76
2040	210,000.00	124,987.50	334,987.50
2041	220,000.00	117,375.00	337,375.00
2042	225,000.00	109,400.00	334,400.00
2043	235,000.00	100,400.00	335,400.00
2044	245,000.00	91,000.00	336,000.00
2045	255,000.00	81,200.00	336,200.00
2046	270,000.00	71,000.00	341,000.00
2047	280,000.00	60,200.00	340,200.00
2048	290,000.00	49,000.00	339,000.00
2049	305,000.00	37,400.00	342,400.00
2050	315,000.00	25,200.00	340,200.00
2051	<u>315,000.00</u>	<u>12,600.00</u>	<u>327,600.00</u>
Total	<u>\$5,935,000.00</u>	<u>\$4,240,262.46</u>	<u>\$10,175,262.46</u>

EXHIBIT B-5 – IMPROVEMENT AREA #4 DEBT SERVICE SCHEDULE

DEBT SERVICE REQUIREMENTS

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

Fiscal Year Ending (September 30)	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2022	-	\$188,533.21	\$188,533.21
2023	\$ 35,000.00	762,606.26	797,606.26
2024	190,000.00	760,856.26	950,856.26
2025	205,000.00	751,356.26	956,356.26
2026	210,000.00	741,106.26	951,106.26
2027	220,000.00	730,606.26	950,606.26
2028	235,000.00	719,606.26	954,606.26
2029	245,000.00	706,975.00	951,975.00
2030	260,000.00	693,806.26	953,806.26
2031	275,000.00	679,831.26	954,831.26
2032	290,000.00	665,050.02	955,050.02
2033	310,000.00	649,462.50	959,462.50
2034	325,000.00	631,637.50	956,637.50
2035	345,000.00	612,950.00	957,950.00
2036	365,000.00	593,112.50	958,112.50
2037	390,000.00	572,125.00	962,125.00
2038	410,000.00	549,700.00	959,700.00
2039	430,000.00	526,125.00	956,125.00
2040	460,000.00	501,400.00	961,400.00
2041	490,000.00	474,950.00	964,950.00
2042	520,000.00	446,775.00	966,775.00
2043	550,000.00	416,875.00	966,875.00
2044	580,000.00	385,250.00	965,250.00
2045	615,000.00	351,900.00	966,900.00
2046	655,000.00	316,537.50	971,537.50
2047	695,000.00	278,875.00	973,875.00
2048	735,000.00	238,912.50	973,912.50
2049	785,000.00	196,650.00	981,650.00
2050	825,000.00	151,512.50	976,512.50
2051	880,000.00	104,075.00	984,075.00
2052	930,000.00	53,475.00	983,475.00
Total	<u>\$13,460,000.00</u>	<u>\$15,452,633.31</u>	<u>\$28,912,633.31</u>

EXHIBIT C – LOT TYPE CLASSIFICATION MAP

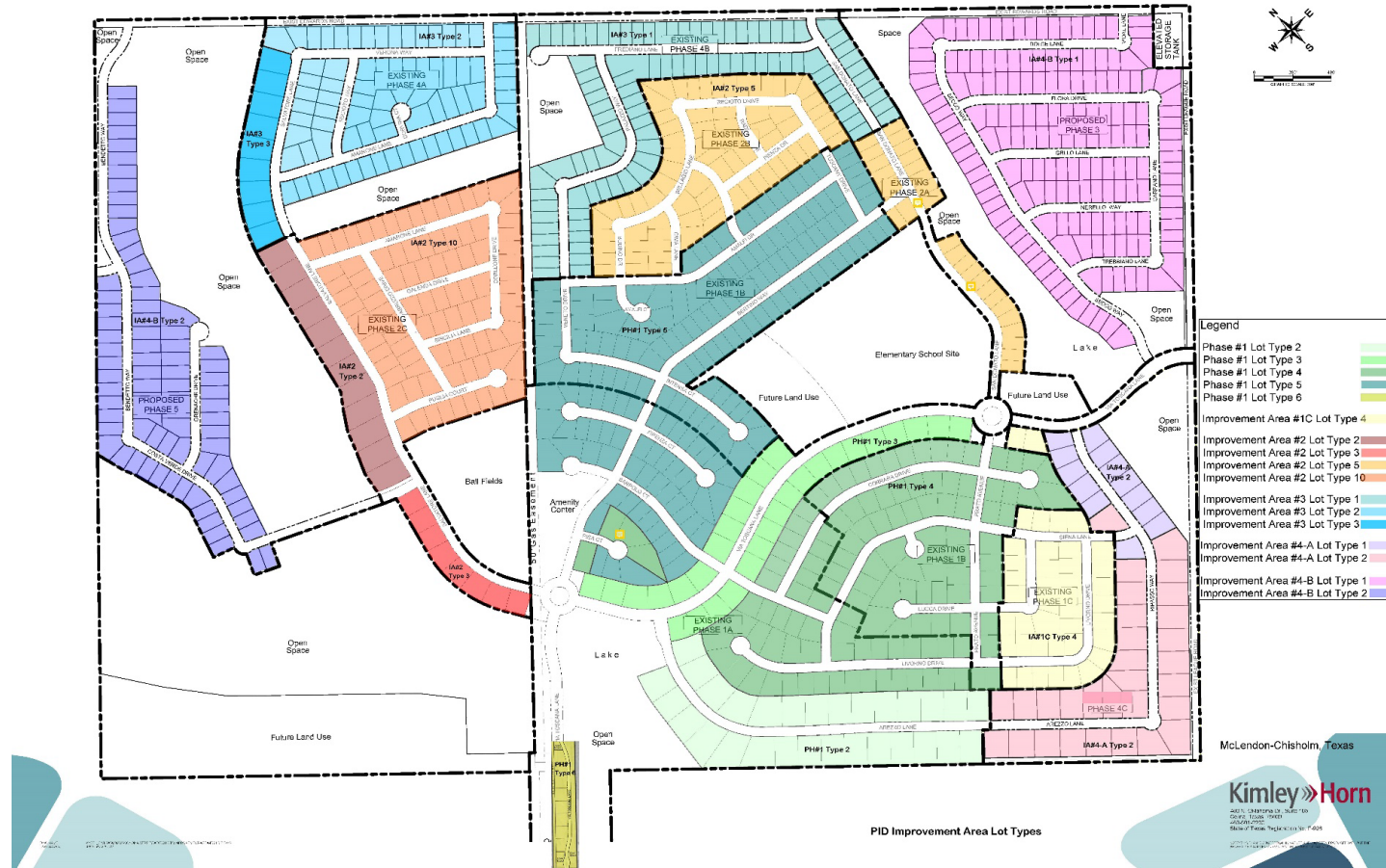


EXHIBIT D – BUYER DISCLOSURES

Buyer 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
 - Lot Type 4 – Partial Prepayment – Property ID 89857
- Improvement Area #1C
 - Lot Type 4
- Improvement Area #2
 - Lot Type 2
 - Lot Type 3
 - Lot Type 5
 - Lot Type 10
- Improvement Area #3
 - Lot Type 1
 - Lot Type 2
 - Lot Type 3
- Improvement Area #4-A
 - Lot Type 1
 - Lot Type 2
- Improvement Area #4-B
 - Lot Type 1
 - Lot Type 2

SONOMA PUBLIC IMPROVEMENT DISTRICT – PHASE ONE
LOT TYPE 2 – BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MCLENDON-CHISHOLM, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

PHASE ONE - LOT TYPE 2 PRINCIPAL ASSESSMENT: \$33,030.49

As the purchaser of the real property described above, you are obligated to pay assessments to City of McLendon-Chisholm, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Sonoma Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]³

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

Purchaser Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]⁴

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

Seller Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

ANNUAL INSTALLMENTS - PHASE ONE - LOT TYPE 2

Administrative Expenses					
Annual Installment Due 1/31	Principal	Interest	Administrative Costs	Maintenance and Operation Costs	Total ^[a]
2026	\$ 1,225.66	\$ 1,062.17	\$ 113.01	\$ 62.00	\$ 2,462.84
2027	\$ 1,267.21	\$ 1,013.14	\$ 145.66	\$ 62.00	\$ 2,488.01
2028	\$ 1,329.53	\$ 962.45	\$ 148.58	\$ 62.00	\$ 2,502.56
2029	\$ 1,371.08	\$ 909.27	\$ 151.55	\$ 62.00	\$ 2,493.90
2030	\$ 1,412.62	\$ 854.43	\$ 154.58	\$ 62.00	\$ 2,483.63
2031	\$ 1,474.95	\$ 797.93	\$ 157.67	\$ 62.00	\$ 2,492.54
2032	\$ 1,495.72	\$ 761.05	\$ 160.83	\$ 62.00	\$ 2,479.60
2033	\$ 1,537.27	\$ 723.66	\$ 164.04	\$ 62.00	\$ 2,486.97
2034	\$ 1,558.04	\$ 685.23	\$ 167.32	\$ 62.00	\$ 2,472.59
2035	\$ 1,599.59	\$ 646.28	\$ 170.67	\$ 62.00	\$ 2,478.53
2036	\$ 1,641.14	\$ 606.29	\$ 174.08	\$ 62.00	\$ 2,483.51
2037	\$ 1,682.69	\$ 548.85	\$ 177.56	\$ 62.00	\$ 2,471.10
2038	\$ 1,745.01	\$ 489.95	\$ 181.12	\$ 62.00	\$ 2,478.07
2039	\$ 1,786.55	\$ 428.88	\$ 184.74	\$ 62.00	\$ 2,462.17
2040	\$ 1,848.88	\$ 366.35	\$ 188.43	\$ 62.00	\$ 2,465.66
2041	\$ 1,911.20	\$ 301.64	\$ 192.20	\$ 62.00	\$ 2,467.04
2042	\$ 1,952.75	\$ 244.30	\$ 196.05	\$ 62.00	\$ 2,455.09
2043	\$ 2,015.07	\$ 185.72	\$ 199.97	\$ 62.00	\$ 2,462.75
2044	\$ 2,056.62	\$ 125.27	\$ 203.97	\$ 62.00	\$ 2,447.85
2045	\$ 2,118.94	\$ 63.57	\$ 208.04	\$ 62.00	\$ 2,452.55
Total^[b]	\$ 33,030.49	\$ 11,776.41	\$ 3,440.06	\$ 1,240.00	\$ 49,486.96

Note:

[a] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Administrative Expenses, Interest earnings, or other available offsets could increase or decrease the amounts shown. Interest is calculated at an average coupon of 3.18%.

[b] Totals may not sum due to rounding.

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

SONOMA PUBLIC IMPROVEMENT DISTRICT – PHASE ONE
LOT TYPE 3 – BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MCLENDON-CHISHOLM, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

PHASE ONE - LOT TYPE 3 PRINCIPAL ASSESSMENT: \$25,469.29

As the purchaser of the real property described above, you are obligated to pay assessments to City of McLendon-Chisholm, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Sonoma Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]³

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

Purchaser Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]⁴

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

Seller Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

ANNUAL INSTALLMENTS - PHASE ONE - LOT TYPE 3

Administrative Expenses					
Annual Installment Due 1/31	Principal	Interest	Administrative Costs	Maintenance and Operation Costs	Total ^[a]
2026	\$ 945.09	\$ 819.02	\$ 87.14	\$ 62.00	\$ 1,913.25
2027	\$ 977.12	\$ 781.22	\$ 112.32	\$ 62.00	\$ 1,932.66
2028	\$ 1,025.18	\$ 742.13	\$ 114.57	\$ 62.00	\$ 1,943.88
2029	\$ 1,057.22	\$ 701.13	\$ 116.86	\$ 62.00	\$ 1,937.20
2030	\$ 1,089.25	\$ 658.84	\$ 119.19	\$ 62.00	\$ 1,929.28
2031	\$ 1,137.31	\$ 615.27	\$ 121.58	\$ 62.00	\$ 1,936.15
2032	\$ 1,153.33	\$ 586.83	\$ 124.01	\$ 62.00	\$ 1,926.17
2033	\$ 1,185.36	\$ 558.00	\$ 126.49	\$ 62.00	\$ 1,931.85
2034	\$ 1,201.38	\$ 528.37	\$ 129.02	\$ 62.00	\$ 1,920.77
2035	\$ 1,233.42	\$ 498.33	\$ 131.60	\$ 62.00	\$ 1,925.35
2036	\$ 1,265.46	\$ 467.50	\$ 134.23	\$ 62.00	\$ 1,929.19
2037	\$ 1,297.49	\$ 423.21	\$ 136.92	\$ 62.00	\$ 1,919.62
2038	\$ 1,345.55	\$ 377.79	\$ 139.66	\$ 62.00	\$ 1,925.00
2039	\$ 1,377.58	\$ 330.70	\$ 142.45	\$ 62.00	\$ 1,912.73
2040	\$ 1,425.64	\$ 282.48	\$ 145.30	\$ 62.00	\$ 1,915.42
2041	\$ 1,473.69	\$ 232.59	\$ 148.20	\$ 62.00	\$ 1,916.49
2042	\$ 1,505.73	\$ 188.38	\$ 151.17	\$ 62.00	\$ 1,907.28
2043	\$ 1,553.79	\$ 143.20	\$ 154.19	\$ 62.00	\$ 1,913.18
2044	\$ 1,585.82	\$ 96.59	\$ 157.27	\$ 62.00	\$ 1,901.69
2045	\$ 1,633.88	\$ 49.02	\$ 160.42	\$ 62.00	\$ 1,905.32
Total^[b]	\$ 25,469.29	\$ 9,080.60	\$ 2,652.58	\$ 1,240.00	\$ 38,442.47

Note:

[a] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Administrative Expenses, Interest earnings, or other available offsets could increase or decrease the amounts shown. Interest is calculated at an average coupon of 3.18%.

[b] Totals may not sum due to rounding.

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

SONOMA PUBLIC IMPROVEMENT DISTRICT – PHASE ONE
LOT TYPE 4 – BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MCLENDON-CHISHOLM, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

PHASE ONE - LOT TYPE 4 PRINCIPAL ASSESSMENT: \$23,081.54

As the purchaser of the real property described above, you are obligated to pay assessments to City of McLendon-Chisholm, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Sonoma Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

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§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]³

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

Purchaser Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF _____

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

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

Notary Public, State of Texas]⁴

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

Seller Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

ANNUAL INSTALLMENTS - PHASE ONE - LOT TYPE 4

Administrative Expenses					
Annual Installment Due 1/31	Principal	Interest	Administrative Costs	Maintenance and Operation Costs	Total ^[a]
2026	\$ 856.48	\$ 742.24	\$ 78.97	\$ 62.00	\$ 1,739.69
2027	\$ 885.52	\$ 707.98	\$ 101.79	\$ 62.00	\$ 1,757.29
2028	\$ 929.07	\$ 672.56	\$ 103.83	\$ 62.00	\$ 1,767.45
2029	\$ 958.10	\$ 635.40	\$ 105.90	\$ 62.00	\$ 1,761.40
2030	\$ 987.14	\$ 597.07	\$ 108.02	\$ 62.00	\$ 1,754.23
2031	\$ 1,030.69	\$ 557.59	\$ 110.18	\$ 62.00	\$ 1,760.45
2032	\$ 1,045.20	\$ 531.82	\$ 112.38	\$ 62.00	\$ 1,751.40
2033	\$ 1,074.24	\$ 505.69	\$ 114.63	\$ 62.00	\$ 1,756.56
2034	\$ 1,088.75	\$ 478.83	\$ 116.92	\$ 62.00	\$ 1,746.51
2035	\$ 1,117.79	\$ 451.61	\$ 119.26	\$ 62.00	\$ 1,750.66
2036	\$ 1,146.82	\$ 423.67	\$ 121.65	\$ 62.00	\$ 1,754.14
2037	\$ 1,175.85	\$ 383.53	\$ 124.08	\$ 62.00	\$ 1,745.46
2038	\$ 1,219.40	\$ 342.38	\$ 126.56	\$ 62.00	\$ 1,750.34
2039	\$ 1,248.44	\$ 299.70	\$ 129.09	\$ 62.00	\$ 1,739.23
2040	\$ 1,291.99	\$ 256.00	\$ 131.68	\$ 62.00	\$ 1,741.66
2041	\$ 1,335.54	\$ 210.78	\$ 134.31	\$ 62.00	\$ 1,742.63
2042	\$ 1,364.57	\$ 170.72	\$ 137.00	\$ 62.00	\$ 1,734.28
2043	\$ 1,408.12	\$ 129.78	\$ 139.74	\$ 62.00	\$ 1,739.63
2044	\$ 1,437.15	\$ 87.54	\$ 142.53	\$ 62.00	\$ 1,729.22
2045	\$ 1,480.70	\$ 44.42	\$ 145.38	\$ 62.00	\$ 1,732.50
Total^[b]	\$ 23,081.54	\$ 8,229.30	\$ 2,403.90	\$ 1,240.00	\$ 34,954.74

Note:

[a] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Administrative Expenses, Interest earnings, or other available offsets could increase or decrease the amounts shown. Interest is calculated at an average coupon of 3.18%.

[b] Totals may not sum due to rounding.

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

SONOMA PUBLIC IMPROVEMENT DISTRICT – PHASE ONE
LOT TYPE 5 – BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MCLENDON-CHISHOLM, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

PHASE ONE - LOT TYPE 5 PRINCIPAL ASSESSMENT: \$18,306.05

As the purchaser of the real property described above, you are obligated to pay assessments to City of McLendon-Chisholm, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Sonoma Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF _____

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

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

Notary Public, State of Texas]³

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

Purchaser Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]⁴

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

Seller Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

ANNUAL INSTALLMENTS - PHASE ONE - LOT TYPE 5

				Administrative Expenses		
Annual Installment Due 1/31	Principal	Interest	Administrative Costs		Maintenance and Operation Costs	Total ^[a]
2026	\$ 679.28	\$ 588.67	\$ 62.63	\$ 62.00	\$ 1,392.58	
2027	\$ 702.31	\$ 561.50	\$ 80.73	\$ 62.00	\$ 1,406.54	
2028	\$ 736.85	\$ 533.41	\$ 82.34	\$ 62.00	\$ 1,414.60	
2029	\$ 759.87	\$ 503.93	\$ 83.99	\$ 62.00	\$ 1,409.80	
2030	\$ 782.90	\$ 473.54	\$ 85.67	\$ 62.00	\$ 1,404.11	
2031	\$ 817.44	\$ 442.22	\$ 87.38	\$ 62.00	\$ 1,409.05	
2032	\$ 828.95	\$ 421.79	\$ 89.13	\$ 62.00	\$ 1,401.87	
2033	\$ 851.98	\$ 401.06	\$ 90.91	\$ 62.00	\$ 1,405.96	
2034	\$ 863.49	\$ 379.76	\$ 92.73	\$ 62.00	\$ 1,397.99	
2035	\$ 886.52	\$ 358.18	\$ 94.59	\$ 62.00	\$ 1,401.28	
2036	\$ 909.55	\$ 336.01	\$ 96.48	\$ 62.00	\$ 1,404.04	
2037	\$ 932.57	\$ 304.18	\$ 98.41	\$ 62.00	\$ 1,397.16	
2038	\$ 967.11	\$ 271.54	\$ 100.38	\$ 62.00	\$ 1,401.03	
2039	\$ 990.14	\$ 237.69	\$ 102.38	\$ 62.00	\$ 1,392.21	
2040	\$ 1,024.68	\$ 203.04	\$ 104.43	\$ 62.00	\$ 1,394.15	
2041	\$ 1,059.22	\$ 167.17	\$ 106.52	\$ 62.00	\$ 1,394.91	
2042	\$ 1,082.24	\$ 135.40	\$ 108.65	\$ 62.00	\$ 1,388.29	
2043	\$ 1,116.78	\$ 102.93	\$ 110.82	\$ 62.00	\$ 1,392.54	
2044	\$ 1,139.81	\$ 69.42	\$ 113.04	\$ 62.00	\$ 1,384.28	
2045	\$ 1,174.35	\$ 35.23	\$ 115.30	\$ 62.00	\$ 1,386.88	
Total ^[b]	\$ 18,306.05	\$ 6,526.68	\$ 1,906.54	\$ 1,240.00	\$ 27,979.28	

Note:

[a] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Administrative Expenses, Interest earnings, or other available offsets could increase or decrease the amounts shown. Interest is calculated at an average coupon of 3.18%.

[b] Totals may not sum due to rounding.

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

**SONOMA PUBLIC IMPROVEMENT DISTRICT – PHASE ONE LOT TYPE 6 - BUYER
DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MCLENDON-CHISHOLM, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

PHASE ONE - LOT TYPE 6 PRINCIPAL ASSESSMENT: \$31,836.61

As the purchaser of the real property described above, you are obligated to pay assessments to City of McLendon-Chisholm, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Sonoma Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF _____

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

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

Notary Public, State of Texas]³

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

Purchaser Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF _____

§

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

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

Notary Public, State of Texas]⁴

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

Seller Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

ANNUAL INSTALLMENTS - PHASE ONE - LOT TYPE 6

Administrative Expenses					
Annual Installment Due 1/31	Principal	Interest	Administrative Costs	Maintenance and Operation Costs	Total ^[a]
2026	\$ 1,181.36	\$ 1,023.78	\$ 108.92	\$ 62.00	\$ 2,376.06
2027	\$ 1,221.40	\$ 976.52	\$ 140.40	\$ 62.00	\$ 2,400.33
2028	\$ 1,281.47	\$ 927.67	\$ 143.21	\$ 62.00	\$ 2,414.35
2029	\$ 1,321.52	\$ 876.41	\$ 146.07	\$ 62.00	\$ 2,406.00
2030	\$ 1,361.57	\$ 823.55	\$ 148.99	\$ 62.00	\$ 2,396.11
2031	\$ 1,421.63	\$ 769.08	\$ 151.97	\$ 62.00	\$ 2,404.69
2032	\$ 1,441.66	\$ 733.54	\$ 155.01	\$ 62.00	\$ 2,392.21
2033	\$ 1,481.70	\$ 697.50	\$ 158.11	\$ 62.00	\$ 2,399.32
2034	\$ 1,501.73	\$ 660.46	\$ 161.27	\$ 62.00	\$ 2,385.46
2035	\$ 1,541.77	\$ 622.92	\$ 164.50	\$ 62.00	\$ 2,391.19
2036	\$ 1,581.82	\$ 584.37	\$ 167.79	\$ 62.00	\$ 2,395.98
2037	\$ 1,621.87	\$ 529.01	\$ 171.15	\$ 62.00	\$ 2,384.02
2038	\$ 1,681.93	\$ 472.24	\$ 174.57	\$ 62.00	\$ 2,390.75
2039	\$ 1,721.98	\$ 413.38	\$ 178.06	\$ 62.00	\$ 2,375.42
2040	\$ 1,782.05	\$ 353.11	\$ 181.62	\$ 62.00	\$ 2,378.78
2041	\$ 1,842.12	\$ 290.73	\$ 185.25	\$ 62.00	\$ 2,380.11
2042	\$ 1,882.16	\$ 235.47	\$ 188.96	\$ 62.00	\$ 2,368.59
2043	\$ 1,942.23	\$ 179.01	\$ 192.74	\$ 62.00	\$ 2,375.98
2044	\$ 1,982.28	\$ 120.74	\$ 196.59	\$ 62.00	\$ 2,361.61
2045	\$ 2,042.35	\$ 61.27	\$ 200.52	\$ 62.00	\$ 2,366.14
Total^[b]	\$ 31,836.61	\$ 11,350.75	\$ 3,315.72	\$ 1,240.00	\$ 47,743.09

Note:

[a] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Administrative Expenses, Interest earnings, or other available offsets could increase or decrease the amounts shown. Interest is calculated at an average coupon of 3.18%.

[b] Totals may not sum due to rounding.

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

SONOMA PUBLIC IMPROVEMENT DISTRICT – PHASE ONE
LOT TYPE 4– PARTIAL PREPAYMENT – PROPERTY ID 89857 – BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MCLENDON-CHISHOLM, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

PHASE ONE - LOT TYPE 4 – PARTIAL PREPAYMENT – PROPERTY ID 89857
PRINCIPAL ASSESSMENT: \$15,475.96

As the purchaser of the real property described above, you are obligated to pay assessments to City of McLendon-Chisholm, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Sonoma Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

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§
§

COUNTY OF _____

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

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

Notary Public, State of Texas]³

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

Purchaser Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF _____

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

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

Notary Public, State of Texas]⁴

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

Seller Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

**ANNUAL INSTALLMENTS - PHASE ONE - LOT TYPE 4 – PARTIAL PREPAYMENT –
PROPERTY ID 89857**

Administrative Expenses						
Annual Installment Due 1/31	Principal	Interest	Administrative Costs	Maintenance and Operation Costs	Total ^[a]	
2026	\$ 574.27	\$ 497.66	\$ 52.95	\$ 62.00	\$ 1,186.88	
2027	\$ 593.73	\$ 474.69	\$ 68.25	\$ 62.00	\$ 1,198.67	
2028	\$ 622.93	\$ 450.94	\$ 69.61	\$ 62.00	\$ 1,205.49	
2029	\$ 642.40	\$ 426.03	\$ 71.01	\$ 62.00	\$ 1,201.43	
2030	\$ 661.86	\$ 400.33	\$ 72.43	\$ 62.00	\$ 1,196.62	
2031	\$ 691.06	\$ 373.86	\$ 73.87	\$ 62.00	\$ 1,200.80	
2032	\$ 700.80	\$ 356.58	\$ 75.35	\$ 62.00	\$ 1,194.73	
2033	\$ 720.26	\$ 339.06	\$ 76.86	\$ 62.00	\$ 1,198.18	
2034	\$ 730.00	\$ 321.05	\$ 78.40	\$ 62.00	\$ 1,191.45	
2035	\$ 749.46	\$ 302.80	\$ 79.96	\$ 62.00	\$ 1,194.23	
2036	\$ 768.93	\$ 284.07	\$ 81.56	\$ 62.00	\$ 1,196.56	
2037	\$ 788.40	\$ 257.15	\$ 83.20	\$ 62.00	\$ 1,190.75	
2038	\$ 817.60	\$ 229.56	\$ 84.86	\$ 62.00	\$ 1,194.02	
2039	\$ 837.06	\$ 200.94	\$ 86.56	\$ 62.00	\$ 1,186.56	
2040	\$ 866.26	\$ 171.65	\$ 88.29	\$ 62.00	\$ 1,188.20	
2041	\$ 895.46	\$ 141.33	\$ 90.05	\$ 62.00	\$ 1,188.84	
2042	\$ 914.93	\$ 114.46	\$ 91.85	\$ 62.00	\$ 1,183.25	
2043	\$ 944.13	\$ 87.02	\$ 93.69	\$ 62.00	\$ 1,186.84	
2044	\$ 963.60	\$ 58.69	\$ 95.56	\$ 62.00	\$ 1,179.85	
2045	\$ 992.80	\$ 29.78	\$ 97.48	\$ 62.00	\$ 1,182.06	
Total^[b]	\$ 15,475.96	\$ 5,517.67	\$ 1,611.79	\$ 1,240.00	\$ 23,845.42	

Note:

[a] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Administrative Expenses, Interest earnings, or other available offsets could increase or decrease the amounts shown. Interest is calculated at an average coupon of 3.18%.

[b] Totals may not sum due to rounding.

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

SONOMA PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #1C
LOT TYPE 4 – BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MCLENDON-CHISHOLM, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

IMPROVEMENT AREA #1C - LOT TYPE 4 PRINCIPAL ASSESSMENT: \$29,381.21

As the purchaser of the real property described above, you are obligated to pay assessments to City of McLendon-Chisholm, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Sonoma Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF _____

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

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

Notary Public, State of Texas]³

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

Purchaser Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]⁴

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

Seller Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1C - LOT TYPE 4

Administrative Expenses						
Annual Installment Due 1/31	Principal	Interest	Administrative Costs	Maintenance and Operation Costs	Total ^[a]	
2026	\$ 631.58	\$ 1,739.37	\$ 164.14	\$ 62.00	\$ 2,597.09	
2027	\$ 668.97	\$ 1,701.98	\$ 126.32	\$ 62.00	\$ 2,559.27	
2028	\$ 708.57	\$ 1,662.37	\$ 128.85	\$ 62.00	\$ 2,561.80	
2029	\$ 750.52	\$ 1,620.43	\$ 131.43	\$ 62.00	\$ 2,564.38	
2030	\$ 794.95	\$ 1,576.00	\$ 134.06	\$ 62.00	\$ 2,567.00	
2031	\$ 842.01	\$ 1,528.94	\$ 136.74	\$ 62.00	\$ 2,569.68	
2032	\$ 891.86	\$ 1,479.09	\$ 139.47	\$ 62.00	\$ 2,572.42	
2033	\$ 944.66	\$ 1,426.29	\$ 142.26	\$ 62.00	\$ 2,575.21	
2034	\$ 1,000.58	\$ 1,370.37	\$ 145.11	\$ 62.00	\$ 2,578.05	
2035	\$ 1,059.82	\$ 1,311.13	\$ 148.01	\$ 62.00	\$ 2,580.96	
2036	\$ 1,122.56	\$ 1,248.39	\$ 150.97	\$ 62.00	\$ 2,583.92	
2037	\$ 1,189.01	\$ 1,181.94	\$ 153.99	\$ 62.00	\$ 2,586.94	
2038	\$ 1,259.40	\$ 1,111.55	\$ 157.07	\$ 62.00	\$ 2,590.02	
2039	\$ 1,333.96	\$ 1,036.99	\$ 160.21	\$ 62.00	\$ 2,593.16	
2040	\$ 1,412.93	\$ 958.02	\$ 163.41	\$ 62.00	\$ 2,596.36	
2041	\$ 1,496.57	\$ 874.37	\$ 166.68	\$ 62.00	\$ 2,599.63	
2042	\$ 1,585.17	\$ 785.78	\$ 170.02	\$ 62.00	\$ 2,602.96	
2043	\$ 1,679.01	\$ 691.93	\$ 173.42	\$ 62.00	\$ 2,606.36	
2044	\$ 1,778.41	\$ 592.54	\$ 176.88	\$ 62.00	\$ 2,609.83	
2045	\$ 1,883.69	\$ 487.25	\$ 180.42	\$ 62.00	\$ 2,613.37	
2046	\$ 1,995.21	\$ 375.74	\$ 184.03	\$ 62.00	\$ 2,616.98	
2047	\$ 2,113.32	\$ 257.62	\$ 187.71	\$ 62.00	\$ 2,620.66	
2048	\$ 2,238.43	\$ 132.52	\$ 191.46	\$ 62.00	\$ 2,624.41	
Total^[b]	\$ 29,381.21	\$ 25,150.59	\$ 3,612.65	\$ 1,426.00	\$ 59,570.45	

Note:

[a] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Interest is calculated at an interest rate of 8.92% for years 1-5, and 5.92% for years 25-30.

[b] Totals may not sum due to rounding.

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

SONOMA PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #2
LOT TYPE 2 – BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MCLENDON-CHISHOLM, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

IMPROVEMENT AREA #2 - LOT TYPE 2 PRINCIPAL ASSESSMENT: \$42,495.71

As the purchaser of the real property described above, you are obligated to pay assessments to City of McLendon-Chisholm, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Sonoma Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF _____

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

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

Notary Public, State of Texas]³

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

Purchaser Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF _____

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

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

Notary Public, State of Texas]⁴

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

Seller Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #2 - LOT TYPE 2

Administrative Expenses						
Annual Installment Due 1/31	Principal	Interest	Additional Interest	Administrative Costs	Maintenance and Operation Costs	Total ^[a]
2026	\$ 1,029.97	\$ 1,813.41	\$ 212.48	\$ 314.22	\$ 62.00	\$ 3,432.08
2027	\$ 1,068.11	\$ 1,774.79	\$ 207.33	\$ 228.65	\$ 62.00	\$ 3,340.88
2028	\$ 1,106.26	\$ 1,734.73	\$ 201.99	\$ 233.22	\$ 62.00	\$ 3,338.21
2029	\$ 1,144.41	\$ 1,693.25	\$ 196.46	\$ 237.89	\$ 62.00	\$ 3,334.00
2030	\$ 1,220.70	\$ 1,650.33	\$ 190.73	\$ 242.65	\$ 62.00	\$ 3,366.42
2031	\$ 1,258.85	\$ 1,598.45	\$ 184.63	\$ 247.50	\$ 62.00	\$ 3,351.43
2032	\$ 1,335.14	\$ 1,544.95	\$ 178.34	\$ 252.45	\$ 62.00	\$ 3,372.88
2033	\$ 1,373.29	\$ 1,488.21	\$ 171.66	\$ 257.50	\$ 62.00	\$ 3,352.66
2034	\$ 1,449.58	\$ 1,429.84	\$ 164.79	\$ 262.65	\$ 62.00	\$ 3,368.87
2035	\$ 1,525.88	\$ 1,368.24	\$ 157.55	\$ 267.90	\$ 62.00	\$ 3,381.56
2036	\$ 1,602.17	\$ 1,303.39	\$ 149.92	\$ 273.26	\$ 62.00	\$ 3,390.73
2037	\$ 1,640.32	\$ 1,235.29	\$ 141.91	\$ 278.72	\$ 62.00	\$ 3,358.24
2038	\$ 1,716.61	\$ 1,165.58	\$ 133.71	\$ 284.30	\$ 62.00	\$ 3,362.20
2039	\$ 1,754.76	\$ 1,092.62	\$ 125.12	\$ 289.98	\$ 62.00	\$ 3,324.49
2040	\$ 1,869.20	\$ 1,018.05	\$ 116.35	\$ 295.78	\$ 62.00	\$ 3,361.38
2041	\$ 1,945.49	\$ 936.27	\$ 107.00	\$ 301.70	\$ 62.00	\$ 3,352.47
2042	\$ 2,059.94	\$ 851.15	\$ 97.27	\$ 307.73	\$ 62.00	\$ 3,378.10
2043	\$ 2,136.23	\$ 761.03	\$ 86.98	\$ 313.89	\$ 62.00	\$ 3,360.12
2044	\$ 2,250.67	\$ 667.57	\$ 76.29	\$ 320.17	\$ 62.00	\$ 3,376.70
2045	\$ 2,365.11	\$ 569.10	\$ 65.04	\$ 326.57	\$ 62.00	\$ 3,387.83
2046	\$ 2,479.55	\$ 465.63	\$ 53.22	\$ 333.10	\$ 62.00	\$ 3,393.50
2047	\$ 2,593.99	\$ 357.15	\$ 40.82	\$ 339.76	\$ 62.00	\$ 3,393.72
2048	\$ 2,708.43	\$ 243.66	\$ 27.85	\$ 346.56	\$ 62.00	\$ 3,388.50
2049	\$ 2,861.02	\$ 125.17	\$ 14.31	\$ 353.49	\$ 62.00	\$ 3,415.98
Total^[b]	\$ 42,495.71	\$ 26,887.88	\$ 3,101.73	\$ 6,909.62	\$ 1,488.00	\$ 80,882.94

Note:

[a] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Administrative Expenses, Additional Interest, Interest earnings, or other available offsets could increase or decrease the amounts shown.

[b] Totals may not sum due to rounding.

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

SONOMA PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #2
LOT TYPE 3 – BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MCLENDON-CHISHOLM, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

IMPROVEMENT AREA #2 - LOT TYPE 3 PRINCIPAL ASSESSMENT: \$32,767.78

As the purchaser of the real property described above, you are obligated to pay assessments to City of McLendon-Chisholm, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Sonoma Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§
§
§

COUNTY OF _____

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

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

Notary Public, State of Texas]³

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

Purchaser Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF _____

§

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

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

Notary Public, State of Texas]⁴

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

Seller Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #2 - LOT TYPE 3

Administrative Expenses						
Annual Installment Due 1/31	Principal	Interest	Additional Interest	Administrative Costs	Maintenance and Operation Costs	Total ^[a]
2026	\$ 794.19	\$ 1,398.29	\$ 163.84	\$ 242.29	\$ 62.00	\$ 2,660.61
2027	\$ 823.61	\$ 1,368.51	\$ 159.87	\$ 176.31	\$ 62.00	\$ 2,590.29
2028	\$ 853.02	\$ 1,337.63	\$ 155.75	\$ 179.83	\$ 62.00	\$ 2,588.23
2029	\$ 882.44	\$ 1,305.64	\$ 151.48	\$ 183.43	\$ 62.00	\$ 2,584.99
2030	\$ 941.26	\$ 1,272.55	\$ 147.07	\$ 187.10	\$ 62.00	\$ 2,609.98
2031	\$ 970.68	\$ 1,232.54	\$ 142.37	\$ 190.84	\$ 62.00	\$ 2,598.43
2032	\$ 1,029.51	\$ 1,191.29	\$ 137.51	\$ 194.66	\$ 62.00	\$ 2,614.97
2033	\$ 1,058.92	\$ 1,147.53	\$ 132.37	\$ 198.55	\$ 62.00	\$ 2,599.37
2034	\$ 1,117.75	\$ 1,102.53	\$ 127.07	\$ 202.52	\$ 62.00	\$ 2,611.88
2035	\$ 1,176.58	\$ 1,055.03	\$ 121.48	\$ 206.57	\$ 62.00	\$ 2,621.66
2036	\$ 1,235.41	\$ 1,005.02	\$ 115.60	\$ 210.70	\$ 62.00	\$ 2,628.73
2037	\$ 1,264.82	\$ 952.52	\$ 109.42	\$ 214.92	\$ 62.00	\$ 2,603.68
2038	\$ 1,323.65	\$ 898.76	\$ 103.10	\$ 219.22	\$ 62.00	\$ 2,606.73
2039	\$ 1,353.07	\$ 842.51	\$ 96.48	\$ 223.60	\$ 62.00	\$ 2,577.65
2040	\$ 1,441.31	\$ 785.00	\$ 89.71	\$ 228.07	\$ 62.00	\$ 2,606.10
2041	\$ 1,500.14	\$ 721.94	\$ 82.51	\$ 232.64	\$ 62.00	\$ 2,599.23
2042	\$ 1,588.38	\$ 656.31	\$ 75.01	\$ 237.29	\$ 62.00	\$ 2,618.99
2043	\$ 1,647.21	\$ 586.82	\$ 67.07	\$ 242.03	\$ 62.00	\$ 2,605.13
2044	\$ 1,735.46	\$ 514.75	\$ 58.83	\$ 246.87	\$ 62.00	\$ 2,617.91
2045	\$ 1,823.70	\$ 438.83	\$ 50.15	\$ 251.81	\$ 62.00	\$ 2,626.49
2046	\$ 1,911.94	\$ 359.04	\$ 41.03	\$ 256.85	\$ 62.00	\$ 2,630.87
2047	\$ 2,000.19	\$ 275.39	\$ 31.47	\$ 261.99	\$ 62.00	\$ 2,631.04
2048	\$ 2,088.43	\$ 187.89	\$ 21.47	\$ 267.22	\$ 62.00	\$ 2,627.01
2049	\$ 2,206.09	\$ 96.52	\$ 11.03	\$ 272.57	\$ 62.00	\$ 2,648.21
Total^[b]	\$ 32,767.78	\$ 20,732.82	\$ 2,391.69	\$ 5,327.90	\$ 1,488.00	\$ 62,708.20

Note:

[a] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Administrative Expenses, Additional Interest, Interest earnings, or other available offsets could increase or decrease the amounts shown.

[b] Totals may not sum due to rounding.

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

SONOMA PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #2
LOT TYPE 5 – BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MCLENDON-CHISHOLM, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

IMPROVEMENT AREA #2 - LOT TYPE 5 PRINCIPAL ASSESSMENT: \$23,551.84

As the purchaser of the real property described above, you are obligated to pay assessments to City of McLendon-Chisholm, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Sonoma Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

Signature Page to Initial Notice
of Obligation to Pay Improvement District Assessment

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF _____

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

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

Notary Public, State of Texas]³

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

Purchaser Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF _____

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

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

Notary Public, State of Texas]⁴

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

Seller Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #2 - LOT TYPE 5

Administrative Expenses						
Annual Installment Due 1/31	Principal	Interest	Additional Interest	Administrative Costs	Maintenance and Operation Costs	Total ^[a]
2026	\$ 570.83	\$ 1,005.02	\$ 117.76	\$ 174.15	\$ 62.00	\$ 1,929.75
2027	\$ 591.97	\$ 983.62	\$ 114.91	\$ 126.72	\$ 62.00	\$ 1,879.21
2028	\$ 613.11	\$ 961.42	\$ 111.95	\$ 129.26	\$ 62.00	\$ 1,877.73
2029	\$ 634.25	\$ 938.43	\$ 108.88	\$ 131.84	\$ 62.00	\$ 1,875.40
2030	\$ 676.53	\$ 914.64	\$ 105.71	\$ 134.48	\$ 62.00	\$ 1,893.36
2031	\$ 697.68	\$ 885.89	\$ 102.33	\$ 137.17	\$ 62.00	\$ 1,885.06
2032	\$ 739.96	\$ 856.24	\$ 98.84	\$ 139.91	\$ 62.00	\$ 1,896.95
2033	\$ 761.10	\$ 824.79	\$ 95.14	\$ 142.71	\$ 62.00	\$ 1,885.74
2034	\$ 803.38	\$ 792.44	\$ 91.33	\$ 145.56	\$ 62.00	\$ 1,894.72
2035	\$ 845.67	\$ 758.30	\$ 87.32	\$ 148.47	\$ 62.00	\$ 1,901.76
2036	\$ 887.95	\$ 722.36	\$ 83.09	\$ 151.44	\$ 62.00	\$ 1,906.84
2037	\$ 909.09	\$ 684.62	\$ 78.65	\$ 154.47	\$ 62.00	\$ 1,888.83
2038	\$ 951.38	\$ 645.98	\$ 74.10	\$ 157.56	\$ 62.00	\$ 1,891.02
2039	\$ 972.52	\$ 605.55	\$ 69.34	\$ 160.71	\$ 62.00	\$ 1,870.13
2040	\$ 1,035.94	\$ 564.22	\$ 64.48	\$ 163.93	\$ 62.00	\$ 1,890.57
2041	\$ 1,078.23	\$ 518.90	\$ 59.30	\$ 167.21	\$ 62.00	\$ 1,885.63
2042	\$ 1,141.65	\$ 471.72	\$ 53.91	\$ 170.55	\$ 62.00	\$ 1,899.84
2043	\$ 1,183.93	\$ 421.78	\$ 48.20	\$ 173.96	\$ 62.00	\$ 1,889.88
2044	\$ 1,247.36	\$ 369.98	\$ 42.28	\$ 177.44	\$ 62.00	\$ 1,899.06
2045	\$ 1,310.78	\$ 315.41	\$ 36.05	\$ 180.99	\$ 62.00	\$ 1,905.23
2046	\$ 1,374.21	\$ 258.06	\$ 29.49	\$ 184.61	\$ 62.00	\$ 1,908.37
2047	\$ 1,437.63	\$ 197.94	\$ 22.62	\$ 188.30	\$ 62.00	\$ 1,908.50
2048	\$ 1,501.06	\$ 135.04	\$ 15.43	\$ 192.07	\$ 62.00	\$ 1,905.60
2049	\$ 1,585.63	\$ 69.37	\$ 7.93	\$ 195.91	\$ 62.00	\$ 1,920.84
Total^[b]	\$ 23,551.84	\$ 14,901.72	\$ 1,719.03	\$ 3,829.43	\$ 1,488.00	\$ 45,490.02

Note:

[a] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Administrative Expenses, Additional Interest, Interest earnings, or other available offsets could increase or decrease the amounts shown.

[b] Totals may not sum due to rounding.

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

SONOMA PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #2

LOT TYPE 10 – BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MCLENDON-CHISHOLM, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

IMPROVEMENT AREA #2 - LOT TYPE 10 PRINCIPAL ASSESSMENT: \$26,807.36

As the purchaser of the real property described above, you are obligated to pay assessments to City of McLendon-Chisholm, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Sonoma Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]³

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

Purchaser Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]⁴

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

Seller Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #2 - LOT TYPE 10

Administrative Expenses						
Annual Installment Due 1/31	Principal	Interest	Additional Interest	Administrative Costs	Maintenance and Operation Costs	Total ^[a]
2026	\$ 649.73	\$ 1,143.95	\$ 134.04	\$ 198.22	\$ 62.00	\$ 2,187.93
2027	\$ 673.79	\$ 1,119.58	\$ 130.79	\$ 144.24	\$ 62.00	\$ 2,130.40
2028	\$ 697.86	\$ 1,094.31	\$ 127.42	\$ 147.12	\$ 62.00	\$ 2,128.71
2029	\$ 721.92	\$ 1,068.14	\$ 123.93	\$ 150.07	\$ 62.00	\$ 2,126.06
2030	\$ 770.05	\$ 1,041.07	\$ 120.32	\$ 153.07	\$ 62.00	\$ 2,146.51
2031	\$ 794.11	\$ 1,008.34	\$ 116.47	\$ 156.13	\$ 62.00	\$ 2,137.06
2032	\$ 842.24	\$ 974.59	\$ 112.50	\$ 159.25	\$ 62.00	\$ 2,150.59
2033	\$ 866.31	\$ 938.80	\$ 108.29	\$ 162.44	\$ 62.00	\$ 2,137.83
2034	\$ 914.43	\$ 901.98	\$ 103.96	\$ 165.68	\$ 62.00	\$ 2,148.06
2035	\$ 962.56	\$ 863.12	\$ 99.38	\$ 169.00	\$ 62.00	\$ 2,156.06
2036	\$ 1,010.69	\$ 822.21	\$ 94.57	\$ 172.38	\$ 62.00	\$ 2,161.85
2037	\$ 1,034.75	\$ 779.25	\$ 89.52	\$ 175.83	\$ 62.00	\$ 2,141.35
2038	\$ 1,082.88	\$ 735.28	\$ 84.34	\$ 179.34	\$ 62.00	\$ 2,143.85
2039	\$ 1,106.95	\$ 689.25	\$ 78.93	\$ 182.93	\$ 62.00	\$ 2,120.06
2040	\$ 1,179.14	\$ 642.21	\$ 73.40	\$ 186.59	\$ 62.00	\$ 2,143.33
2041	\$ 1,227.27	\$ 590.62	\$ 67.50	\$ 190.32	\$ 62.00	\$ 2,137.71
2042	\$ 1,299.46	\$ 536.93	\$ 61.36	\$ 194.13	\$ 62.00	\$ 2,153.88
2043	\$ 1,347.59	\$ 480.08	\$ 54.87	\$ 198.01	\$ 62.00	\$ 2,142.54
2044	\$ 1,419.78	\$ 421.12	\$ 48.13	\$ 201.97	\$ 62.00	\$ 2,153.00
2045	\$ 1,491.97	\$ 359.01	\$ 41.03	\$ 206.01	\$ 62.00	\$ 2,160.01
2046	\$ 1,564.16	\$ 293.73	\$ 33.57	\$ 210.13	\$ 62.00	\$ 2,163.59
2047	\$ 1,636.36	\$ 225.30	\$ 25.75	\$ 214.33	\$ 62.00	\$ 2,163.73
2048	\$ 1,708.55	\$ 153.71	\$ 17.57	\$ 218.62	\$ 62.00	\$ 2,160.44
2049	\$ 1,804.80	\$ 78.96	\$ 9.02	\$ 222.99	\$ 62.00	\$ 2,177.78
Total^[b]	\$ 26,807.36	\$ 16,961.55	\$ 1,956.65	\$ 4,358.76	\$ 1,488.00	\$ 51,572.32

Note:

[a] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Administrative Expenses, Additional Interest, Interest earnings, or other available offsets could increase or decrease the amounts shown.

[b] Totals may not sum due to rounding.

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

SONOMA PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #3
LOT TYPE 1 – BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MCLENDON-CHISHOLM, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

IMPROVEMENT AREA #3 - LOT TYPE 1 PRINCIPAL ASSESSMENT: \$27,853.22

As the purchaser of the real property described above, you are obligated to pay assessments to City of McLendon-Chisholm, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Sonoma Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§
§
§

COUNTY OF _____

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

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

Notary Public, State of Texas]³

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

Purchaser Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]⁴

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

Seller Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #3 - LOT TYPE 1

Administrative Expenses						
Annual Installment Due 1/31	Principal	Interest	Additional Interest	Administrative Costs	Maintenance and Operation Costs	Total ^[a]
2026	\$ 664.39	\$ 1,037.05	\$ 139.27	\$ 279.62	\$ 62.00	\$ 2,182.32
2027	\$ 689.94	\$ 1,019.61	\$ 135.94	\$ 225.26	\$ 62.00	\$ 2,132.76
2028	\$ 715.50	\$ 998.05	\$ 132.49	\$ 229.77	\$ 62.00	\$ 2,137.81
2029	\$ 741.05	\$ 975.69	\$ 128.92	\$ 234.36	\$ 62.00	\$ 2,142.02
2030	\$ 766.60	\$ 952.54	\$ 125.21	\$ 239.05	\$ 62.00	\$ 2,145.40
2031	\$ 766.60	\$ 928.58	\$ 121.38	\$ 243.83	\$ 62.00	\$ 2,122.39
2032	\$ 792.16	\$ 904.62	\$ 117.55	\$ 248.71	\$ 62.00	\$ 2,125.03
2033	\$ 843.26	\$ 875.91	\$ 113.58	\$ 253.68	\$ 62.00	\$ 2,148.43
2034	\$ 868.82	\$ 845.34	\$ 109.37	\$ 258.75	\$ 62.00	\$ 2,144.28
2035	\$ 894.37	\$ 813.84	\$ 105.02	\$ 263.93	\$ 62.00	\$ 2,139.17
2036	\$ 919.92	\$ 781.42	\$ 100.55	\$ 269.21	\$ 62.00	\$ 2,133.11
2037	\$ 971.03	\$ 748.08	\$ 95.95	\$ 274.59	\$ 62.00	\$ 2,151.65
2038	\$ 996.58	\$ 712.88	\$ 91.10	\$ 280.08	\$ 62.00	\$ 2,142.64
2039	\$ 1,047.69	\$ 676.75	\$ 86.12	\$ 285.68	\$ 62.00	\$ 2,158.24
2040	\$ 1,073.24	\$ 638.77	\$ 80.88	\$ 291.40	\$ 62.00	\$ 2,146.29
2041	\$ 1,124.35	\$ 599.87	\$ 75.51	\$ 297.23	\$ 62.00	\$ 2,158.95
2042	\$ 1,149.90	\$ 559.11	\$ 69.89	\$ 303.17	\$ 62.00	\$ 2,144.07
2043	\$ 1,201.01	\$ 513.11	\$ 64.14	\$ 309.23	\$ 62.00	\$ 2,149.50
2044	\$ 1,252.12	\$ 465.07	\$ 58.13	\$ 315.42	\$ 62.00	\$ 2,152.74
2045	\$ 1,303.22	\$ 414.99	\$ 51.87	\$ 321.73	\$ 62.00	\$ 2,153.81
2046	\$ 1,379.88	\$ 362.86	\$ 45.36	\$ 328.16	\$ 62.00	\$ 2,178.26
2047	\$ 1,430.99	\$ 307.66	\$ 38.46	\$ 334.72	\$ 62.00	\$ 2,173.84
2048	\$ 1,482.10	\$ 250.42	\$ 31.30	\$ 341.42	\$ 62.00	\$ 2,167.24
2049	\$ 1,558.76	\$ 191.14	\$ 23.89	\$ 348.25	\$ 62.00	\$ 2,184.04
2050	\$ 1,609.87	\$ 128.79	\$ 16.10	\$ 355.21	\$ 62.00	\$ 2,171.97
2051	\$ 1,609.87	\$ 64.39	\$ 8.05	\$ 362.32	\$ 62.00	\$ 2,106.63
Total^[b]	\$ 27,853.22	\$ 16,766.55	\$ 2,166.04	\$ 7,494.77	\$ 1,612.00	\$ 55,892.58

Note:

[a] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Administrative Expenses, reserve fund requirements, interest earning, or other available offsets could increase or decrease the amounts shown. Interest calculated at a 2.625%, 3.125%, 3.625%, and 4.000% rate for term bonds due in 2026, 2031, 2041, and 2051 respectively.

[b] Totals may not sum due to rounding.

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

SONOMA PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #3
LOT TYPE 2 – BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MCLENDON-CHISHOLM, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

IMPROVEMENT AREA #3 - LOT TYPE 2 PRINCIPAL ASSESSMENT: \$30,614.87

As the purchaser of the real property described above, you are obligated to pay assessments to City of McLendon-Chisholm, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Sonoma Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

Signature Page to Initial Notice
of Obligation to Pay Improvement District Assessment

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]³

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

Purchaser Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]⁴

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

Seller Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #3 - LOT TYPE 2

Administrative Expenses						
Annual Installment Due 1/31	Principal	Interest	Additional Interest	Administrative Costs	Maintenance and Operation Costs	Total ^[a]
2026	\$ 730.26	\$ 1,139.88	\$ 153.07	\$ 307.34	\$ 62.00	\$ 2,392.56
2027	\$ 758.35	\$ 1,120.71	\$ 149.42	\$ 247.59	\$ 62.00	\$ 2,338.08
2028	\$ 786.44	\$ 1,097.01	\$ 145.63	\$ 252.55	\$ 62.00	\$ 2,343.62
2029	\$ 814.52	\$ 1,072.43	\$ 141.70	\$ 257.60	\$ 62.00	\$ 2,348.25
2030	\$ 842.61	\$ 1,046.98	\$ 137.63	\$ 262.75	\$ 62.00	\$ 2,351.97
2031	\$ 842.61	\$ 1,020.65	\$ 133.41	\$ 268.00	\$ 62.00	\$ 2,326.68
2032	\$ 870.70	\$ 994.32	\$ 129.20	\$ 273.36	\$ 62.00	\$ 2,329.58
2033	\$ 926.87	\$ 962.75	\$ 124.85	\$ 278.83	\$ 62.00	\$ 2,355.30
2034	\$ 954.96	\$ 929.15	\$ 120.21	\$ 284.41	\$ 62.00	\$ 2,350.73
2035	\$ 983.05	\$ 894.54	\$ 115.44	\$ 290.10	\$ 62.00	\$ 2,345.12
2036	\$ 1,011.13	\$ 858.90	\$ 110.52	\$ 295.90	\$ 62.00	\$ 2,338.46
2037	\$ 1,067.31	\$ 822.25	\$ 105.47	\$ 301.82	\$ 62.00	\$ 2,358.84
2038	\$ 1,095.39	\$ 783.56	\$ 100.13	\$ 307.85	\$ 62.00	\$ 2,348.94
2039	\$ 1,151.57	\$ 743.85	\$ 94.65	\$ 314.01	\$ 62.00	\$ 2,366.08
2040	\$ 1,179.66	\$ 702.11	\$ 88.90	\$ 320.29	\$ 62.00	\$ 2,352.95
2041	\$ 1,235.83	\$ 659.34	\$ 83.00	\$ 326.70	\$ 62.00	\$ 2,366.87
2042	\$ 1,263.92	\$ 614.54	\$ 76.82	\$ 333.23	\$ 62.00	\$ 2,350.51
2043	\$ 1,320.09	\$ 563.99	\$ 70.50	\$ 339.89	\$ 62.00	\$ 2,356.47
2044	\$ 1,376.27	\$ 511.18	\$ 63.90	\$ 346.69	\$ 62.00	\$ 2,360.04
2045	\$ 1,432.44	\$ 456.13	\$ 57.02	\$ 353.63	\$ 62.00	\$ 2,361.22
2046	\$ 1,516.70	\$ 398.84	\$ 49.85	\$ 360.70	\$ 62.00	\$ 2,388.09
2047	\$ 1,572.87	\$ 338.17	\$ 42.27	\$ 367.91	\$ 62.00	\$ 2,383.23
2048	\$ 1,629.05	\$ 275.25	\$ 34.41	\$ 375.27	\$ 62.00	\$ 2,375.98
2049	\$ 1,713.31	\$ 210.09	\$ 26.26	\$ 382.78	\$ 62.00	\$ 2,394.44
2050	\$ 1,769.48	\$ 141.56	\$ 17.69	\$ 390.43	\$ 62.00	\$ 2,381.17
2051	\$ 1,769.48	\$ 70.78	\$ 8.85	\$ 398.24	\$ 62.00	\$ 2,309.35
Total^[b]	\$ 30,614.87	\$ 18,428.96	\$ 2,380.80	\$ 8,237.88	\$ 1,612.00	\$ 61,274.51

Note:

[a] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Administrative Expenses, reserve fund requirements, interest earning, or other available offsets could increase or decrease the amounts shown. Interest calculated at a 2.625%, 3.125%, 3.625%, and 4.000% rate for term bonds due in 2026, 2031, 2041, and 2051 respectively.

[b] Totals may not sum due to rounding.

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

SONOMA PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #3
LOT TYPE 3 – BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MCLENDON-CHISHOLM, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

IMPROVEMENT AREA #3 - LOT TYPE 3 PRINCIPAL ASSESSMENT: \$37,242.84

As the purchaser of the real property described above, you are obligated to pay assessments to City of McLendon-Chisholm, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Sonoma Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]³

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

Purchaser Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF _____

§

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

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

Notary Public, State of Texas]⁴

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

Seller Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #3 - LOT TYPE 3

Administrative Expenses						
Annual Installment Due 1/31	Principal	Interest	Additional Interest	Administrative Costs	Maintenance and Operation Costs	Total ^[a]
2026	\$ 888.36	\$ 1,386.66	\$ 186.21	\$ 373.88	\$ 62.00	\$ 2,897.11
2027	\$ 922.53	\$ 1,363.34	\$ 181.77	\$ 301.20	\$ 62.00	\$ 2,830.83
2028	\$ 956.70	\$ 1,334.51	\$ 177.16	\$ 307.22	\$ 62.00	\$ 2,837.58
2029	\$ 990.86	\$ 1,304.61	\$ 172.38	\$ 313.37	\$ 62.00	\$ 2,843.22
2030	\$ 1,025.03	\$ 1,273.65	\$ 167.42	\$ 319.63	\$ 62.00	\$ 2,847.73
2031	\$ 1,025.03	\$ 1,241.61	\$ 162.30	\$ 326.03	\$ 62.00	\$ 2,816.97
2032	\$ 1,059.20	\$ 1,209.58	\$ 157.17	\$ 332.55	\$ 62.00	\$ 2,820.50
2033	\$ 1,127.54	\$ 1,171.18	\$ 151.88	\$ 339.20	\$ 62.00	\$ 2,851.79
2034	\$ 1,161.70	\$ 1,130.31	\$ 146.24	\$ 345.98	\$ 62.00	\$ 2,846.23
2035	\$ 1,195.87	\$ 1,088.20	\$ 140.43	\$ 352.90	\$ 62.00	\$ 2,839.40
2036	\$ 1,230.04	\$ 1,044.85	\$ 134.45	\$ 359.96	\$ 62.00	\$ 2,831.30
2037	\$ 1,298.37	\$ 1,000.26	\$ 128.30	\$ 367.16	\$ 62.00	\$ 2,856.09
2038	\$ 1,332.54	\$ 953.19	\$ 121.81	\$ 374.50	\$ 62.00	\$ 2,844.05
2039	\$ 1,400.88	\$ 904.89	\$ 115.15	\$ 381.99	\$ 62.00	\$ 2,864.90
2040	\$ 1,435.05	\$ 854.11	\$ 108.14	\$ 389.63	\$ 62.00	\$ 2,848.93
2041	\$ 1,503.38	\$ 802.09	\$ 100.97	\$ 397.42	\$ 62.00	\$ 2,865.86
2042	\$ 1,537.55	\$ 747.59	\$ 93.45	\$ 405.37	\$ 62.00	\$ 2,845.96
2043	\$ 1,605.88	\$ 686.09	\$ 85.76	\$ 413.48	\$ 62.00	\$ 2,853.21
2044	\$ 1,674.22	\$ 621.85	\$ 77.73	\$ 421.75	\$ 62.00	\$ 2,857.55
2045	\$ 1,742.55	\$ 554.88	\$ 69.36	\$ 430.18	\$ 62.00	\$ 2,858.98
2046	\$ 1,845.06	\$ 485.18	\$ 60.65	\$ 438.79	\$ 62.00	\$ 2,891.68
2047	\$ 1,913.39	\$ 411.38	\$ 51.42	\$ 447.56	\$ 62.00	\$ 2,885.76
2048	\$ 1,981.73	\$ 334.84	\$ 41.86	\$ 456.52	\$ 62.00	\$ 2,876.94
2049	\$ 2,084.23	\$ 255.57	\$ 31.95	\$ 465.65	\$ 62.00	\$ 2,899.40
2050	\$ 2,152.57	\$ 172.21	\$ 21.53	\$ 474.96	\$ 62.00	\$ 2,883.26
2051	\$ 2,152.57	\$ 86.10	\$ 10.76	\$ 484.46	\$ 62.00	\$ 2,795.89
Total^[b]	\$ 37,242.84	\$ 22,418.74	\$ 2,896.23	\$ 10,021.34	\$ 1,612.00	\$ 74,191.14

Note:

[a] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Administrative Expenses, reserve fund requirements, interest earning, or other available offsets could increase or decrease the amounts shown. Interest calculated at a 2.625%, 3.125%, 3.625%, and 4.000% rate for term bonds due in 2026, 2031, 2041, and 2051 respectively.

[b] Totals may not sum due to rounding.

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

SONOMA PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #4-A
LOT TYPE 1 – BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MCLENDON-CHISHOLM, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

IMPROVEMENT AREA #4-A - LOT TYPE 1 PRINCIPAL ASSESSMENT: \$52,973.95

As the purchaser of the real property described above, you are obligated to pay assessments to City of McLendon-Chisholm, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Sonoma Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§
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COUNTY OF _____

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

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

Notary Public, State of Texas]³

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

Purchaser Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF _____

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

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

Notary Public, State of Texas]⁴

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

Seller Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #4-A - LOT TYPE 1

Administrative Expenses						
Annual Installment Due 1/31	Principal	Interest ^[a]	Additional Interest	Administrative Costs	Maintenance and Operation Costs	Total Annual Installment ^[b]
2026	\$ 859.62	\$ 3,013.36	\$ 264.87	\$ 356.44	\$ 62.00	\$ 4,556.29
2027	\$ 859.62	\$ 2,970.38	\$ 260.57	\$ 315.86	\$ 62.00	\$ 4,468.43
2028	\$ 967.07	\$ 2,927.40	\$ 256.27	\$ 322.18	\$ 62.00	\$ 4,534.92
2029	\$ 967.07	\$ 2,875.42	\$ 251.44	\$ 328.62	\$ 62.00	\$ 4,484.55
2030	\$ 1,074.52	\$ 2,823.44	\$ 246.60	\$ 335.19	\$ 62.00	\$ 4,541.76
2031	\$ 1,074.52	\$ 2,765.69	\$ 241.23	\$ 341.90	\$ 62.00	\$ 4,485.34
2032	\$ 1,181.97	\$ 2,707.93	\$ 235.86	\$ 348.73	\$ 62.00	\$ 4,536.50
2033	\$ 1,289.43	\$ 2,644.40	\$ 229.95	\$ 355.71	\$ 62.00	\$ 4,581.48
2034	\$ 1,289.43	\$ 2,570.26	\$ 223.50	\$ 362.82	\$ 62.00	\$ 4,508.01
2035	\$ 1,396.88	\$ 2,496.12	\$ 217.05	\$ 370.08	\$ 62.00	\$ 4,542.13
2036	\$ 1,504.33	\$ 2,415.79	\$ 210.07	\$ 377.48	\$ 62.00	\$ 4,569.68
2037	\$ 1,611.78	\$ 2,329.30	\$ 202.55	\$ 385.03	\$ 62.00	\$ 4,590.66
2038	\$ 1,719.24	\$ 2,236.62	\$ 194.49	\$ 392.73	\$ 62.00	\$ 4,605.07
2039	\$ 1,719.24	\$ 2,137.76	\$ 185.89	\$ 400.59	\$ 62.00	\$ 4,505.48
2040	\$ 1,826.69	\$ 2,038.91	\$ 177.30	\$ 408.60	\$ 62.00	\$ 4,513.49
2041	\$ 2,041.59	\$ 1,933.87	\$ 168.16	\$ 416.77	\$ 62.00	\$ 4,622.40
2042	\$ 2,149.04	\$ 1,816.48	\$ 157.95	\$ 425.10	\$ 62.00	\$ 4,610.58
2043	\$ 2,256.50	\$ 1,692.91	\$ 147.21	\$ 433.61	\$ 62.00	\$ 4,592.22
2044	\$ 2,363.95	\$ 1,563.16	\$ 135.93	\$ 442.28	\$ 62.00	\$ 4,567.32
2045	\$ 2,471.40	\$ 1,427.23	\$ 124.11	\$ 451.12	\$ 62.00	\$ 4,535.87
2046	\$ 2,686.31	\$ 1,285.13	\$ 111.75	\$ 460.15	\$ 62.00	\$ 4,605.33
2047	\$ 2,793.76	\$ 1,130.67	\$ 98.32	\$ 469.35	\$ 62.00	\$ 4,554.09
2048	\$ 3,008.66	\$ 970.03	\$ 84.35	\$ 478.74	\$ 62.00	\$ 4,603.77
2049	\$ 3,223.57	\$ 797.03	\$ 69.31	\$ 488.31	\$ 62.00	\$ 4,640.21
2050	\$ 3,331.02	\$ 611.67	\$ 53.19	\$ 498.08	\$ 62.00	\$ 4,555.96
2051	\$ 3,545.92	\$ 420.14	\$ 36.53	\$ 508.04	\$ 62.00	\$ 4,572.63
2052	\$ 3,760.83	\$ 216.25	\$ 18.80	\$ 518.20	\$ 62.00	\$ 4,576.08
Total^[c]	\$ 52,973.95	\$ 52,817.34	\$ 4,603.25	\$ 10,991.70	\$ 1,674.00	\$ 123,060.25

Notes:

[a] Interest is calculated at 5.000%, 5.375%, and 5.750% for term bonds due 9/15/2027, 9/15/2032, and 9/15/2052 maturities, respectively.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Administrative Expenses, reserve fund requirements, interest earning, or other available offsets could increase or decrease the amounts shown.

[c] Totals may not sum due to rounding.

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

SONOMA PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #4-A
LOT TYPE 2 – BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MCLENDON-CHISHOLM, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

IMPROVEMENT AREA #4-A - LOT TYPE 2 PRINCIPAL ASSESSMENT: \$59,211.29

As the purchaser of the real property described above, you are obligated to pay assessments to City of McLendon-Chisholm, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Sonoma Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF _____

§

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

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

Notary Public, State of Texas]³

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

Purchaser Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF _____

§

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

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

Notary Public, State of Texas]⁴

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

Seller Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #4-A - LOT TYPE 2

Administrative Expenses						
Annual Installment Due 1/31	Principal	Interest ^[a]	Additional Interest	Administrative Costs	Maintenance and Operation Costs	Total Annual Installment ^[b]
2026	\$ 960.83	\$ 3,368.17	\$ 296.06	\$ 398.41	\$ 62.00	\$ 5,085.47
2027	\$ 960.83	\$ 3,320.13	\$ 291.25	\$ 353.05	\$ 62.00	\$ 4,987.26
2028	\$ 1,080.94	\$ 3,272.08	\$ 286.45	\$ 360.11	\$ 62.00	\$ 5,061.58
2029	\$ 1,080.94	\$ 3,213.98	\$ 281.04	\$ 367.31	\$ 62.00	\$ 5,005.28
2030	\$ 1,201.04	\$ 3,155.88	\$ 275.64	\$ 374.66	\$ 62.00	\$ 5,069.22
2031	\$ 1,201.04	\$ 3,091.33	\$ 269.63	\$ 382.15	\$ 62.00	\$ 5,006.15
2032	\$ 1,321.14	\$ 3,026.77	\$ 263.63	\$ 389.79	\$ 62.00	\$ 5,063.34
2033	\$ 1,441.25	\$ 2,955.76	\$ 257.02	\$ 397.59	\$ 62.00	\$ 5,113.62
2034	\$ 1,441.25	\$ 2,872.89	\$ 249.82	\$ 405.54	\$ 62.00	\$ 5,031.50
2035	\$ 1,561.35	\$ 2,790.02	\$ 242.61	\$ 413.65	\$ 62.00	\$ 5,069.63
2036	\$ 1,681.46	\$ 2,700.24	\$ 234.80	\$ 421.93	\$ 62.00	\$ 5,100.43
2037	\$ 1,801.56	\$ 2,603.56	\$ 226.40	\$ 430.37	\$ 62.00	\$ 5,123.88
2038	\$ 1,921.66	\$ 2,499.97	\$ 217.39	\$ 438.97	\$ 62.00	\$ 5,139.99
2039	\$ 1,921.66	\$ 2,389.47	\$ 207.78	\$ 447.75	\$ 62.00	\$ 5,028.67
2040	\$ 2,041.77	\$ 2,278.97	\$ 198.17	\$ 456.71	\$ 62.00	\$ 5,037.62
2041	\$ 2,281.98	\$ 2,161.57	\$ 187.96	\$ 465.84	\$ 62.00	\$ 5,159.35
2042	\$ 2,402.08	\$ 2,030.36	\$ 176.55	\$ 475.16	\$ 62.00	\$ 5,146.15
2043	\$ 2,522.18	\$ 1,892.24	\$ 164.54	\$ 484.66	\$ 62.00	\$ 5,125.63
2044	\$ 2,642.29	\$ 1,747.21	\$ 151.93	\$ 494.35	\$ 62.00	\$ 5,097.79
2045	\$ 2,762.39	\$ 1,595.28	\$ 138.72	\$ 504.24	\$ 62.00	\$ 5,062.64
2046	\$ 3,002.60	\$ 1,436.44	\$ 124.91	\$ 514.33	\$ 62.00	\$ 5,140.28
2047	\$ 3,122.70	\$ 1,263.79	\$ 109.90	\$ 524.61	\$ 62.00	\$ 5,083.01
2048	\$ 3,362.91	\$ 1,084.24	\$ 94.28	\$ 535.10	\$ 62.00	\$ 5,138.54
2049	\$ 3,603.12	\$ 890.87	\$ 77.47	\$ 545.81	\$ 62.00	\$ 5,179.27
2050	\$ 3,723.22	\$ 683.69	\$ 59.45	\$ 556.72	\$ 62.00	\$ 5,085.09
2051	\$ 3,963.43	\$ 469.61	\$ 40.84	\$ 567.86	\$ 62.00	\$ 5,103.73
2052	\$ 4,203.64	\$ 241.71	\$ 21.02	\$ 579.21	\$ 62.00	\$ 5,107.58
Total^[c]	\$ 59,211.29	\$ 59,036.24	\$ 5,145.26	\$ 12,285.90	\$ 1,674.00	\$ 137,352.68

Notes:

[a] Interest is calculated at 5.000%, 5.375%, and 5.750% for term bonds due 9/15/2027, 9/15/2032, and 9/15/2052 maturities, respectively.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Administrative Expenses, reserve fund requirements, interest earning, or other available offsets could increase or decrease the amounts shown.

[c] Totals may not sum due to rounding.

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

SONOMA PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #4-B
LOT TYPE 1 – BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MCLENDON-CHISHOLM, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

IMPROVEMENT AREA #4-B - LOT TYPE 1 PRINCIPAL ASSESSMENT: \$40,333.48

As the purchaser of the real property described above, you are obligated to pay assessments to City of McLendon-Chisholm, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Sonoma Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

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§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]³

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

Purchaser Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]⁴

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

Seller Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #4-B - LOT TYPE 1

Administrative Expenses								
Annual Installment Due 1/31	Principal	Interest ^[a]	Additional Interest	Administrative Costs	Maintenance and Operation Costs	Reserve Fund	Total Annual Installment ^[b]	
2026	\$ 649.00	\$ 2,293.98	\$ 201.67	\$ 282.80	\$ 62.00	\$ -	\$	3,489.45
2027	\$ 687.18	\$ 2,261.53	\$ 198.42	\$ 252.15	\$ 62.00	\$ -	\$	3,461.28
2028	\$ 725.35	\$ 2,227.17	\$ 194.99	\$ 257.19	\$ 62.00	\$ -	\$	3,466.70
2029	\$ 763.53	\$ 2,188.18	\$ 191.36	\$ 262.34	\$ 62.00	\$ -	\$	3,467.41
2030	\$ 801.71	\$ 2,147.14	\$ 187.54	\$ 267.58	\$ 62.00	\$ -	\$	3,465.98
2031	\$ 858.97	\$ 2,104.05	\$ 183.53	\$ 272.94	\$ 62.00	\$ -	\$	3,481.49
2032	\$ 897.15	\$ 2,057.88	\$ 179.24	\$ 278.40	\$ 62.00	\$ -	\$	3,474.66
2033	\$ 954.41	\$ 2,009.66	\$ 174.75	\$ 283.96	\$ 62.00	\$ -	\$	3,484.79
2034	\$ 1,011.68	\$ 1,954.78	\$ 169.98	\$ 289.64	\$ 62.00	\$ -	\$	3,488.08
2035	\$ 1,068.94	\$ 1,896.61	\$ 164.92	\$ 295.44	\$ 62.00	\$ -	\$	3,487.91
2036	\$ 1,126.21	\$ 1,835.14	\$ 159.58	\$ 301.34	\$ 62.00	\$ -	\$	3,484.27
2037	\$ 1,202.56	\$ 1,770.39	\$ 153.95	\$ 307.37	\$ 62.00	\$ -	\$	3,496.27
2038	\$ 1,259.82	\$ 1,701.24	\$ 147.93	\$ 313.52	\$ 62.00	\$ -	\$	3,484.52
2039	\$ 1,336.18	\$ 1,628.80	\$ 141.63	\$ 319.79	\$ 62.00	\$ -	\$	3,488.40
2040	\$ 1,431.62	\$ 1,551.97	\$ 134.95	\$ 326.18	\$ 62.00	\$ -	\$	3,506.73
2041	\$ 1,507.97	\$ 1,469.65	\$ 127.80	\$ 332.71	\$ 62.00	\$ -	\$	3,500.13
2042	\$ 1,603.41	\$ 1,382.94	\$ 120.26	\$ 339.36	\$ 62.00	\$ -	\$	3,507.98
2043	\$ 1,698.85	\$ 1,290.75	\$ 112.24	\$ 346.15	\$ 62.00	\$ -	\$	3,509.99
2044	\$ 1,794.30	\$ 1,193.06	\$ 103.74	\$ 353.07	\$ 62.00	\$ -	\$	3,506.18
2045	\$ 1,908.83	\$ 1,089.89	\$ 94.77	\$ 360.13	\$ 62.00	\$ -	\$	3,515.62
2046	\$ 2,023.36	\$ 980.13	\$ 85.23	\$ 367.34	\$ 62.00	\$ -	\$	3,518.06
2047	\$ 2,156.97	\$ 863.79	\$ 75.11	\$ 374.68	\$ 62.00	\$ -	\$	3,532.56
2048	\$ 2,271.50	\$ 739.77	\$ 64.33	\$ 382.18	\$ 62.00	\$ -	\$	3,519.77
2049	\$ 2,424.21	\$ 609.15	\$ 52.97	\$ 389.82	\$ 62.00	\$ -	\$	3,538.15
2050	\$ 2,557.83	\$ 469.76	\$ 40.85	\$ 397.62	\$ 62.00	\$ -	\$	3,528.05
2051	\$ 2,729.62	\$ 322.69	\$ 28.06	\$ 405.57	\$ 62.00	\$ -	\$	3,547.94
2052	\$ 2,882.33	\$ 165.73	\$ 14.41	\$ 413.68	\$ 62.00	\$ (3,038.14)	\$	3,538.15
Total^[c]	\$ 40,333.48	\$ 40,205.85	\$ 3,504.22	\$ 8,772.96	\$ 1,674.00	\$ (3,038.14)	\$	94,490.52

Notes:

[a] Interest is calculated at 5.000%, 5.375%, and 5.750% for term bonds due 9/15/2027, 9/15/2032, and 9/15/2052 maturities, respectively.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Administrative Expenses, reserve fund requirements, interest earning, or other available offsets could increase or decrease the amounts shown.

[c] Totals may not sum due to rounding.

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

SONOMA PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #4-B
LOT TYPE 2 – BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MCLENDON-CHISHOLM, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

IMPROVEMENT AREA #4-B - LOT TYPE 2 PRINCIPAL ASSESSMENT: \$47,451.16

As the purchaser of the real property described above, you are obligated to pay assessments to City of McLendon-Chisholm, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Sonoma Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF _____

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

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

Notary Public, State of Texas]³

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

Purchaser Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]⁴

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

Seller Signature Page to Final Notice with Current Information
of Obligation to Pay Improvement District Assessment

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #4-B - LOT TYPE 2

Administrative Expenses						
Annual Installment Due 1/31	Principal	Interest ^[a]	Additional Interest	Administrative Costs	Maintenance and Operation Costs	Total Annual Installment ^[b]
2026	\$ 763.53	\$ 2,698.80	\$ 237.26	\$ 332.71	\$ 62.00	\$ 4,094.29
2027	\$ 808.44	\$ 2,660.62	\$ 233.44	\$ 296.65	\$ 62.00	\$ 4,061.15
2028	\$ 853.36	\$ 2,620.20	\$ 229.40	\$ 302.58	\$ 62.00	\$ 4,067.53
2029	\$ 898.27	\$ 2,574.33	\$ 225.13	\$ 308.63	\$ 62.00	\$ 4,068.36
2030	\$ 943.18	\$ 2,526.05	\$ 220.64	\$ 314.81	\$ 62.00	\$ 4,066.68
2031	\$ 1,010.55	\$ 2,475.35	\$ 215.92	\$ 321.10	\$ 62.00	\$ 4,084.93
2032	\$ 1,055.47	\$ 2,421.04	\$ 210.87	\$ 327.52	\$ 62.00	\$ 4,076.90
2033	\$ 1,122.84	\$ 2,364.30	\$ 205.59	\$ 334.07	\$ 62.00	\$ 4,088.81
2034	\$ 1,190.21	\$ 2,299.74	\$ 199.98	\$ 340.76	\$ 62.00	\$ 4,092.68
2035	\$ 1,257.58	\$ 2,231.30	\$ 194.03	\$ 347.57	\$ 62.00	\$ 4,092.48
2036	\$ 1,324.95	\$ 2,158.99	\$ 187.74	\$ 354.52	\$ 62.00	\$ 4,088.20
2037	\$ 1,414.78	\$ 2,082.81	\$ 181.11	\$ 361.61	\$ 62.00	\$ 4,102.31
2038	\$ 1,482.15	\$ 2,001.46	\$ 174.04	\$ 368.85	\$ 62.00	\$ 4,088.49
2039	\$ 1,571.97	\$ 1,916.24	\$ 166.63	\$ 376.22	\$ 62.00	\$ 4,093.06
2040	\$ 1,684.26	\$ 1,825.85	\$ 158.77	\$ 383.75	\$ 62.00	\$ 4,114.62
2041	\$ 1,774.08	\$ 1,729.00	\$ 150.35	\$ 391.42	\$ 62.00	\$ 4,106.86
2042	\$ 1,886.37	\$ 1,626.99	\$ 141.48	\$ 399.25	\$ 62.00	\$ 4,116.09
2043	\$ 1,998.65	\$ 1,518.53	\$ 132.05	\$ 407.23	\$ 62.00	\$ 4,118.46
2044	\$ 2,110.94	\$ 1,403.60	\$ 122.05	\$ 415.38	\$ 62.00	\$ 4,113.97
2045	\$ 2,245.68	\$ 1,282.23	\$ 111.50	\$ 423.69	\$ 62.00	\$ 4,125.09
2046	\$ 2,380.42	\$ 1,153.10	\$ 100.27	\$ 432.16	\$ 62.00	\$ 4,127.95
2047	\$ 2,537.62	\$ 1,016.23	\$ 88.37	\$ 440.80	\$ 62.00	\$ 4,145.01
2048	\$ 2,672.36	\$ 870.31	\$ 75.68	\$ 449.62	\$ 62.00	\$ 4,129.97
2049	\$ 2,852.01	\$ 716.65	\$ 62.32	\$ 458.61	\$ 62.00	\$ 4,151.59
2050	\$ 3,009.21	\$ 552.66	\$ 48.06	\$ 467.78	\$ 62.00	\$ 4,139.71
2051	\$ 3,211.32	\$ 379.63	\$ 33.01	\$ 477.14	\$ 62.00	\$ 4,163.10
2052	\$ 3,390.97	\$ 194.98	\$ 16.95	\$ 486.68	\$ 62.00	\$ 4,151.59
Total^[c]	\$ 47,451.16	\$ 47,301.00	\$ 4,122.61	\$ 10,321.13	\$ 1,674.00	\$ 110,869.91

Notes:

[a] Interest is calculated at 5.000%, 5.375%, and 5.750% for term bonds due 9/15/2027, 9/15/2032, and 9/15/2052 maturities, respectively.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Administrative Expenses, reserve fund requirements, interest earning, or other available offsets could increase or decrease the amounts shown.

[c] Totals may not sum due to rounding.

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

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCLENDON-CHISHOLM, TEXAS ACCEPTING AND APPROVING THE 2025 ANNUAL SERVICE PLAN UPDATE, INCLUDING THE ASSESSMENT ROLL FOR THE FOR THE SONOMA PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; MAKING AND ADOPTING FINDINGS; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of McLendon-Chisholm, Texas (the "City"), is authorized 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, as amended (the "Act"), to create a public improvement district within the City; and

WHEREAS, on September 10, 2007, the City Council of the City (the "City Council"), approved Resolution No. 2007-21 which authorized the creation of the Sonoma Public Improvement District (the "District") to finance certain Authorized Improvements for the benefit of property in the District; and

WHEREAS, on January 13, 2015 (as updated on April 14, 2015), the City Council adopted Ordinance No. 2015-02 accepting the Service and Assessment Plan and Assessment Roll for the Authorized Improvements for the District; making a finding of special benefit to certain property in the corporate limits of the City; levying Assessments against certain property within the corporate limits of the City and establishing a lien on such property; providing for payment of the Assessment in accordance with the Act; providing for the method of Assessment and the payment of the Assessment; providing penalties and interest on delinquent Assessments; providing for severability and providing an effective date; and

WHEREAS, on May 24, 2022, the City Council adopted Ordinance 2022-02 approving (i) the Assessment Rolls and the Sonoma Public Improvement District 2022 Amended and Restated Service and Assessment Plan, and (ii) the Assessments levied as provided in the Ordinance and the Service and Assessment Plan; and

WHEREAS, pursuant to the Act and to the terms of the Service and Assessment Plan, the City Council is required to annually update the Service and Assessment Plan, including the Assessment Rolls (each, an "Annual Service Plan Update"); and

WHEREAS, pursuant to the PID Act and to the terms of the Service and Assessment Plan, the Commissioners Court now wishes to adopt an order accepting and approving the Sonoma Public Improvement District 2025 Annual Service Plan Update (the "2025 Annual Service Plan Update"), including updates to the Assessment Rolls, in the form attached hereto as Exhibit A; and

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

WHEREAS, the City Council finds the passage of this Ordinance to be in the best interest for the citizens of the City.

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

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

SECTION 2. Findings. The findings and determinations set forth in the recitals above are incorporated in this Order for all purposes as if the same were restated in full in this Section and are hereby adopted.

SECTION 3. Annual Service Plan Update to the Service and Assessment Plan. The "2025 Annual Service Plan Update", attached hereto as Exhibit A, is accepted and approved pursuant to the PID Act, and incorporated as part of this Order as if set forth in the body of this Order.

SECTION 4. Filing in the Real Property Records. The City Secretary is directed to cause a copy of this Order, including the 2025 Annual Service Plan Update, to be filed with the County Clerk of Rockwall County to be recorded in the real property records of Rockwall County, not later than the seventh day after the date the City Council adopts this Order approving the 2025 Annual Service Plan Update.

SECTION 5. Governing Law. This Order shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

SECTION 6. Effect of Headings. The Section headings herein are for convenience only and shall not affect the construction hereof.

SECTION 7. Severability. If any provision of this Order or the application thereof to any circumstance shall be held to be invalid, the remainder of this Order or the application thereof to other circumstances shall nevertheless be valid, and this governing body hereby declares that this Order would have been enacted without such invalid provision.

SECTION 8. Effective Date. This Order shall take effect and the provisions and terms of the 2025 Annual Service Plan Update, shall be and become effective and in force immediately from and after its adoption on the date shown below in accordance with applicable law.

[Execution page follows.]

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF
MCLENDON-CHISHOLM, TEXAS, THIS THE 12th DAY OF AUGUST, 2025.

CITY OF MCLENDON-CHISHOLM, TEXAS

Mayor

ATTEST:

City Secretary

(City Seal)

STATE OF TEXAS

COUNTY OF ROCKWALL

This instrument was acknowledged before me on the 12th day of August, 2025 by the Mayor and City
Secretary, respectively, of the City of McLendon-Chisholm, Texas on behalf of said City.

Notary Public, State of Texas

(Notary Seal)

Page 3 of 4

EXHIBIT A

2025 Annual Service Plan Update



City of McLendon-Chisholm
Staff Report

Date: August 12, 2025

Agenda Item: Code of Ethics

Financial Impact:

Background: City Charter required 5 year updates

Staff Recommendation:

Approve addition to ordinance

Presenter: Bev Stibbens, City Manager

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MCLENDON-CHISHOLM, TEXAS, AMENDING CHAPTER 1, "GENERAL PROVISIONS," ARTICLE 1.02, "ADMINISTRATION", DIVISION 6, "CODE OF ETHICS", SECTION 1.02.152 BY ADDING SUBSECTION(E) REQUIRING A REVIEW OF THIS CODE OF ETHICS AT LEAST EVERY FIVE YEARS; PROVIDING FOR A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING FOR A REPEALING CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City's Home Rule Charter requests a review of this Code of Ethics at least every five years; and

WHEREAS, the City Council has determined that this Ordinance is necessary to protect the public health, safety, and welfare.

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

SECTION 1. The recitals set forth above are hereby found to be true and correct and are incorporated into the body of this Ordinance for all purposes as if fully set forth herein.

SECTION 2. That Chapter 1, "General Provisions", Article 1.02, "Administration", Division 6, "Code of Ethics", subsection 1.02.152, "Title; Application" is hereby amended by adding subsection (e), and which subsection (e) shall read as follows:

"...

Chapter 1. GENERAL PROVISIONS

...

1.02.152. Title; Application.

...

(e) This Division 6 of the City's Code of Ordinances, commonly known as the Code of Ethics, shall be reviewed at least every five (5) from the effective date of the City's Home Rule Charter and shall contain indefinitely, unless and until so changed by the residents of this City in a duly called and held election invalidating or amending this provision or the City's Charter provision requiring a review of this Code of Ethics.

...”

SECTION 3. That all ordinances in conflict with the provisions of this ordinance be and the same are hereby repealed and all other ordinances of the City of McLendon-Chisholm, Texas not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 4. If any section, article, paragraph, sentence, clause, phrase or word in this Ordinance or application thereof to any person or circumstance is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance, and the City Council hereby declares it would have passed such remaining portions of this Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

SECTION 5. That this ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law in such cases provide.

PASSED AND APPROVED this 12th day of August 2025.

APPROVED:

By: _____
Bryan McNeal, Mayor

ATTEST:

By: _____
Angela Jennings, City Secretary

DIVISION 6

Code of Ethics

§ 1.02.151. Purpose.

It is hereby declared to be the policy of the city that the proper operation of democratic government requires that public officials be independent, impartial and responsible only to the people of the city; that no officer shall permit any interest, financial or otherwise, direct or indirect, or engagement in any business, transaction or professional activity to conflict with the proper discharge of such person's duties in the public interest; that public office not be used for personal gain; and that the city council at all times shall be maintained as a nonpartisan body. To implement such a policy, the city council deems it advisable to enact a code of ethics for officials, as defined herein, whether elected or appointed, paid or unpaid, to serve not only as a guide for official conduct of the city's public servants, but also as a basis for discipline for those who refuse to abide by its terms, the overriding interest being that such officers of the city shall at all times strive to avoid even the appearance of impropriety. (Ordinance 2016-09, ex. 1, adopted 6/28/16)

§ 1.02.152. Title; application.

- (a) This division and sections 1.02.151–1.02.159 shall be known as the code of ethics.
- (b) This code of ethics shall apply to all officials as defined in herein, including all city boards, committees or commissions, but does not apply to employees, including those individuals employed on a fulltime, parttime or internship basis (including those employees who may serve on a city board, committee or commission) nor to independent contractors of the city.
- (c) This code of ethics applies to the conduct or actions of public officers, as defined herein, which occurs in whole or in part after the date of adoption of this code of ethics.
- (d) This code of ethics applies to officers only while such persons hold such position or office. (Ordinance 2016-09, ex. 1, adopted 6/28/16)

§ 1.02.153. Definitions.

The following words, terms, and phrases, when used in this code of ethics, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning.

Benefit. Anything reasonably regarded as pecuniary or economic gain or pecuniary or economic advantage, including benefit to any other person in whose welfare the beneficiary has a direct and substantial interest.

Business entity. Any person, entity, corporation (whether for-profit or nonprofit), general or limited partnership, sole proprietorship, joint venture, unincorporated association or firm, institution, trust, foundation, holding company, joint-stock company, receivership, or other entity recognized by law, whether or not organized for profit, which has an economic interest, or seeking such, in conducting

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business with the city. Business entity also includes any business entity that represents a party
conducting or seeking to conduct business with the city.

City. The City of McLendon-Chisholm, Texas.

1.02.153

1.02.153

City council. The governing body of the city.

Confidential information. Any information to which an official has access in such person's official capacity which may not be disclosed to the public except pursuant to state and/or federal law and which is not otherwise a matter of public record or public knowledge. Confidential information includes the following information, however transmitted:

- (1) Any information from a meeting closed to the public pursuant to the Texas Open Meetings Act or other law regardless of whether disclosure violates the Texas Open Meetings Act or Texas Public Information Act;
- (2) Any information protected by attorney-client, attorney work product, or other applicable legal privilege; and
- (3) Any information deemed confidential by law.

Contract. Any lease, claim, account or demand against or agreement with any entity or person, whether express or implied, executed or executory, oral or written.

Corporation. Any corporation that has a board of directors appointed in whole or in part by the city council that is operating under the direct authority of or subject to the direct control of the city council.

Employee. Any person employed by the city, including those individuals on a parttime or internship basis, but does not include independent contractors.

Gift. Anything of value, regardless of form, offered or given in the absence of adequate and lawful consideration. It does not include the receipt or acceptance of campaign contributions which are regulated by federal, state, and/or local laws or ordinances.

Knowingly. A person acts knowingly, or with knowledge, with respect to the nature of the person's conduct or to circumstances surrounding the conduct when the person is aware of the nature of the conduct or that the circumstances exist. A person acts knowingly, or with knowledge, with respect to a result of the person's conduct whether the person is aware that the conduct is reasonably certain to cause the result.

Officer or official. Any member of the city council and any appointed member of a city board, commission or committee established by ordinance, charter, state law or otherwise, on a temporary or permanent basis, operating either under the direct or indirect authority or subject to either the direct or indirect control of the city council. Such term includes but is not limited to the members of the city planning and zoning commission and the zoning board of adjustment.

Relative. Any person related to an officer within the second degree by consanguinity or affinity. This relationship includes the spouse, parents, children, stepchildren, father and mother-in-law, or son and daughter-in-law, grandparents, grandchildren, sisters and brothers of the officer.

§ 1.02.153

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Special privileges. A right, advantage or favor of or for a particular person, occasion or purpose not otherwise available to others.

Substantial interest. (1) the ownership of ten (10) percent or more of the voting stock or shares of a business entity; (2) the ownership of ten (10) percent or more, or fifteen thousand dollars (\$15,000.00) or more of the fair market value of a business entity; or (3) funds received from the business entity exceed ten (10) percent of the person's gross income for the previous year,

1.02.154

and action on the matter involving the business entity will have a special economic effect on the business entity that is distinguishable from the effect on the public. It is expressly provided herein that an investment or ownership in a publicly held company in an amount less than fifteen thousand dollars (\$15,000.00) does not constitute a substantial interest. Substantial interest in real property means the person has an interest in the real property that is equitable or legal ownership with a fair market value of two thousand five hundred dollars (\$2,500.00) or more; and it is reasonably foreseeable that an action on a matter involving the real property will have a special economic effect on the value of the real property distinguishable from its effect on the public. (Ownership includes any partnership, joint or corporate ownership or any equitable or beneficial interest as a beneficiary of a trust.) An officer is considered to have a substantial interest under this code of ethics if a relative has a substantial interest under this code of ethics. (Ordinance 2016-09, ex. 1, adopted 6/28/16)

§ 1.02.154. Standards of conduct.

No officer of the city shall:

- (1) Participate in a vote or decision on any matter in which the officer has a substantial interest.
- (2) Represent or appear in behalf of private interests of others before the city council, or any agency, board, commission, corporation, or committee of the city, nor shall represent any private interests of others in any action or proceeding involving the city, nor voluntarily participate on behalf of others in any litigation to which the city is, or might be, an adverse party. The restrictions of this section do not prohibit an officer who is the president, vicepresident or officer of a home owners association from appearing before the city council, or any agency, board, commission, or committee of the city, to represent such homeowners association, except that no such officer or relative of such officer shall appear before the city council or agency, board, commission or committee of the city of which such officer is a member.
- (3) Accept any gift from any person that might reasonably tend to influence such officer in the discharge of such person's official duties. The prohibition against gifts shall not apply to:
 - (A) A lawful campaign contribution;
 - (B) An honorarium in consideration for services unless the officer would not have been asked to provide the services but for the officer's position;

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- (C) Meals, lodging and transportation in connection with services rendered by the officer at a conference, seminar or similar event that is more than merely perfunctory;
- (D) Complimentary copies of trade publications and other related materials;
- (E) Attendance at hospitality functions at local, regional, state or national association meetings and/or conferences;
- (F) Any gift which would have been offered or given to the person if such person was not an officer or employee of the city;
- (G) A noncash item with a value less than fifty dollars (\$50.00);

- (H) Tee shirts, caps and other similar promotional material;
 - (I) Meals, transportation and lodging in connection with a seminar or conference at which the officer is providing services;
 - (J) Gifts on account of kinship or a personal, or professional, or business relationship independent of the officer's status;
 - (K) Complimentary attendance at political or charitable fund raising events; and
 - (L) Meals, lodging, transportation, or entertainment furnished in connection with public events, appearances or ceremonies related to official city business, if furnished by the sponsor of such public events.
- (4) Use such person's official position to secure special privileges or benefits for such person or others.
 - (5) Grant any special consideration, treatment or advantage to any citizen, individual, business organization or group beyond that which is normally available to every other citizen, individual, business organization or group.
 - (6) Disclose confidential information, including information related to the filing or processing of a complaint against an officer or employee except as required for the performance of official duties.
 - (7) Engage in any outside activities which will conflict with or will be incompatible with such person's official position or duties as an officer of the city.
 - (8) Use city supplies, personnel, property, equipment or facilities (whether tangible or intangible) for any purpose other than the conduct of official city business, unless otherwise provided for by law, ordinance or city policy.
 - (9) Act as a surety on any official bond required for any officer or employee of the city, or for a business that has a contract, work or business with the city.
- (Ordinance 2016-09, ex. 1, adopted 6/28/16)

§ 1.02.155. Additional standards.

- (a) No member of the city council who is on the board of a nonprofit organization may vote on any funding request by that nonprofit organization, unless the nonprofit organization has a board of directors or trustees appointed in whole or in part by the city council.
- (b) With the exception of those proceedings allowed under this code of ethics, no member of the city council shall personally appear in such member's own behalf before the city council, or any city board, commission, corporation or committee but may designate and be represented by a person of such member's choice in any such personal matter.
- (c) No member of the city council, the city planning and zoning commission, or zoning board of adjustment shall participate in, or vote on, any land use matter in which such officer has a

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mean zoning, plat approval, site plan or other development approvals or permits, variances or exceptions. The term “land use matter” does not include studies or similar matters that are for the benefit of the city and which are not unique to real property within two hundred (200) feet of the real property that is the subject of the land use matter, in which the officer has a substantial interest.

§ 1.02.156. Disclosure of substantial interest.

(Ordinance 2016-09, ex. 1, adopted 6/28/16)

(a) All complaints or allegations of a violation of this code of ethics against an officer shall be made in writing on a form provided by the city, sworn to before a notary public, and filed of record with the city secretary. Such complaint shall describe in detail the act or acts complained of and the specific section(s) of this code of ethics alleged to have been violated. A general complaint lacking in detail shall not be sufficient to invoke the investigation procedures contained herein; and anonymous complaints shall not be considered. The city secretary shall provide a copy of the complaint to the affected officer and the city council in executive session. The city council will make an initial determination as to validity of the complaint and make the decision whether to conduct an investigation. The city council shall provide a response, regardless of the initial determination, to the complainant and the affected public officer within five (5) business days of the decision. If an investigation is to proceed, the complaint may be referred to the city attorney to conduct the investigation. The affected officer may file a written response to the complaint within seven (7) business days after the complaint is filed with the city secretary, who shall forward the response, if any, to the city attorney.

(b) The city attorney shall submit a written report to the city council as soon as possible but not later than the second regular city council meeting after the receipt of the complaint, unless an extension is granted by a majority of the nonimplicated city council members. The city attorney may contact the complainant, interview witnesses and examine any documents necessary for the report. The investigation report should explain in detail all facts, findings, and conclusions in support of the city attorney's opinion as to whether or not a violation of this code of ethics occurred. When the city attorney receives a vague complaint or one lacking

§ 1.02.157

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in detail, the city attorney shall contact the complainant to request a written clarification. If the complainant fails to provide the city attorney with written clarification, a written report to that effect shall be submitted to the city council. If the city attorney determines that a criminal violation may exist, a written report to that effect shall also be submitted to the city council.

1.02.157

1.02.158

- (c) The city council shall consider the complaint and the investigation report in executive session and shall determine whether the complaint against the affected officer requires further action. If no further action is required, the affected officer and the complainant will be notified. If the city council determines that further action is required, the affected officer may request that the complaint be considered in a public meeting. At such meeting, the city attorney shall present a written report to the city council describing the nature of the complaint and the city attorney's findings and conclusions as to a possible violation of this code of ethics. The affected officer shall have the right to a full and complete hearing before the city council with the opportunity to call and cross-examine witnesses and present evidence in such person's behalf. The nonimplicated city council members in attendance shall conduct a hearing and review the complaint. The city council may reject the complaint or take action authorized under section 1.02.158, violations.
- (d) If the city council determines, after a properly held executive session or after the public hearing described in subsection (c) above, that the affected officer has violated the provisions of this code of ethics, such announcement must be made in a meeting which is open to the public. No action or decision to sustain the complaint shall be made except in a meeting which is open to the public.
- (e) The city council may appoint outside legal counsel, or may direct the city attorney to appoint outside legal counsel, or the city attorney in the city attorney's discretion, may appoint outside legal counsel, to perform the duties and responsibilities of the city attorney under subsection (b) and (c) of this section.
- (f) A complaint or allegation of a violation of this code of ethics may only be made against an officer while such person holds such position or office. A complaint made against an officer pursuant to this code of ethics shall be processed and resolved even if such person resigns from, or ceases to hold such position or office, prior to resolution of the complaint.

(Ordinance 2016-09, ex. 1, adopted 6/28/16)

§ 1.02.158. Violations.

The city council may take any one or more of the following actions concerning a complaint:

- (1) Issue a statement finding the complaint is totally without merit, brought for the purpose of harassment, or brought in bad faith.
- (2) Issue a letter of notification when the violation is unintentional. A letter of notification shall advise the officer of any steps to be taken to avoid future violations.
- (3) Issue a letter of admonition when the violation is minor or may have been unintentional, but calls for a more substantial response than a letter of notification.

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- (4) Issue a reprimand when a violation has been committed knowingly or intentionally.
 - (5) Remove from office a nonelected officer for a serious or repeated violation of this code of ethics. Any such removal shall be, to the extent by and allowed, in compliance with any applicable state law and/or city ordinance.
 - (6) Pass a resolution of censure or a recommendation of removal when the city council finds that

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1.02.158

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a serious or repeated violation of this code of ethics has been committed intentionally by a member of the city council.

(Ordinance 2016-09, ex. 1, adopted 6/28/16)

§ 1.02.159. Interpretation of content.

Any officer may request and the city attorney shall issue a verbal or written opinion (as deemed appropriate) concerning the meaning or effect of any section, word, or requirement of this code of ethics as it affects such person.

(Ordinance 2016-09, ex. 1, adopted 6/28/16)

1.02.160. Review

This code of ethics will be reviewed every 5 years beginning in 2026.

CITY COUNCIL – CITY OF MCLENDON-CHISHOLM, TEXAS

DATE: August 12, 2025
Applicant: City of McLendon-Chisholm

CITY COUNCIL MEETING DATE: August 12th, 2025

REQUEST: Request to revise the City of McLendon Zoning Ordinance, Article 3 “Permitted Uses”, Subsection 3-2 (26) (G).

Existing Language:

Section 3-2 (26)(G) – Swimming Pools

The swimming pool is no closer then eight feet from any property line.

Proposed Language:

Section 3-2 (26)(G) – Swimming Pools

The swimming pool shall be no closer than five feet from any property line.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MCLENDON-CHISHOLM, TEXAS, AMENDING CHAPTER 14A, "ZONING ORDINANCE", ARTICLE 3.2, "SPECIAL CONDITIONS FOR LISTED USES", SUBSECTION (G) "SWIMMING POOLS", AMENDING SUBSECTION (G) REDUCING THE REQUIRED SETBACK FOR SWIMMING POOLS FROM EIGHT FEET TO FIVE FEET; PROVIDING FOR A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING FOR A REPEALING CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council has determined that this Ordinance is necessary to protect the public health, safety, and welfare.

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

SECTION 1. The recitals set forth above are hereby found to be true and correct and are incorporated into the body of this Ordinance for all purposes as if fully set forth herein.

SECTION 2. That Chapter 14A, "ZONING ORDINANCE", ARTICLE 3.2, "SPECIAL CONDITIONS FOR LISTED USES", SUBSECTION (G) "SWIMMING POOLS", is hereby amended and shall read as follows:

"...

ARTICLE 3.2 SPECIAL CONDITIONS FOR LISTED USES"

...

Section 3-2 (26)(G) – Swimming Pools The swimming pool shall be no closer than five feet from any property line.

..."

SECTION 3. That all ordinances in conflict with the provisions of this ordinance and the same are hereby repealed and all other ordinances of the City of McLendon-Chisholm, Texas not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 4. If any section, article, paragraph, sentence, clause, phrase or word in this Ordinance or application thereof to any person or circumstance is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance, and the City Council hereby declares it would have passed

remaining portions of this Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

SECTION 5. That this ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law in such cases provide.

DULY PASSED by the City Council of the City of McLendon-Chisholm, Texas, this the 12th day of August 2025.

APPROVED:

By: _____
Bryan McNeal, Mayor

ATTEST:

By: _____
Angela Jennings, City Secretary

SECTION 5. That this ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law in such cases provide.

PASSED AND APPROVED this 12th day of August 2025.

APPROVED:

By:

Bryan McNeal, Mayor

ATTEST:

By:

Angela Jennings, City Secretary



MINUTES

City Council Meeting

Tuesday, July 22, 2025 @ 6:30 PM

1371 WEST FM 550 - McLendon-Chisholm, TEXAS 75032

COUNCIL	Mayor Bryan McNeal	Mayor Pro Tem Jerry Brewer
PRESENT:	Council Member Donald Goodwin	Council Member Dennis London
	Council Member Arik Towry	Council Member John Powers
	Council Member Rich Dean	
STAFF	Bev Stibbens, City Manager	Michael Halla, City Attorney
PRESENT:	Angela Jennings, City Secretary	Jeff White, Finance Director
	Peyton Sherman, City Planner	Fire Chief, Jim Simmons
	Fire Marshal, Eddie Stough	Deputy Socorior Lopez

1 CALL TO ORDER

Mayor Bryan McNeal calls the meeting to order at 6:30 PM

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

Michael Halla, City Attorney delivers the Invocation and Council Member John Powers led the council and chambers in both US and Texas Pledges.

3 RULES OF DECORUM

Tonight's meeting is dedicated to Tom Egan.

4 PROCLAMATION

Proclamation to recognize Citizens and staff of McLendon-Chisholm for Kerrville disaster response (Mayor McNeal)

Mayor asks Bev Stibbens to come and accept the Proclamation on behalf of the Citizens and Staff of the City of McLendon-Chisholm. Mayor asks that the Proclamation is hung in the Hallway of City Hall so that it can be seen by the citizens.

5 CITIZEN COMMENTS

Collin Huffines - Project manager for Horizon Lakes. He gives an update on where they are in construction and infrastructure, three builders that are lined up Toll brothers, Pulte Homes and Castlerock. He invites council and public to the groundbreaking the next day (July 23) and passes out swag bags to council and staff, containing glass water bottles.

After Collin passes out the bags, Bev announces Chief Simmons' retirement.

Mark Kipphut - Congratulations to Chief Simmons. Suggestion from audience.... hats with Citizen upside down.

Speaks to council tonight on Budget. He states the budget can be transitional to the future. His observation is that our citizens carry 90% of the cost of our Fire Dept. but it services an area twice that size. Fire Dept is half of our budget. He was surprised there was no money in budget for LE for the Sherriff's dept. He thinks we need to get serious about dealing with our county Sherriff and county appropriately. Lastly, he states that what we are depending on is a non-sustainable situation. 40% of our revenue comes from development. What is not clear is any updates in our ordinances that will help guide that development. He suggests that we have a budget such that allows for transition and policy, setting the stage for the future.

Mayor closes public comments. 6:45 pm

6 PUBLIC HEARING

Public Hearing to receive input regarding the Proposed Annual Budget for the 2025-2026 Fiscal Year starting October 1, 2025 and ending September 30, 2026

Mayor opens public hearing at 6:45 PM

No one asks to speak

Mayor closes public hearing at 6:46 PM

7 CONSENT AGENDA

Mayor calls for a motion to approve the consent agenda as written.

Council Member Brewer makes the motion to approve the consent agenda

Council Member Goodwin seconds

Motion passes Unanimously

7.1. Consider approval of the minutes for the July 8, 2025 City Council Meeting.
(City Manager)

7.2. Consider approval of an Ordinance amending Chapter 3, "Building Regulations", Article 3.01, "General Provisions", Section 3.01.001 "Fee Schedule Adopted by Reference", By repealing it in its entirety and Replacing it

with a new Chapter 3, "Building Regulations", Article 3.01, "General Provisions", Section 3.01.001 "Fee Schedule Adopted by Reference" (City Manager)

7.3. Discuss and approve the renewal of the interlocal agreement with Kaufman County to continue serving as the authorized agent in adherence with TCEQ guidelines within the McLendon-Chisholm ETJ of Kaufman County. (City Manager)

7.4. Consider declaring Surplus Property and approve Disposal - Chairs (City Manager)

7.5. Monthly Reports (City Manager)

8 ITEMS FOR DISCUSSION AND ACTION

8.1. Discuss and consider direction to the staff on delinquent bills with Inframark (City Manager)

Bev Stibbens gives the staff report and reports the delinquent account amounts and the solutions that she and Robin Mayall have worked out to help get these accounts paid off, including the direction from council needed to put the plan in place.

Mayor asks that it also gets out on the website to give people a heads up on what is coming.

Mayor believes this is a good plan.

Council Member Towry asks if we have a plan for the future delinquent accounts. Is there going to be a certain amount of time that we send out the letters. He would like to see something set that will generate a letter automatically. Mrs. Stibbens states that the council can set that time frame.

Mayor Pro Tem Brewer asks that something be put in the letters that specify who is directing RCH to disconnect the water. He wants to make sure that RCH is not put in the position to have to defend the disconnect. Mrs. Stibbens says she and Mr. Mayall have discussed this and it can be shown in the letter that this is under the City's direction.

Council Member Dean ask how long they have to bring the bill current and states he also agrees that we should have a standardized time frame in the future. Mrs Stibbens says the time frame is 10 days to contact the City or Inframark to pay the bill and/or set up a payment arrangement.

Council Member Goodwin thinks 10 days is not enough.

Council Member Powers, agrees with the process and thinks that we also need to put a fire under those who just have trash bills overdue. He wants this to be done simultaneously with the water letters. He mentions putting leans on the

property but is told by city attorneys that the City cannot put leans on the property unless we have an Ordinance that states we will do that. Your better option is to make a deal with RCH to cut off water. Mrs. Stibbens points out some would be on High Point Water.

Council Member Towry asks if we can just take their cans away and Mrs. Stibbens states that we are breaking our own ordinance. Mr. Halla points out that by taking away the cans, tells people they have permission to get their own service. Jeff White, Finance Director, points out that we have an exclusive contract with CWD so until we change that we do not have another option.

This may be something we want to look at in the future.

Mrs. Stibbens clarifies her direction from council. You are OK with the plan to go with all the accounts over 120 days late, 10 at a time, for 10 days to get their bills paid/or on payment plan. Certified letters on the 11th day if it has not been paid , RCH gets address for disconnect. Once Past due, disconnect and reconnect is paid, water can be turned back on.

Mayor Pro Tem Brewer reiterates that this is something we need to think about when the CWD contract comes up for renewal.

- 8.2.** Discuss and consider approval to appoint an alternate member to Planning & Zoning Commission. (City Manager)

Mayor calls for a motion,

Made by: Mayor Pro Tem Jerry Brewer

Seconded by: John Powers

Bev Stibbens gives the staff report and name of the applicant for the P & Z Position

Mayor gives his firsthand knowledge of the gentleman applying for the position and then asks for a vote.

Motion passes Unanimously

- 8.3.** Mayor's Update -Mayor McNeal will give Legislative Updates from the June conference, what we know now and what was accomplished with involvement from Mayor, Commissioners, County Judge and Mayors group. (Mayor McNeal)

Mayor McNeal went over the Legislative updates and what he and the Mayors group did to help keep some of these bills from passing or to change the language before it went for a vote. He also stressed the importance of staying

on top of what Austin and DC are doing. You can't just wait and go when legislators are in session. The fight is ongoing.

Mr. Halla reiterates what the Mayor is saying and talks about how important it is to stay involved.

8.4. Mayors update and presentation of the Sewer Line Break, response and clean up progress. (Mayor McNeal)

Mayor gives a presentation on the process that was followed during the city's sewer break and clean up. He explained what happened when the break was found, what was done and the timeline that was followed through the process. He thanked all that was involved and explained who BioRemedy is, and how they treated the affected areas.

He asks council if there are any questions. Mayor Pro Tem Jerry Brewer asks if there is anything else that has to be done. Chief Simmons explains that the soil was tested to make sure there is no other action needed.

8.5. Update on Council Place 2 (City Manager)

Bev Stibbens gives the name of the 3 applicants that have applied for the Council Member Place 2 and let council know that a vote will be held at the Aug. 29, 2025 meeting. The 3 applicants are James Parnell, Dennis London and Jeff Currin.

8.6. Discuss and consider approval of the Interim City Manager Contract Extension (Mayor McNeal)

Mayor puts council into recess and then Executive Session to discuss the contract at 7:35

Mayor reconvenes the meeting at 7:52 PM

Mayor entertains a motion to approve extension of Interim City Manger's Contract.

Motion made by: Council Member Powers

Seconded by: Council Member Goodwin

Motion passed Unanimously

9 EXECUTIVE SESSION

The City Council for the City of McLendon-Chisholm, Texas, reserves the right to convene into executive session at any time during the course of this meeting to discuss any of the matters listed, as authorized by Texas Government Code, Chapter 551, §551.072 - Real Property; §551.073 - Prospective Gifts; §551.074 - Personnel Matters; §551.076 - Security Devices; §551.086 - Utility Competitive Matters; and

§551.087 - Economic Development Negotiation

9.1. The City Council will convene into executive session at any time during this meeting to discuss any of the matters listed, as authorized by Texas Government Code to §551.074a1 - Personnel Matters, to wit: Interim City Manager Contract Extension

10 ACTION AS A RESULT OF EXECUTIVE SESSION

11 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.

Jeff White - Travel forms will be prepared for those who just came back from TML

Mayor Pro Tem Brewer - Says he attended the emergency services meeting, old board was reelected to the new board, There is an opening for the Rockwall County Emergency Management, specialist position, Matt left to be a city manager in Merkel. So, there is a position if anyone is interested. ICS training in September, (300 & 400) Also, he attended an open house at the children's advocacy center. They are gearing up to add to their building. They do a lot, and are overgrowing their space very quickly. It was a great Tour.

Council Member Goodwin had his first breakfast tacos with council. It was a good turnout, doing it again on Aug 13, Wednesday morning 7:30 to 9 AM

Council Member Powers just wanted the Chiefs to know how impressed he was while working on the Kerrville project. It is nice to be impressed. He also thanked the Mayor for all the work he does going to Austin and DC.

Bev Stibbens - Announces the surplus sale that council approved on the consent agenda tonight, contains the chairs at the back of the room.

Thanks the council for approving her contract extension.

Budget meeting at 5 pm on Aug 4, 2025 at 5PM. We will serve you dinner.

Thank you Council Member Towry for setting up the meeting with the contractor for the installation of Safe Haven Baby Box and 548 Station upgrade.

City manager search is down to 2 candidates who will be here at the special meeting on the 29th at 6:30. You will have a chance to interview them during Executive Session. Please come with one or two questions you would like answered. At the end of the interview, you will instruct me to start the contract negotiations if you decide you want to make one of them an offer.

Mayor thanks Jeff for the new chairs in council chambers. He thanks both Fire Chief, Jim Simmons and Eddie Stough, for their leadership and help with the Kerrville disaster relief. Also, he wanted to let citizens know they are staying on top on the roads.

12 ADJOURN

Mayor adjourns the meeting at 8:02

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, Angela Jennings, do hereby certify that the above Notice of Meeting of the City Council of McLendon-Chisholm, Texas was posted or before 5:00 p.m., July 17, 2025 on the outside bulletin board at City Hall, a place convenient and readily accessible to the public at all times.

Mayor

City Secretary



MINUTES

City Council - Special Meeting Meeting

6:30 PM - Tuesday, July 29, 2025

1371 WEST FM 550 - McLENDON-CHISHOLM, TEXAS 75032

The City Council - Special Meeting of the City of McLendon-Chisholm was called to order on Tuesday, July 29, 2025, at 6:30 PM, in the 1371 WEST FM 550 - McLENDON-CHISHOLM, TEXAS 75032, with the following members present:

PRESENT: Mayor Bryan McNeal Mayor Pro Tem Jerry Brewer
Council Member Arik Towry Council Member John Powers
Council Member Rich Dean

EXCUSED: Council Member Don Goodwin

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

Mayor Bryan McNeal calls the meeting to order at 6:30 PM

Michael Halla leads the council and citizens in the Invocation. Council and audience say both US and Texas Pledges.

2 RULES OF DECORUM

Tonights meeting is dedicated to Sgt Adam Ken, US Marine Corp., killed in Ramate by a suicide boomer.

3 CITIZEN COMMENTS

No Citizens Comments

4 ITEMS FOR DISCUSSION AND ACTION

Oncor Item was moved up to 4.1

a) Discuss and/or action to deny the Oncor Rate Case.

Mayor asks for a motion on 4.1
Motion made by Council Member Towry
Seconded by: Mayor Pro Tem Brewer

Bev Stibbens, City Manager gives her staff report, explaining what ONCOR has requested.

Motion passes Unanimously

Mayor announces we will go into Executive Session and 6:34 PM

- b) Discuss and consider approval to fill Council Place 2 vacancy - term will expire May 2026

Mayor accepts nomination for Council Place 2

Motion made by: Council Member John Powers

Seconded by: Mayor Pro Tem Jerry Brewer

Motion passes Unanimously

Mayor asks Mr. London to come to the front to be sworn in as Council Member Place 2 for the remainder of the term.

5 EXECUTIVE SESSION

The City Council for the City of McLendon-Chisholm, Texas, reserves the right to convene into executive session at any time during the course of this meeting to discuss any of the matters listed, as authorized by Texas Government Code, Chapter 551, §551.072 - Real Property; §551.073 - Prospective Gifts; §551.074 - Personnel Matters; §551.076 - Security Devices; §551.086 - Utility Competitive Matters; and §551.087 - Economic Development Negotiation

Mayor adjourns Council into Executive Session at 6:34

- a) The City Council will convene into executive session at any time during the course of this meeting to discuss any of the matters listed, as authorized by Texas Government Code to §551.074a1 - Personnel Matters, to wit: City Manager Interviews.

Mayor reconvenes General Session at 8:57 PM

- b) Action taken as a result of Executive Session

No action taken during Executive Session. Mayor directs Staff to start Contract Negotiations.

6 COUNCIL MEMBER REPORTS AND ANNOUNCEMENTS

No announcements from council or Staff.

Dennis London says thank you to the council for the confidence/vote.

7 ADJOURN

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

I, Angela Jennings, 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, 2025 on the outside bulletin board at City Hall, a place convenient and readily accessible to the public at all times.

Mayor

City Secretary

CITY COUNCIL – CITY OF MCLENDON-CHISHOLM, TEXAS

DATE: August 12, 2025

APPLICANT: Bart Gardner
Gardner Construction
19590 SH 205

PROPERTY
OWNER: 311 State Highway 205 LLC
15950 SH 205, Terrell, Texas 75160

REPRESENTATIVE: Bart Gardner and Justin Ruggiano, Gardner Construction

LOCATION: The northeast corner of the intersection of SH 205 and FM 550 [RCAD 16824 and 16825]
containing 6.170 acres of land.

CITY COUNCIL HEARING DATE: August 12, 2025

REQUEST:

The applicant is requesting approval of a Planned Development District for eight (8) general commercial buildings with mixed-uses include retail, commercial, office, and similar uses with open space amenities on the subject property that is currently zoned GB-General Business. The applicant has provided two site configuration options for consideration to the Planning and Zoning Commission.

BACKGROUND INFORMATION:

The subject property is a 6.170-acre lot located on the east side of the intersection of FM 550 and SH 205. In May 2024, City Council approved a zoning change for the property. The applicant also secured approval of a replat associated with this development, as well as TxDOT approval for access to SH 205. The concept plan and site plan are fully consistent with the approved replat. The applicant proposes the development of eight (8) general retail, office, and commercial buildings with open space amenities on a single lot. Due to the project's scope and character, staff recommended a Planned Development (PD) District to establish appropriate development standards and land use designations.

STAFF RECOMMENDATION: City staff's recommendation for approval was endorsed by the Planning and Zoning Commission at the July 15th agenda meeting. **The applicant has addressed all requested revisions provided by city staff and the Planning and Zoning Commission at the July 15th meeting to obtain full recommendation of approval.** The final recommendation is included in the staff report.

PLANNING AND ZONING RECOMMENDATION: Approval (6-0). Subject to the following remarks:

- Exhibit A, Concept Plan
- Exhibit C, Site Plan
- Exhibit E, Option Two (2)
- Exhibit G, Option Two (2)
- Private Club Land Use to remain as a Specific Use Permit
- Restaurant with alcohol sales, not to be designated as a TABC 51% establishment.
- Designating "Furniture, Fixture and Appliance Store" as a permitted use.
- All additional permitted uses to be included as a part of the Chisholm Square Planned Development District excluding: "Exterminating Service".

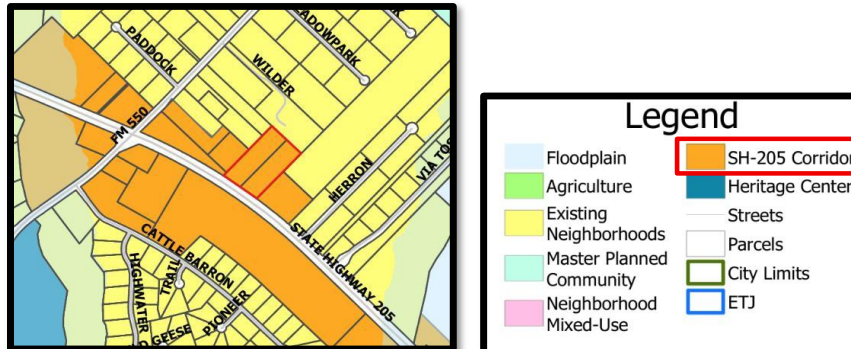
Conditions:

- Compliance with the development and usage standards for the Chisholm Square Planned Development included in this report and in the McLendon-Chisholm Zoning Ordinance.
- Specific development standards to be provided for inclusion in the adopting ordinance for the two commercial buildings fronting SH 205 to exceed the maximum permitted square footage for a commercial building from 6,000 SF to 10,957 SF.
- Any changes to the plans, associated uses or parking documentation as presented for the planned development district must not result in a deviation from parking requirements.
- Final Engineering approval of Concept Plan/Site Plan.

Zoning Map



Comprehensive Plan/Future Land Use Map



SH 205 Corridor Comprehensive Plan Language:

SH 205 Corridor

This Future Land Use Designation is the heart of McLendon-Chisholm's commercial development opportunities, intended to preserve the rural/country feel, provide residents with local retail, employment, recreation, and entertainment, and capture valuable sales tax dollars along the regional corridor of State Highway 205, which connects Highway 30, Highway 80, future Rockwall County Outer Loop, and other corridors through McLendon-Chisholm.

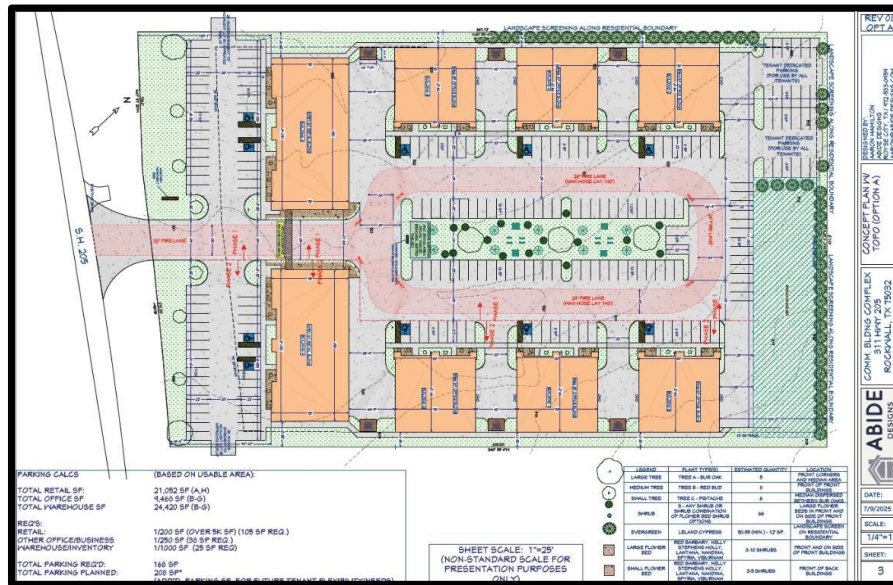
Anticipated Land Uses:

- Mixed-use development (combinations of residential, office, restaurant/retail, entertainment, and arts/culture) with a rural/country feel;
- Sales tax-generating uses (ex. restaurant, retail, etc.);
- Boutique tourism/destination uses (ex. bed and breakfasts, travel-related, farm experiences, etc.);
- Entertainment uses that provide fun and relaxing experiences; and/or
- Parks, trails, open/green space, and ponds or creeks.

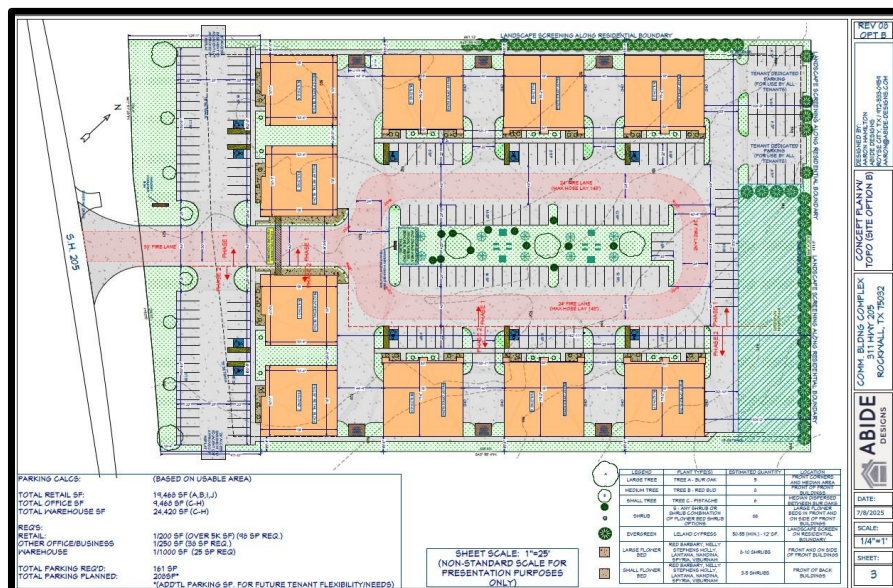
Desired Development Characteristics:

- Maximum density of one dwelling unit per acre for residential uses, exclusive of floodplains and rights-of-way. Drainage areas and waterways should be within HOA-maintained common areas and not included on individual lots where applicable.
- One story typical with two stories maximum.
- Large building footprint buildings should be prohibited to protect the quaint and rural feel of the city.
- Main Street-type development that provides pleasant walkability with a *Brand & Identity* consistent with McLendon-Chisholm.
- Peaceful and quiet design that *portrays a retreat from urban life* through various elements, such as water features, calm colors, sophisticated architecture, and luxurious "off spots" for informal sitting and/or dining.
- Development that *Diversifies the Tax Base* and provides areas for people to enjoy *Grassroots Community Events* or entertainment.
- Extensive, shaded, lighted, and landscaped trail system to connect destinations and neighborhoods.
- Design should portray a country feel design and, when appropriate, transitions are made to surrounding properties.
- Residential protections that create a buffer between incompatible uses and any associated nuisances through the utilization of walls, landscaping, setbacks, etc.

Conceptual Plan Exhibit A:



Conceptual Plan Exhibit B:



Applicants Facade Plan, Buildings A & H for larger footprint (Exhibit E):



Applicants Façade Plan, Frontage buildings A, B, I & J for Site Plan Option B, smaller footprint (Exhibit F):



OPTION 1 - STONE, RED BRICK, WHITE/FRESCO BRICK (PER FACADE PLAN)



OPTION 2 - DARK GRAY WIRE CUT BRICK, RED BRICK, WHITE/FRESCO BRICK

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Applicants Facade Plan, Buildings B-G (Exhibit G):



Site Renderings of Option A (2)







CHISHOLM SQUARE AT MCLENDON CHISHOLM

PLANNED DEVELOPMENT DISTRICT

GENERAL DESCRIPTION:

The proposed Planned Development District, to be known as Chisholm Square, is intended to accommodate retail, commercial, office and similar land uses to create a mixed-use development that serves the surrounding area with goods and services. It is also the intent of the applicant to provide quality development for the State Highway 205 Corridor Overlay District that serves as a benchmark for high-quality future development.

DEVELOPMENT STANDARDS

(1) Permitted Uses:

- a. The uses allowed or prohibited in this Planned Development District are as follows:
 - i. Those uses allowed in the City of McLendon-Chisholm "GB" General Business District as provided in the City's Zoning Ordinance.
 - ii. Additional uses allowed (by right):
 - School, commercial instruction
 - School, commercial trade
 - School, institution, rehabilitation and training center
 - Gymnasium
 - Contractor, no outside storage permitted
 - Day care center, adult
 - Day care center, child
 - Restaurant, with alcohol sales
 - Furniture, Fixture and Appliance Store
 - Landscape Service
 - Clinic
 - iii. Prohibited/Specific Use Permit Usages
- b. Any use not explicitly proposed as permitted or currently permitted by right per this Planned Development proposal will be subject to the submittal requirements of the permitted use table established and as modified, in the McLendon-Chisholm Zoning Ordinance Chapter 14A, Article 3, Subsection 3-1 "Permitted Uses".

(2) Commercial Development Standards: Any development on the property must comply with Section 4-13 "Commercial Development Standards" of the Zoning Ordinance with the following exceptions:

- a. The maximum area allowed for a single floor shall be 6,000 SF.
- b. The maximum length for any building wall shall be eighty (80) feet.
- c. Commercial Development Sign Requirements for the entrance sign as shown on the exhibits included within this Planned Development District proposal.

(3) Comprehensive Plan: The development is in alignment with the SH 205 Corridor district's purpose and intent.

(4) Landscaping: The proposal is in compliance with the Screening and Buffer requirements set forth in Article 6, Subsection 6-10 of the Zoning Ordinance.

- (5) **Parking:** The proposal is in compliance with the parking requirements for non-residential developments set forth in Article 6, subsection 6-7 of the Zoning Ordinance. The applicant has provided necessary documentation to adequately park the development.
- (6) **Other Law:** The development, construction and use of the property and all structures thereon shall comply with all applicable City, State, and Federal Regulations for inspections, permitting, licensing and building, construction and fire codes, except as modified by this ordinance.

THIS AREA INTENTIONALLY LEFT BLANK

Planned Development Districts: Article 5, Special Districts, McLendon-Chisholm Zoning Ordinance:

A. General purpose and description. The Planned Development District “PD” prefix is intended to provide for combining and mixing of uses allowed in various districts with appropriate regulations and to permit flexibility in the use and design of land and buildings in situations where modification of specific provisions of this ordinance is not contrary to its intent and purpose or significantly inconsistent with the planning on which it is based and will not be harmful to the community. A PD District may be used to permit new and innovative concepts in land utilization. While great flexibility is given to provide special restrictions which will allow development not otherwise permitted, procedures are established herein to insure against misuse of the increased flexibility.

B. Permitted uses. Any use specified in the ordinance granting a Planned Development District shall be permitted in that district. The size, location, appearance, and method of operation may be specified to the extent necessary to ensure compliance with the purpose of this ordinance.

C. Development standards.

1. Development standards for each separate PD District shall be set forth in the ordinance granting the PD District and may include but shall not be limited to uses, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, lighting, management associations, and other requirements as the city council may deem appropriate.

2. The ordinance granting a PD District shall include a statement as to the purpose and intent of the PD granted therein. A specific list is required of variances in each district or districts and a general statement citing the reason for the PD request.

3. The Planned Development District shall conform to all other sections of the ordinance unless specifically exempted in the granting ordinance.

D. Conceptual and development plan. In establishing a Planned Development District, the city council shall approve and file as part of the amending ordinance appropriate plans and standard for each Planned Development District. During the review and public hearing process, the city council shall require a conceptual plan and a development plan (or detail site plan).

1. Conceptual plan. This plan shall be submitted by the applicant. The plan shall show the applicant's intent for the use of the land within the proposed Planned Development District in a graphic manner and shall be supported by written documentation of proposals and standards for development.

(a) A conceptual plan for residential land use shall show general use, thoroughfares, and preliminary lot arrangements. For residential development which does not propose platted lots, the conceptual plan shall set forth the size, type, and location of buildings and building sites, access, density, building height, fire lanes, screening, parking areas, landscaped areas, and other pertinent development data.

(b) A conceptual plan for uses other than residential uses shall set forth the land use proposals in a manner to adequately illustrate the type and nature of the proposed development. Data which may be submitted by the applicant, or required by the city

council, may include but is not limited to the types of use(s), topography, and boundary of the PD area, physical features of the site, existing streets, alleys, and easements, location of future public facilities, building heights and locations, parking ratios, and other information to adequately describe the proposed development and to provide data for approval which is to be used in drafting the final development plan.

(c) Changes of detail which do not alter the basic relationship of the proposed development to adjacent property and which do not alter the uses permitted or increase the density, building height, or coverage of the site and which do not decrease the off-street parking ratio, reduce the yards provided at the boundary of the site, or alter the landscape plans as indicated on the approved conceptual plan may be authorized by the mayor or his/her designee. If an agreement cannot be reached regarding whether or not a detail site plan conforms to the original concept plan, the city council shall determine the conformity.

2. Development plan or detailed site plan. This plan shall set forth the final plans for development of the Planned Development District and shall conform to the data presented and approved on the conceptual plan. The development plan may be submitted for the total area of the PD or for any section to the city council. A public hearing on approval of the development plan shall be required at the Council level, unless such a hearing is waived pursuant to [section 5-1](#) D., Conceptual and development plan, at the time of conceptual plan approval in the original amending ordinance. The development plan shall include:

(a) A site inventory analysis including a scale drawing, existing vegetation, natural watercourses, creeks or bodies of water, and an analysis of planned changes in such natural features as a result of the development. This should include a delineation of any flood prone areas.

(b) A scale drawing showing any proposed public or private streets and alleys; building sites or lots; and areas reserved as parks, parkways, playgrounds, utility easements, school sites, street widening and street changes; the points of ingress and egress from existing streets; general location and description of existing and proposed utility services, including size of water and sewer mains; the location and width for all curb cuts and the land area of all abutting sites and the zoning classification thereof on an accurate survey of the tract with the topographical contour interval of two or not more than five feet at location of entry slope as determined by the city.

(c) A site plan for proposed building complexes showing the location of separate buildings, and between buildings and property lines, street lines, and alley lines. Also to be included on the site plan is a plan showing the arrangement and provision for off-street parking.

(d) A landscape plan showing screening walls, ornamental planting, wooded areas, and trees to be planted.

(e) An architectural plan showing elevations and signage style to be used throughout the development in all districts except single-family and two family may be required by the city council if deemed appropriate. Any or all of the required information may be incorporated on a single drawing if such drawing is clear and can be evaluated by the mayor or his/her designee.

3. Procedure for establishment. The procedure for establishing a Planned Development District shall follow the procedure for zoning amendments as set forth in [section 1-14](#), Amendments, changes, and administrative procedures. This procedure is expanded as follows for approval of conceptual and development plans.

(a) Separate public hearings shall be held by city council for the approval of the conceptual plan and the development plan or any section of the development plan, unless such requirements are waived by the city council. A single public hearing is adequate when:

(b) The applicant submits adequate data with the request for the Planned Development District to fulfill the requirements for both plans; or

(c) Information on the concept plan is sufficient to determine the appropriate use of the land and the detail site plan will not deviate substantially from it; and

(d) The requirement is waived at the time the amending ordinance is approved. If the requirement is waived, the conditions shall be specifically stated in the amending ordinance.

(e) The ordinance establishing the Planned Development District shall not be approved until the conceptual plan is approved.

(f) The development plan may be approved in sections. When the plan is approved in sections, the separate approvals by the city council for the initial and subsequent sections will be required.

(g) Regardless of whether the public hearing is waived for the development plan, approval by the city council is still required.

E. Written report may be required. When a PD is being considered, a written report may be requested of the applicant discussing the impact on planning, engineering, water utilities, electric, sanitation, building inspection, tax, police, fire, and traffic. Written comments from the applicable public school district and from private utilities may be submitted to the city council.

F. Planned developments to be recorded. All Planned Development Districts approved in accordance with the provisions of this ordinance in its original form, or by subsequent amendment thereto, shall be referenced on the zoning district map, and a list of such Planned Development Districts, together with the category of uses permitted therein, shall be maintained in an appendix of this ordinance.

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COMMERCIAL BUILDING DEVELOPMENT
8 BUILDINGS (TOTAL) (SITE PLAN OPTION A)
HAMILTON SUBD, BLOCK A, LOT 1, ACRES 3.1232
HAMILTON SUBD, BLOCK A, LOT 2, ACRES 3.0411
311 HWY 205
ROCKWALL, TEXAS 75032
ROCKWALL COUNTY

OF BLDNGS - 8
TOTAL SF OF BLDNGS - 57,710 (SLAB)

ZONING - GB GENERAL BUSINESS
BUILDING OCCUPANT - TBD, GENERAL BUSINESS/RETAIL
OCCUPANCY CLASSIFICATION/USE - B - BUSINESS
REQUIRED PARKING - 168 SP.
PLANNED PARKING - 208 SP. (10 HANDICAP, 201 REGULAR)
CONSTRUCTION TYPE - YB - (METAL PRIMARY STRUCTURE, EXT. WALL/ROOF CLADDING. WOOD FRAME
INTERIOR/PARTITION WALLS, ARCHITECTURAL FEATURES)

DEVELOPER:
GARDNER CONSTRUCTION, LLC
TERRELL, TX

OWNER:
311 STATE HIGHWAY 205, LLC
TERRELL, TX

ARCHITECTURAL DRAWINGS PREPARED BY:
ABIDE DESIGNS, LLC
ROYSE CITY, TX

MEP PLAN PREPARED BY:
TBD

CIVIL PLAN PREPARED BY:
CIVIL POINT ENGINEERS, INC
MCKINNEY, TX



SATELLITE VIEW

ADDITIONAL DOCUMENTS TO BE SUBMITTED
FOR REVIEW/APPROVAL (SEPARATELY):

MEP PLAN
CIVIL/SITE PLAN
TDLR REVIEW
ENERGY COMPLIANCE REVIEW
IRRIGATION PLAN

REFER TO "SITE PLAN" SHEET FOR OVERALL
BUILDING/ADDRESS LAYOUT

CODE COMPLIANCE:	
2018 INTL. FIRE CODE (IFC)	
2018 INTL. BUILDING CODE (IBC)	
2018 INTL. PLUMBING CODE (IPC)	
2018 INTL. MECHANICAL CODE (IMC)	
2020 NATL. ELECTRICAL CODE (NEC)	
2018 INTL. ENERGY CONSERVATION CODE (IEC)	
ALONG WITH ALL LOCAL/CITY AMENDMENTS	

Layout Page Table			
Number	Title		
1	PROJECT OVERVIEW (SITE PLAN OPTION A)		
2	CONCEPT PLAN (OPTION A)		
3	CONCEPT PLAN W/ TOPO (OPTION A)		
4	FACADE PLAN (BLDNG A & H) 10,957 SF		
5	CONCEPT FLOORPLAN/LAYOUT (BLDNG A & H) 10,957 SF		
6	3D RENDERINGS (BLDNG A&H) 10,957 SF		
7	ALTERNATE FACADE MATERIAL RENDERINGS (BLDNG A&H)		
8	FACADE PLAN (BLDNG B-G) 5967SF		
9	CONCEPT FLOORPLAN/LAYOUT (BLDNG B-G) 5967 SF		
10	3D RENDERINGS (BLDNG B-G) 5967 SF		
11	ALTERNATE FACADE MATERIAL RENDERINGS (BLND B-G) 5967 SF		

REV 08
OPT A

DESIGNED BY:
AARON HAMILTON
ABIDE DESIGNS
ROYSE CITY, TX / 972-533-0459
AARON@ABIDE-DESIGNS.COM

PROJECT OVERVIEW
(SITE PLAN OPTION A)

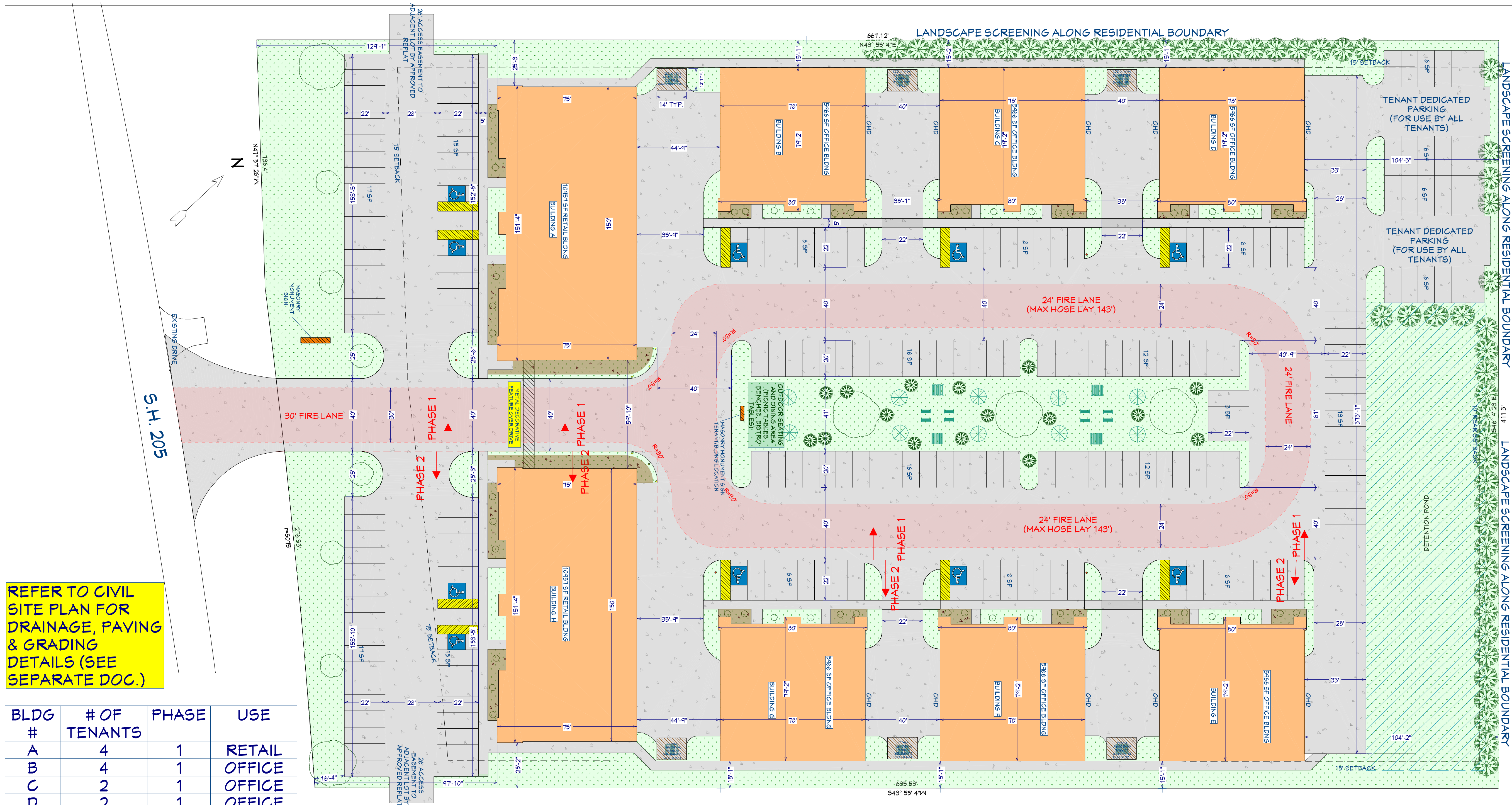
COMM. BLDNG COMPLEX
311 HWY 205
ROCKWALL, TX 75032



DATE:
7/9/2025

SCALE:
1/4"=1'

SHEET:
1



REFER TO CIVIL
SITE PLAN FOR
DRAINAGE, PAVING
& GRADING
DETAILS (SEE
SEPARATE DOC.)

BLDG #	# OF TENANTS	PHASE	USE
A	4	1	RETAIL
B	4	1	OFFICE
C	2	1	OFFICE
D	2	1	OFFICE
E	2	2	OFFICE
F	2	2	OFFICE
G	4	2	OFFICE
H	4	2	RETAIL

TOTAL BUILDING SF: 57,710 (SLAB)

BLDNG SIZES:
6 OFFICE/BUSINESS BLDNGS @ 5,966SF
2 RETAIL BLDNGS @ 10,957 SF

TOTAL PARKING SPACES: 208 SP.
(10 HANDICAP, 198 REGULAR)

TOTAL FLATWORK/PAVING COVERAGE: 143K
TOTAL LOT SF: 268,774 SF
TOTAL BUILDING COVERAGE: 57,302 SF
TOTAL BUILDING % COVERAGE: 21%
TOTAL IMPERVIOUS LOT COVERAGE: 200.8K
TOTAL IMPERVIOUS LOT % COVERAGE: 75%

TOTAL LANDSCAPE/LAWN AREA: 72.5K
TOTAL LANDSCAPE % COVERAGE: 27%
TOTAL FRONT YARD LANDCAPE/LAWN: 20.7K
TOTAL FRONT YARD % OF 20% MIN. LANDSCAPE: 40%

SHEET SCALE: 1"=25'
(NON-STANDARD
SCALE FOR
PRESENTATION
PURPOSES ONLY)

LEGEND	PLANT TYPE(S)	ESTIMATED QUANTITY	LOCATION
A	TREE A - BUR OAK	5	FRONT CORNERS AND MEDIAN AREA
B	TREE B - RED BUD	8	FRONT OF FRONT BUILDINGS
C	TREE C - PISTACHE	6	MEDIAN DISPERSED BETWEEN BUR OAKS
S	5 - ANY SHRUB OR SHRUB COMBINATION OF FLOWER BED SHRUB OPTIONS	66	LARGE FLOWER BEDS IN FRONT AND ON SIDE OF FRONT BUILDINGS
E	LELAND CYPRESS	50-55 (MIN.) - 12' SP.	LANDSCAPE SCREEN ON RESIDENTIAL BOUNDARY
L	RED BARBARY, NELLY STEPHENS HOLLY, LANTANA, NANDINA, SPYRIA, YIBURNAM	8-10 SHRUBS	FRONT AND ON SIDE OF FRONT BUILDINGS
S	RED BARBARY, NELLY STEPHENS HOLLY, LANTANA, NANDINA, SPYRIA, YIBURNAM	3-5 SHRUBS	FRONT OF BACK BUILDINGS

REV 08
OPT A

DESIGNED BY:
AARON HAMILTON
ABIDE DESIGNS
ROYSSE CITY, TX / 972-533-0454
AARON@ABIDE-DESIGNS.COM

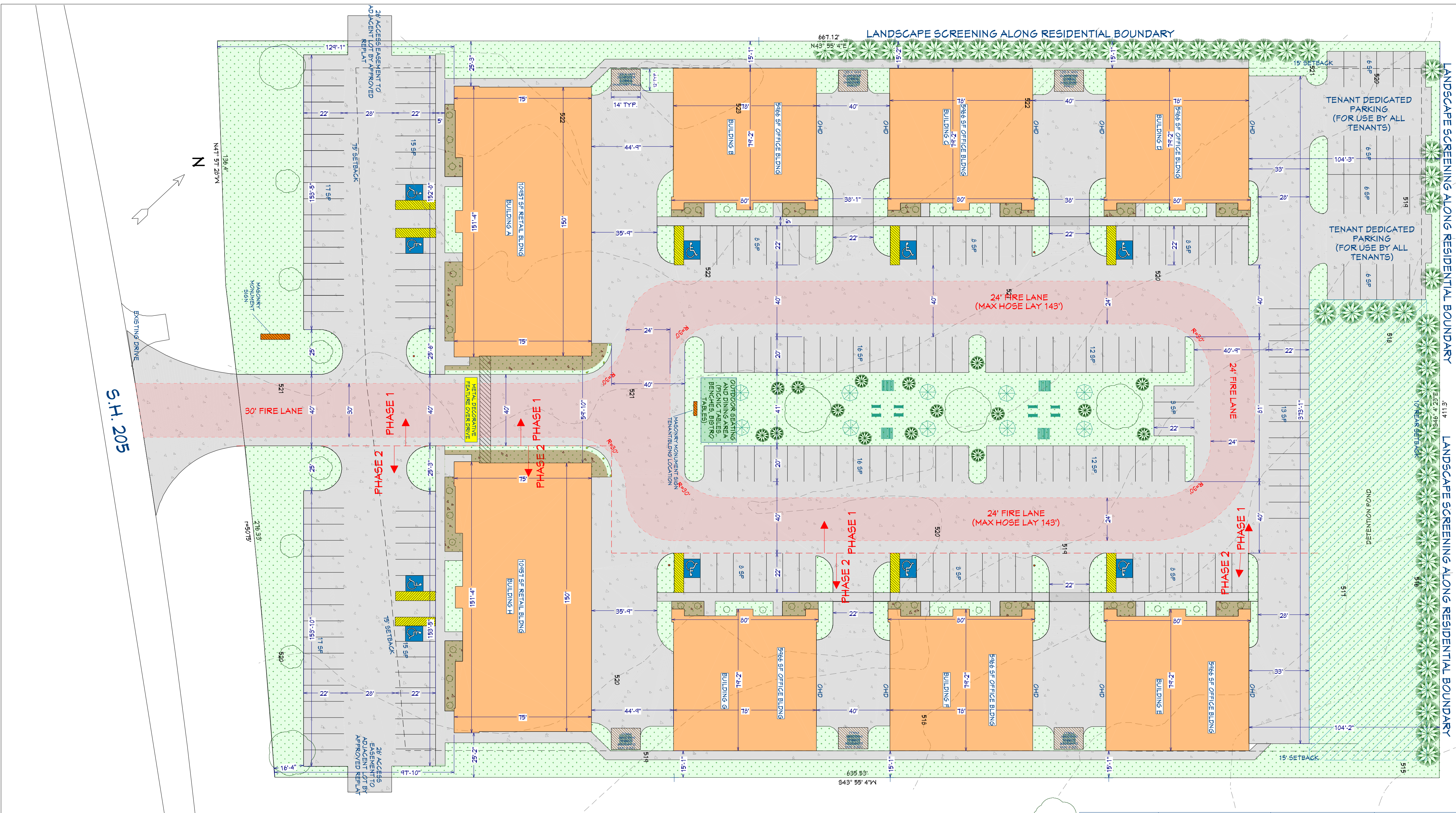
CONCEPT PLAN
(OPTION A)

COMM. BLDNG COMPLEX
311 HWY 205
ROCKWALL, TX 75032

DATE:
7/9/2025

SCALE:
1/4"=1'

SHEET:
2



PARKING CALCS

TOTAL RETAIL SF:
TOTAL OFFICE SF
TOTAL WAREHOUSE SF

REQ'S:
RETAIL:
OTHER OFFICE/BUSINESS
WAREHOUSE/INVENTORY

TOTAL PARKING REQ'D:
TOTAL PARKING PLANNED:

(BASED ON USABLE AREA):

21,052 SF (A,H)
9,468 SF (B-G)
24,420 SF (B-G)

1/200 SF (OVER 5K SF) (105 SP REQ.)
1/250 SF (38 SP REQ.)
1/1000 SF (25 SP REQ.)

168 SP
208 SP*
(ADD'TL PARKING SP. FOR FUTURE TENANT FLEXIBILITY/NEEDS)

SHEET SCALE: 1"=25'
(NON-STANDARD SCALE FOR
PRESENTATION PURPOSES
ONLY)

LEGEND	PLANT TYPE(S)	ESTIMATED QUANTITY	LOCATION
LARGE TREE	TREE A - BUR OAK	5	FRONT CORNERS AND MEDIAN AREA
MEDIUM TREE	TREE B - RED BUD	8	FRONT OF FRONT BUILDINGS
SMALL TREE	TREE C - PISTACHE	6	MEDIAN DISPERSED BETWEEN BUR OAKS
SHRUB	S - ANY SHRUB OR SHRUB COMBINATION OF FLOWER BED SHRUB OPTIONS	66	LARGE FLOWER BEDS IN FRONT AND ON SIDE OF FRONT BUILDINGS
EVERGREEN	LELAND CYPRESS	50-55 (MIN.) - 12' SP.	LANDSCAPE SCREEN ON RESIDENTIAL BOUNDARY
LARGE FLOWER BED	RED BARBARY, NELLY STEPHENS HOLLY, LANTANA, NANDINA, SPYRIA, VIBURNAM	8-10 SHRUBS	FRONT AND ON SIDE OF FRONT BUILDINGS
SMALL FLOWER BED	RED BARBARY, NELLY STEPHENS HOLLY, LANTANA, NANDINA, SPYRIA, VIBURNAM	3-5 SHRUBS	FRONT OF BACK BUILDINGS

REV 08
OPT A

DESIGNED BY:
AARON HAMILTON
ABIDE DESIGNS
ROYSSE CITY, TX / 472-533-0454
AARON@ABIDE-DESIGNS.COM

CONCEPT PLAN W/
TOPO (OPTION A)

COMM. BLDNG COMPLEX
311 HWY 205
ROCKWALL, TX 75032



DATE:

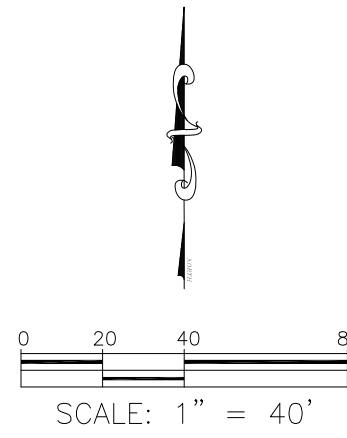
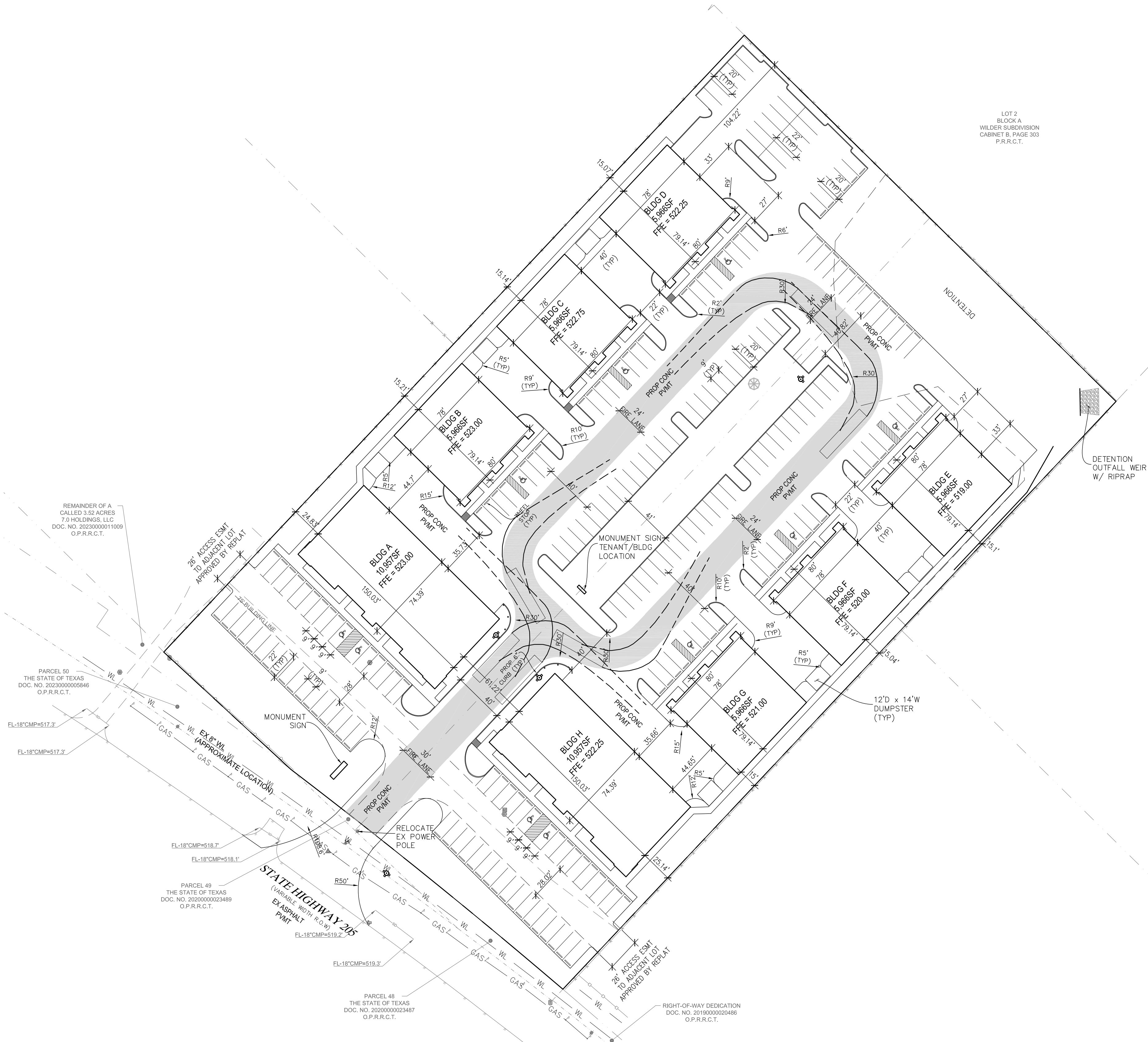
7/9/2025

SCALE:

1/4"=1'

SHEET:

3



LEGEND

FIRELANE

- GENERAL NOTES:
1. THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE, AND MATERIAL OF ALL EXISTING UTILITIES AFFECTED BY CONSTRUCTION PRIOR TO COMMENCEMENT. CONTRACTOR SHALL CONTACT A UTILITY LOCATOR 48 HOURS PRIOR TO CONSTRUCTION.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY.
 3. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION BEING IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS, REGULATIONS, STATUTES, STANDARDS, AND SPECIFICATIONS.
 4. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS, LATEST EDITION.
 5. CONTRACTOR SHALL PROTECT EXISTING CONTROL MONUMENTATION AND BENCHMARKS. ANY SUCH POINTS WHICH THE CONTRACTOR BELIEVES WILL BE DESTROYED SHALL HAVE OFFSET POINTS ESTABLISHED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY MONUMENTATION DESTROYED BY THE CONTRACTOR SHALL BE REESTABLISHED AT HIS EXPENSE.
 6. CONTRACTOR SHALL PROTECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT.
 7. ALL EARTHWORK OPERATIONS, PAVEMENT INSTALLATION, ETC. SHALL CONFORM TO THE RECOMMENDATION OF THE GEOTECHNICAL REPORT.
 8. THE CONTRACTOR SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS, INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF ANY CONSTRUCTION. IN THE EVENT OF ANY CONFLICT, AND PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER.
 9. ALL CONCRETE PAVEMENT SHALL BE 3,500 PSI CONCRETE. CONCRETE THICKNESS SHALL BE 6" UNDER ALL FIRELANES AND HEAVY DUTY TRAFFIC AREAS, 6" UNDER MEDIUM DUTY TRAFFIC AREAS AND 5" UNDER ALL PARKING AREAS AS RECOMMENDED BY THE GEOTECHNICAL REPORT. PLEASE REFER TO GEOTECHNICAL REPORT.
 10. THE FIRE LANE SHALL BE 6" OF REINFORCED CONCRETE ON 6" OF STABILIZED SOIL WITH A MINIMUM OF 30 LBS/SQ YD OF LIME OR CEMENT AS INDICATED IN THE GEOTECH REPORT. AN ALTERNATE SECTION IS ALLOWED AND MAY BE CONSTRUCTED WITH 8" OF REINFORCED CONCRETE ON 95% COMPACTED BASE. *****CITY MAY HAVE ADDITIONAL REQUIREMENTS (ADD AS REQUIRED)*****
 11. DIMENSIONS ARE FACE OF CURB OR FACE OF BUILDING, UNLESS OTHERWISE INDICATED. *****CITY MAY HAVE ADDITIONAL REQUIREMENTS (ADD AS REQUIRED)*****
 12. ALL CONNECTIONS TO EXISTING PAVING SHALL HAVE A FULL DEPTH SAWCUT.
 13. EROSION CONTROL SHALL BE IN PLACE PRIOR TO THE DISTURBANCE OF ANY EXISTING SURFACE.
 14. REFER TO STORM WATER POLLUTION PREVENTION PLAN (SWPPP).

5900 S LAKE FOREST DR
SUITE 300
MCKINNEY, TX 75070
972-554-1100 (Office)
866-682-8129 (Fax)
TBPE Firm #9723

CIVIL POINT
ENGINEERS

PROJECT NAME:
**311 HWY 205
FLEXSPACE**
McLENDON CHISHOLM, TEXAS

SHEET TITLE
SITE PLAN OPTION A

PRELIMINARY
NOT FOR
CONSTRUCTION

JOHN H BEZNER
PE # 98469

DATE 7-8-25
SCALE 1" = 40'
SHEET 2
OF 9

COMMERCIAL BUILDING DEVELOPMENT
10 BUILDINGS (TOTAL) (SITE OPTION B)
HAMILTON SUBD, BLOCK A, LOT 1, ACRES 3.1232
HAMILTON SUBD, BLOCK A, LOT 2, ACRES 3.0411
311 HWY 205
ROCKWALL, TEXAS 75032
ROCKWALL COUNTY

OF BLDNGS - 10
TOTAL SF OF BLDNGS - 56,204 (SLAB)

ZONING - GB GENERAL BUSINESS
BUILDING OCCUPANT - TBD, RETAIL & GENERAL BUSINESS
OCCUPANCY CLASSIFICATION/USE - B - BUSINESS
REQUIRED PARKING - 161 SP.
PLANNED PARKING - 208 SP. (10 HANDICAP, 201 REGULAR)
CONSTRUCTION TYPE - VB - (METAL PRIMARY STRUCTURE, EXT. WALL/ROOF CLADDING: WOOD FRAME
INTERIOR/PARTITION WALLS, ARCHITECTURAL FEATURES)

DEVELOPER:
GARDNER CONSTRUCTION, LLC
TERRELL, TX

OWNER:
311 STATE HIGHWAY 205, LLC
TERRELL, TX

ARCHITECTURAL DRAWINGS PREPARED BY:
ABIDE DESIGNS, LLC
ROYSE CITY, TX

MEP PLAN PREPARED BY:
TBD

CIVIL PLAN PREPARED BY:
CIVIL POINT ENGINEERS, INC
MCKINNEY, TX

Layout Page Table	
Number	Title
1	PROJECT OVERVIEW (SITE OPTION B)
2	CONCEPT PLAN (SITE OPTION B)
3	CONCEPT PLAN W/ TOPO (SITE OPTION B)
4	FACADE PLAN (BLDNG A, B, I & J) - 5102 SF
5	CONCEPT FLOORPLAN/LAYOUT (BLDNG A, B, I & J) 5102 SF
6	3D RENDERINGS (BLDNG A, B, I & J) 5102 SF
7	ALTERNATE FACADE MATERIAL RENDERINGS (BLDNG A, B, I & J) 5102 SF
8	FACADE PLAN (BLDNG C-H) 5967 SF
9	FOOTPRINT/LAYOUT (BLDNG C-H) 5967 SF
10	3D RENDERINGS (BLDNG C-H) 5967 SF
11	ALTERNATE MATERIAL FACADE RENDERINGS (BLDNG C-H) 5967 SF



CODE COMPLIANCE:	
2018 INTL. FIRE CODE (IFC)	
2018 INTL. BUILDING CODE (IBC)	
2018 INTL. PLUMBING CODE (IPC)	
2018 INTL. MECHANICAL CODE (IMC)	
2020 NATL. ELECTRICAL CODE (NEC)	
2018 INTL. ENERGY CONSERVATION CODE (IEC)	
ALONG WITH ALL LOCAL/CITY AMENDMENTS	



SATELLITE VIEW

ADDITIONAL DOCUMENTS TO BE SUBMITTED
FOR REVIEW/APPROVAL (SEPARATELY):

MEP PLAN
CIVIL/SITE PLAN
TDLR REVIEW
ENERGY COMPLIANCE REVIEW
IRRIGATION PLAN

REFER TO "SITE PLAN" SHEET FOR OVERALL
BUILDING/ADDRESS LAYOUT

REV 08
OPT B

DESIGNED BY:
AARON HAMILTON
ABIDE DESIGNS
ROYSE CITY, TX / 972-533-0459
AARON@ABIDE-DESIGNS.COM

PROJECT OVERVIEW
(SITE OPTION B)

COMM. BLDNG COMPLEX
311 HWY 205
ROCKWALL, TX 75032



DATE:
7/9/2025

SCALE:
1/4"=1'

SHEET:
1

REFER TO CIVIL
SITE PLAN FOR
DRAINAGE, PAVING
& GRADING
DETAILS (SEE
SEPARATE DOC.)

BLDG #	# OF TENANTS	PHASE	USE
A	2	1	RETAIL
B	2	1	RETAIL
C	2	1	OFFICE
D	2	1	OFFICE
E	2	1	OFFICE
F	2	2	OFFICE
G	2	2	OFFICE
H	2	2	OFFICE
I	2	2	RETAIL
J	2	2	RETAIL

TOTAL BUILDING SF: 56,204 SF (SLAB)

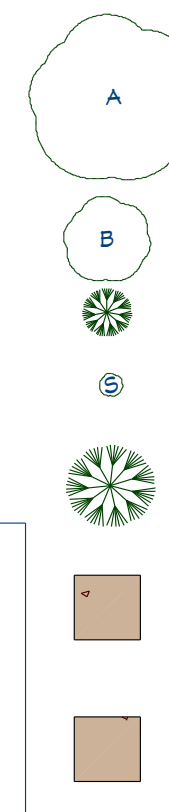
BLDNG SIZES:
6 OFFICE/BUSINESS BLDNGS @ 5,967 SF
4 RETAIL BLDNGS @ 5,102 SF

TOTAL PARKING SPACES: 208 SP.
(10 HANDICAP, 198 REGULAR)

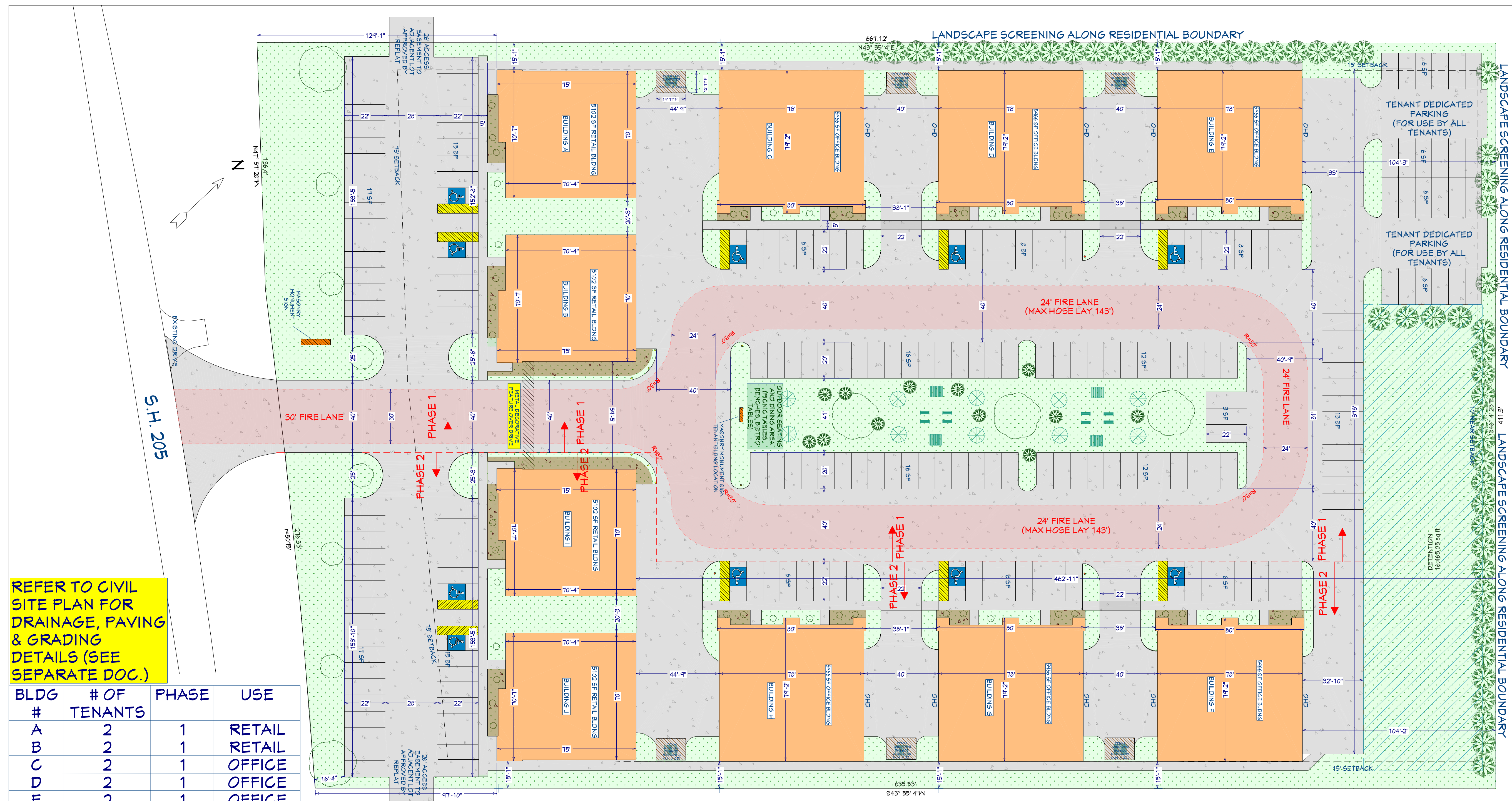
TOTAL FLATWORK/PAVING COVERAGE: 142.8K
TOTAL LOT SF: 268,774 SF
TOTAL BUILDING COVERAGE: 56,204 SF
TOTAL BUILDING % COVERAGE: 21%
TOTAL IMPERVIOUS LOT COVERAGE: 199K
TOTAL IMPERVIOUS LOT % COVERAGE: 74%

TOTAL LANDSCAPE/LAWN AREA: 68.9K
TOTAL LANDSCAPE % COVERAGE: 26%
TOTAL FRONT YARD LANDCAPE/LAWN: 21K
TOTAL FRONT YARD % OF 20% MIN. LANDSCAPE: 40%

SHEET SCALE: 1"=25'
(NON-STANDARD
SCALE FOR
PRESENTATION
PURPOSES ONLY)



LEGEND	PLANT TYPE(S)	ESTIMATED QUANTITY	LOCATION
LARGE TREE	TREE A - BUR OAK	5	FRONT CORNERS AND MEDIAN AREA
MEDIUM TREE	TREE B - RED BUD	8	FRONT OF FRONT BUILDINGS
SMALL TREE	TREE C - PISTACHE	6	MEDIAN DISPERSED BETWEEN BUR OAKS
SHRUB	S - ANY SHRUB OR SHRUB COMBINATION OF FLOWER BED SHRUB OPTIONS	66	LARGE FLOWER BEDS IN FRONT AND ON SIDE OF FRONT BUILDINGS
EVERGREEN	LELAND CYPRESS	50-55 (MIN.) - 12' SP.	LANDSCAPE SCREEN ON RESIDENTIAL BOUNDARY
LARGE FLOWER BED	RED BARBARY, NELLY STEPHENS HOLLY, LANTANA, NANDINA, SPYRIA, VIBURNAM	8-10 SHRUBS	FRONT AND ON SIDE OF FRONT BUILDINGS
SMALL FLOWER BED	RED BARBARY, NELLY STEPHENS HOLLY, LANTANA, NANDINA, SPYRIA, VIBURNAM	3-5 SHRUBS	FRONT OF BACK BUILDINGS



REV 08
OPT B

DESIGNED BY:
AARON HAMILTON
ABIDE DESIGNS
ROYSSE CITY, TX / 472-533-0454
AARON@ABIDE-DESIGNS.COM

CONCEPT PLAN (SITE
OPTION B)

COMM. BLDNG COMPLEX
311 HWY 205
ROCKWALL, TX 75032



DATE:

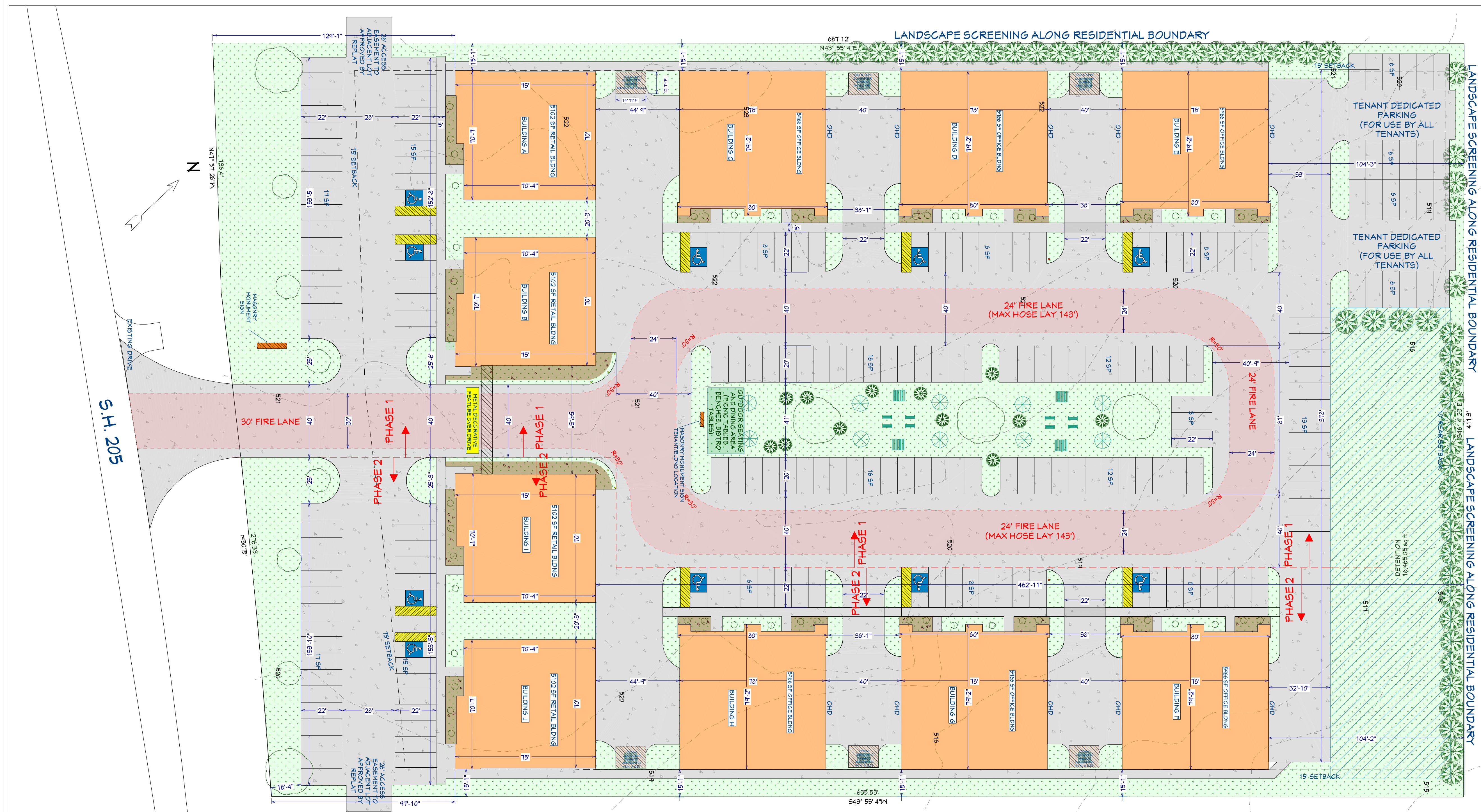
7/9/2025

SCALE:

1/4"=1'

SHEET:

2



PARKING CALCS:		(BASED ON USABLE AREA)
TOTAL RETAIL SF:	19,468 SF (A,B,I,J)	
TOTAL OFFICE SF	9,468 SF (C-H)	
TOTAL WAREHOUSE SF	24,420 SF (C-H)	
REQ'S:		
RETAIL:	1/200 SF (OVER 5K SF) (98 SP REQ.)	
OTHER OFFICE/BUSINESS	1/250 SF (38 SP REQ.)	
WAREHOUSE	1/1000 SF (25 SP REQ)	
TOTAL PARKING REQ'D:	161 SP	
TOTAL PARKING PLANNED:	208SP*	
	*(ADD'TL PARKING SP. FOR FUTURE TENANT FLEXIBILITY/NEEDS)	

SHEET SCALE: 1"=25'
(NON-STANDARD SCALE FOR
PRESENTATION PURPOSES
ONLY)

LEGEND	PLANT TYPE(S)	ESTIMATED QUANTITY	LOCATION
A	TREE A - BUR OAK	5	FRONT CORNERS AND MEDIAN AREA
B	TREE B - RED BUD	8	FRONT OF FRONT BUILDINGS
C	TREE C - PISTACHE	6	MEDIAN DISPERSED BETWEEN BUR OAKS
D	SHRUB	66	LARGE FLOWER BEDS IN FRONT AND ON SIDE OF FRONT BUILDINGS
E	EVERGREEN	50-55 (MIN.) - 12' SP.	LANDSCAPE SCREEN ON RESIDENTIAL BOUNDARY
F	LARGE FLOWER BED	8-10 SHRUBS	FRONT AND ON SIDE OF FRONT BUILDINGS
G	SMALL FLOWER BED	3-5 SHRUBS	FRONT OF BACK BUILDINGS

REV 08
OPT B

DESIGNED BY:
AARON HAMILTON
ABIDE DESIGNS
ROYSSE CITY, TX / 972-533-0454
AARON@ABIDE-DESIGNS.COM

CONCEPT PLAN W/
TOPO (SITE OPTION B)

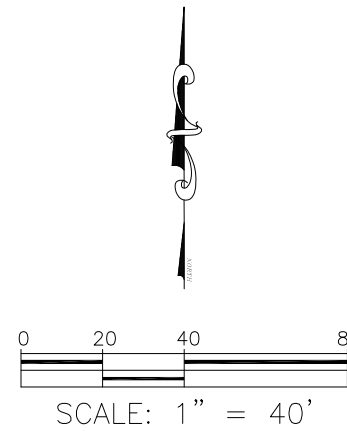
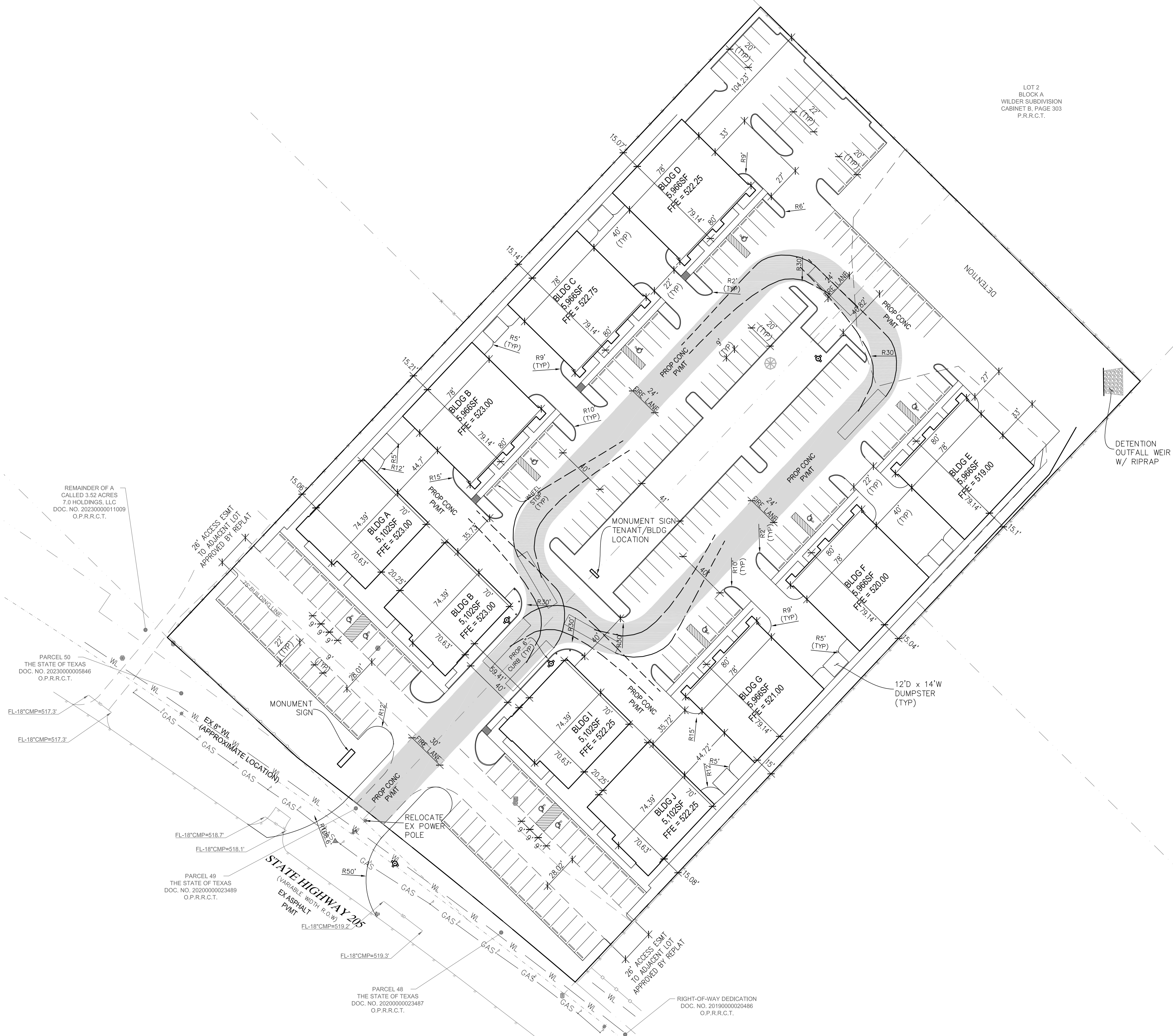
COMM. BLDNG COMPLEX
311 HWY 205
ROCKWALL, TX 75032

ABIDE
DESIGNS

DATE:
7/9/2025

SCALE:
1/4"=1'

SHEET:
3



LEGEND

FIRELANE

GENERAL NOTES:

1. THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE, AND MATERIAL OF ALL EXISTING UTILITIES AFFECTED BY CONSTRUCTION PRIOR TO COMMENCEMENT. CONTRACTOR SHALL CONTACT A UTILITY LOCATOR 48 HOURS PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY.
3. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION BEING IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS, REGULATIONS, STATUTES, STANDARDS, AND SPECIFICATIONS.
4. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS, LATEST EDITION.
5. CONTRACTOR SHALL PROTECT EXISTING CONTROL MONUMENTATION AND BENCHMARKS. ANY SUCH POINTS WHICH THE CONTRACTOR BELIEVES WILL BE DESTROYED SHALL HAVE OFFSET POINTS ESTABLISHED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY MONUMENTATION DESTROYED BY THE CONTRACTOR SHALL BE REESTABLISHED AT HIS EXPENSE.
6. CONTRACTOR SHALL PROTECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT.
7. ALL EARTHWORK OPERATIONS, PAVEMENT INSTALLATION, ETC. SHALL CONFORM TO THE RECOMMENDATION OF THE GEOTECHNICAL REPORT.
8. THE CONTRACTOR SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS, INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF ANY CONSTRUCTION. IN THE EVENT OF ANY CONFLICT, AND PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER.
9. ALL CONCRETE PAVEMENT SHALL BE 3,500 PSI CONCRETE. CONCRETE THICKNESS SHALL BE 6" UNDER ALL FIRELANES AND HEAVY DUTY TRAFFIC AREAS, 6" UNDER MEDIUM DUTY TRAFFIC AREAS AND 5" UNDER ALL PARKING AREAS AS RECOMMENDED BY THE GEOTECHNICAL REPORT. PLEASE REFER TO GEOTECHNICAL REPORT.
10. THE FIRE LANE SHALL BE 6" OF REINFORCED CONCRETE ON 6" OF STABILIZED SOIL WITH A MINIMUM OF 30 LBS/SQ YD OF LIME OR CEMENT AS INDICATED IN THE GEOTECH REPORT. AN ALTERNATE SECTION IS ALLOWED AND MAY BE CONSTRUCTED WITH 8" OF REINFORCED CONCRETE ON 95% COMPACTED BASE. *****CITY MAY HAVE ADDITIONAL REQUIREMENTS (ADD AS REQUIRED)*****
11. DIMENSIONS ARE FACE OF CURB OR FACE OF BUILDING, UNLESS OTHERWISE INDICATED. *****CITY MAY HAVE ADDITIONAL REQUIREMENTS (ADD AS REQUIRED)*****
12. ALL CONNECTIONS TO EXISTING PAVING SHALL HAVE A FULL DEPTH SAWCUT.
13. EROSION CONTROL SHALL BE IN PLACE PRIOR TO THE DISTURBANCE OF ANY EXISTING SURFACE.
14. REFER TO STORM WATER POLLUTION PREVENTION PLAN (SWPPP).

5900 S LAKE FOREST DR
SUITE 300
MCKINNEY, TX 75070
972-554-1100 (Office)
866-682-8129 (Fax)
TBPE Firm #9723

CIVIL POINT
ENGINEERS

PROJECT NAME:
**311 HWY 205
FLEXSPACE**
McLENDON CHISHOLM, TEXAS

SHEET TITLE
SITE PLAN OPTION B

PRELIMINARY
NOT FOR
CONSTRUCTION

JOHN H BEZNER
PE # 98469

DATE 7-8-25
SCALE 1" = 40'
SHEET 2
OF 9



City of McLendon-Chisholm
Staff Report

Date: August 12, 2025

Agenda Item: Board of Adjustments Appointments

Financial Impact:

Background: Move an alternate member to regular member status and appoint a new alternate member

Staff Recommendation:

Approve moving James Parnell from alternate status to regular member
Appoint Troy Fedison, Sr. as an alternate position expiring in June 2027

Presenter: Bev Stibbens, City Manager



City of McLendon-Chisholm
Staff Report

Date: August 12, 2025

Agenda Item: Planning & Zoning Commission Appointments

Financial Impact:

Background: We have a new applicant for an alternate position on Planning & Zoning

Staff Recommendation:

Approve Bob Fadick as an alternate for a 2-year term expiring in 2027
P&Z has a full slate per the charter

Presenter: Bev Stibbens, City Manager



City of McLendon-Chisholm
Staff Report

Date: August 12, 2025

Agenda Item: Council Committee Appointments

Financial Impact:

Background: Council Committee Appointments

Term ends May 2026

Appointments:

Planning & Zoning Liaison-Dennis London

Fire Department Liaison-Arik Towry

Public Works Liaison-John Powers

Park Board-Liaison-Donald Goodwin

Economic Development Committee-Jerry Brewer

Community events-Bryan McNeal & Rich Dean

America 250-Bryan McNeal, Rich Dean & Donald Goodwin

Presenter: Mayor Bryan McNeal & Bev Stibbens, City Manager



**POLICIES AND PROCEDURES OF THE
MCLENDON-CHISHOLM CITY COUNCIL AND OTHER BOARDS & COMMISSIONS**

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- I. List of Boards and Commissions**
- II. List of Council Representatives on Committees**
- III. List of Council Subcommittees**

PREAMBLE - INTRODUCTION, DEFINITIONS, AND BASIS FOR ADOPTION

Pursuant to Section 3.10 of the Charter of the City of McLendon-Chisholm, Texas (Charter), the McLendon-Chisholm City Council (Council) adopts the following rules and order of business governing all Council meetings.

A. Statement of Purpose

The Policies and Procedures of the McLendon-Chisholm City Council (Policies) are intended to describe the rules and guidelines by which the McLendon-Chisholm City Council operates and to set forth standing Council policy. The manual includes excerpts from the Home Rule Charter for the City of McLendon-Chisholm, the City of McLendon-Chisholm Code, and the Texas Local Government Code. Unless otherwise noted, the text of the manual is assumed to be Council policies and procedures in addition to those established in law. The manual serves as a quick reference for resolving policy and procedural questions during meetings and work sessions. These Policies may be amended or waived by a majority vote of the elected members of the Council, except those rules that are required by law.

B. Sources and Definitions

As used in these Policies, the following words have the following meaning:

1. The word City means the City of McLendon-Chisholm, Texas.
2. The word Charter means the Home Rule Charter for the City of McLendon-Chisholm, as amended.
3. The word Code means the McLendon-Chisholm Code of Ordinances, as amended.
4. The term TX Code means the Texas Local Government Code, as amended.
5. The word Council means the duly elected City Council of the City of McLendon-Chisholm.
6. The words Council member(s) mean a duly elected and sworn member of the City Council of the City of McLendon-Chisholm and include the Mayor and the Mayor Pro Tem.
7. The words Code of Ethics means the Ordinance.

C. Oath of Office

Each Council member, including the Mayor, must swear or affirm the following Oath of Office before participating in Council business:

I, _____, do solemnly swear (or affirm), that I will faithfully execute the duties of the office of _____, City of McLendon-Chisholm of the State of Texas, and will to the best of my ability preserve, protect, and defend the Constitution and laws of the United States and of this State, so help me God.

SECTION ONE - GOVERNMENTAL STRUCTURE

A. Powers of the Council

Local Government powers are conferred on the elected Council by the State of Texas and the people of the City of McLendon-Chisholm by way of the democratic process. Powers are defined by the Charter, State law, and the Texas Constitution.

The City is a Home Rule City, as authorized by Article 11, Section 5 of the Texas Constitution. The Charter was adopted on May 9, 2025.

B. Mayor & Mayor Pro Tem

1. Mayor

Charter section 3.04 prescribes the duties of the Mayor and the Mayor Pro Tem. The Mayor is the official head of the City government and serves as the presiding officer over Council meetings and performs other duties consistent with the office. The Mayor has the right to vote on all items voted on by the Council but has no power to veto. The Mayor is the "first among equals," and his or her vote counts no more and no less than the vote of any other individual Council member.

2. The Mayor Pro Tem

The Mayor Pro-Tem is a Council member elected annually by the Council at the first regular meeting after each election of Council members and/or Mayor. The Mayor Pro-Tem acts as Mayor during the disability or absence of the Mayor.

C. Filling Council Vacancies

Charter section 3.06 provides for filling vacancies on the Council. Generally, within thirty days of any Council vacancy, the Council must appoint an individual to fill the vacancy for the unexpired term only (i.e., until the next regular election), at which time the position is placed on the ballot.

The procedure for filling vacancies is set forth in Section 3.A. of these Policies.

D. Council-Manager Form of Government

Charter section 2.01 provides that the City is a Council-Manager form of government. The Council, consisting of the elected Mayor and Council members, appoints the City Manager who is directly responsible to the Council for executing the laws and administering City government.

Under this form of government, the governing body is composed of citizens serving on a part-time basis to decide major policy issues, much in the same manner as the Board of Directors of a private corporation. The Mayor's role is to preside over Council meetings much like a Chairman of the Board. Council members serve the interests of the citizens who elected them to office—the stockholders of the corporation.

The City Manager is comparable to the corporation's Chief Executive Officer. The City Manager is a professionally trained public administrator charged with implementing the policies and directives of the Council. The City Manager has broad administrative authority, and the Charter has strict rules prohibiting political interference in administrative matters. Conversely, the City Manager refrains from participating in political activities that would impair professional administration.

E. The City Manager's Role in Administrative Affairs

Charter section 4.01 provides for the qualifications, powers, and duties of the City Manager. The City Manager is responsible for the appointment, removal, and supervision of all City employees.

With the exception of the City Attorney and the Municipal Judge, all City staff are employees of the City Manager. Thus, neither the Council nor any of its members should direct or request the appointment or removal of City officers or employees.

F. Council/Staff Relationships and Communications

Except for inquiry and timely communication, the Council should contact City employees through the City Manager. Council members should refrain from giving orders or direction to any subordinate of the City Manager, either publicly or privately.

While it is inappropriate for any Council member to instruct a City employee, it is appropriate for Council members to inquire about information. Information that would be difficult or time consuming to produce, however, or that relates to a current or future agenda item, should be formally requested of the City Manager, rather than requested of an individual staff member. Work assignments and policy directions should come from the elected body as a whole and not from individual members. To avoid confusion and conflicting priorities, certain guidelines for Council/staff relationships should be followed.

Council initiatives generally fall into one of four areas:

1. Requests for information that is readily available;
2. Follow-up for a constituent relative to a municipal problem or question;
3. Requests for information that are not readily available and requiring considerable staff time and/or research effort;
4. Initiation of a new priority or program.

G. Implementing the Will of the Majority

Once a vote is taken and the issue decided, Council speaks to the staff with a single voice. City staff must respond to the majority view, regardless of whether individual Council members agree, and regardless of whether staff agrees.

H. Electronic Communications

The widespread use of electronic mail (e-mail) raises concerns over the appropriate communications among Council members and between Council members and staff. Generally, all e-mail communications between Council members and between Council members and staff are subject to disclosure under the Texas Open Records Act. All e-mail communications to and from staff members should be in accordance with the guidelines established for staff inquiries. The City Manager should be copied on all e-mail communication between Council members and Staff.

I. Conflict of Interest Rules

To assure citizens that the judgment of public officers and employees is not compromised or affected by inappropriate conflicts, the Council passed an ordinance providing for a Code of Ethics for all officials and employees. The Code of Ethics applies to elected or appointed individuals, whether paid or unpaid, advisory or administrative. The Code of Ethics serves not only as a guide for official conduct of the City's public servants, but also as a basis for discipline for those who fail to abide by its terms. The ordinance states that the proper operation of democratic government requires that:

1. Public officials and employees are independent, impartial, and responsible only to the people of the City;
2. Governmental decisions and policy be made using the proper procedures of the governmental structure;
3. No officer or employee has any financial interest, direct or indirect, or engage in any business, transaction, or professional activity, or incur any obligation of any nature, which conflicts with the proper discharge of his duties in the public interest;
4. Public office not be used for personal gain;
5. The Council at all times is maintained as a nonpartisan body.

The Code of Ethics provides for standards of conduct for officers and employees of the City as well as providing for penalties for violations. In addition to the local Code of Ethics, Council members are bound by state law pertaining to conflicts of interest as well. The City Attorney is the proper person to consult for competent legal advice concerning conflict of interest questions.

The Council has established that the City Attorney will provide annual training for all members of the City's boards and commissions, as well as for Council members.

J. Council Representatives on Various Committees

The Council is represented on a number of committees and groups. These include intergovernmental bodies, various community organizations, Council subcommittees, and as liaisons to selected boards and commissions. Such representation is distinct from formal appointments to Boards and Commissions.

K. Representation on Outside Organizations

Outside groups often invite the Council to participate in their activities. For appointments to outside groups, the Council may designate either a Council member or a City employee (if appropriate) to the committee or group. Appointments for these positions occur as needed.

L. Representation and Role of Council subcommittees

The Council may create a Council subcommittee to review and provide recommendations to the full Council concerning a specific issue. Subcommittees should be considered by the Council when items of interest to the Council will require a significant amount of time to develop and review beyond what may reasonably be accomplished in a regular meeting or workshop of the full Council. The role of the subcommittee is to examine issues in depth when requested by the full Council and to report back its findings and recommendations. They do not have the responsibility or authority to set policy. Additionally, subcommittees have no authority to direct the spending of funds unless approved by the full Council.

Generally, subcommittees are created when Council members at a posted meeting consider such creation. Procedures for establishing and operating a subcommittee are as follows:

1. Establishing subcommittees

The Council may establish a subcommittee at a posted meeting. Upon establishment, the Council will adopt a resolution creating the subcommittee. The resolution will contain guidelines as to the scope, function, or charge of the subcommittee. The resolution will also identify the term of the subcommittee, reporting requirements to the full Council, and whether the subcommittee is a standing committee with ongoing functions or an ad hoc committee. The resolution will be prepared by staff with input from the subcommittee members and submitted to the Council within 30 days of establishing a subcommittee.

2. Appointments

Appointments to subcommittees may be made at any time by the Council. Appointments to subcommittees should be reviewed and adjusted as necessary annually after elections once the new Council takes office. However, the Council may make reassignments and new assignments as needed.

3. Reporting and Communication with Council

Subcommittees shall make periodic reports to the full Council as provided in the resolution establishing the subcommittee. Interim reporting may occur at a posted Council meeting or it may occur through updates provided by staff. Such interim reporting will include updates to the full Council regarding activities that involve discussions or participation with outside parties.

Final and periodic reporting as outlined in the establishing resolution will occur at posted Council meetings. Such reports are intended to reflect the opinions and ideas of each Council member serving on a subcommittee.

Once a subcommittee has been formed and is working, one or more Council members who have questions or wish to discuss the item being developed or reviewed by the subcommittee should request an item for discussion of such at a regular Council meeting.

4. Operation of Subcommittees

The staff liaison has the responsibility for scheduling meetings with the subcommittee. Staff also has the responsibility for tracking the work of the subcommittee and providing access to all reports and committee assignments to the full Council.

When the Council votes on the recommendations of a subcommittee, generally the motions to act on those items should be made by council members not serving on the subcommittee.

5. Orientation of New Council members

Staff will include a review of the operation and process of subcommittees in the orientation process with newly elected council members.

M. Role of Council Liaisons to Boards and Commissions

From time to time the Council will consider establishing a Council liaison to particular City boards or commissions to improve communication between the Council and the Board. Their role will be to periodically meet with the Chair of that Board or Commission, to periodically attend the meetings of the assigned Board or Commission, and report back to Council with any recommendations. Items of interest or upcoming action for Council may be communicated from the liaison to the City Manager, who may then forward the information to the full Council. Appointments as liaison may be made at any time by the Council. Appointments should be reviewed and adjusted as necessary annually after elections once the new Council takes office. However, the Council may make reassignments and new assignments as needed.

SECTION TWO— CITY COUNCIL MEETINGS

A. Monthly Council Meetings

Charter section 3.07 provides that the Council shall hold at least one regular meeting each month and as many additional meetings as it deems necessary to transact the business of the City. The Council conducts regular meetings beginning at 6:30 p.m. on the second and fourth Tuesday of each month in the Council Chambers at City Hall, located at 1371 W FM 550. Special Council meetings are held at the call of the Mayor or a majority of the Council members as needed.

Activities during regular Council meetings include:

1. Consent Agenda for items that have previously been discussed, are of a routine nature and are unlikely to generate discussion, and are ready for action. Any member of the Council may pull an item for discussion and/or separate vote. Council members are encouraged to submit any items they would like to pull from the consent agenda to the Chair prior to the start of the meeting.
2. Open Forums where Citizens may address the Council on any matter not included in the published meeting Agenda;
3. Public Hearings as required by law or Council policy. Public hearings may cover subjects such as proposed budgets, proposed Comprehensive Plan amendments, and rezoning;
4. Reports, Action Items, and Recommendations from the City Manager. Generally, the manager's report should be limited to 15 minutes and should include written or verbal information on the city's financial position, staffing status, status of capital construction projects, departmental activities, and other current information.

5. Reports, Action Items, and Recommendations from the Planning Commission and other advisory boards;
6. Award of Bids or Approval of Contracts where the Council formally authorizes the purchase of materials and the letting of contracts;
7. Action Items placed on the Agenda by the Mayor or one of the Council members;
8. Ordinances and Resolutions that are legal instruments where the Council establishes public policy, either in the form of local laws (Ordinances) or formal statements of fact and intent (Resolutions);
9. Appointments with Citizens who submit requests for action or consideration. Generally, any items that include a citizen, outside group, or other third party, other than zoning or other development related matters, should be placed under the appointment section of the agenda in order to address their issues early in the meeting.

Streamlined Council Meetings - It is the goal of the Council to have Council conduct business in an effective and efficient manner, while allowing for appropriate levels of input from both the public as appropriate, and from staff and Council members. City staff will identify estimated times for completion of agenda items. The Chair will set the end time for meetings and executive sessions. Generally, regular city council meetings will not extend past 11:30, however, the Chair may extend that time on a case-by-case basis. Actions not acted upon by the end of the meeting will be rescheduled to the next regular meeting unless the Council approves a special meeting to be held.

B. Open Meetings Law

The Texas Open Meetings Act provides that meetings of governmental bodies must be open to the public (except for expressly authorized executive sessions), and that the public must be given notice of the time, place, and subject matter of meetings of governmental bodies. Any additional procedures that a governmental body adopts for the conduct of its meetings must be consistent with the Open Meetings Act.

The Open Meetings Act applies to a governmental body when it engages in a "regular, special, or called meeting." Informal meetings of a quorum of members of a governmental body are also subject to the act.

1. Deliberation Between a Quorum of a Governmental Body and a Third Party

A governmental body must comply with the Open Meetings Act when a quorum of its members is present and engages in verbal deliberation with a third party, for example, by listening to a report and asking questions of that person. Under this aspect of the definition, no verbal exchange among members of the governmental body is necessary to subject the deliberations to the act. Therefore, anytime 4 or more members of the Council attend any Board or Commission meeting and takes part in the discussions, the City must comply with the Open Meetings Act, including but not limited to the posting of notices.

2. Notice

The Open Meetings Act requires written notice of the date, hour, place, and subject of all meetings at least 72 hours* before the scheduled meeting time. The Open Meetings Act provides that a governmental body must give written notice of each meeting held by the governmental body. * as of September 1, 2025 legislature changes to agendas must be posted no later than 3 business days before the scheduled meeting date.

3. Emergency Items

Special notice provisions exist for emergency items. In an emergency or when there is an urgent public necessity, the notice of a meeting or the supplemental notice of a subject added as an item to the agenda for a meeting for which notice has already been posted is sufficient if it is posted for at least two hours before the meeting is convened. An emergency or an urgent public necessity exists only if immediate action is required because of an imminent threat to public health and safety, or a reasonably unforeseeable situation.

C. Open Sessions

1. Convening the Meeting

A Council meeting may not be convened unless a quorum of the governmental body is present in the meeting room. This requirement applies even if the governmental body plans to go into an executive session immediately after convening.

2. Rights of the Public

A meeting that is "open to the public" under the Open Meetings Act is one that the public is permitted to attend. The act does not entitle the public to choose the items to be discussed or to speak about items on the agenda.

D. Closed Sessions

The Open Meetings Act provides certain exceptions to the requirement that meetings of a governmental body be open to the public. It provides a governmental body may not conduct a closed meeting unless (a) a quorum of the governmental body first convenes in an open meeting for which notice has been given, (b) during which the presiding officer publicly announces that a closed meeting will be held, and (c) the notice identifies the section or sections of the Open Meetings Act under which the closed meeting is being held.

1. Section 551.071: Consultations with Attorney

This section authorizes a governmental body to consult with its attorney in an executive session to seek his or her advice on legal matters when the governmental body seeks the advice of its attorney about pending or contemplated litigation; a settlement offer; or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter. The governmental body may hold an executive session to seek or receive its attorney's advice on legal matters that are not related to litigation or the settlement of litigation.

2. Section 551.072: Deliberations about Real Property

This section authorizes a governmental body meet in executive session to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

3. Section 551.073: Deliberations about Gifts and Donations

This section provides that a governmental body may deliberate a negotiated contract for a prospective gift or donation to the governmental body if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

4. Section 551.074: Personnel Matters

This section authorizes deliberations about the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of public officer or employee; or to hear a complaint or charge against an officer or employee;

This section does not apply if the officer or employee who is the subject of the deliberation or hearing requests a public hearing.

This section permits executive session deliberations concerning an individual officer or employee. Deliberations about a *class* of employees must, however, be held in an open session.

5. Section 551.087: Deliberations Regarding Economic Development Negotiations

This section does not require a governmental body to conduct an open meeting to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and within which the governmental body is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect.

E. Record of Meetings

1. Minutes and Tape Recordings of Open Sessions

A governmental body is required to prepare and keep minutes or make a tape recording of each open meeting of the body. The minutes must state the subject of each deliberation and indicate each vote, order, decision, or other action taken. The minutes and tape recordings of an open meeting are public records and must be available for public inspection and copying on request to the governmental body's chief administrative officer or the officer's designee.

2. Certified Agenda

A governmental body must make and keep either a certified agenda or a tape recording of each closed executive session, except for an executive session held by the governmental body to consult with its attorney in accordance with section 551.071 of the Government Code.

If a certified agenda is kept, the presiding officer must certify that the agenda is a true and correct record of the executive session. The certified agenda must include (1) a statement of the subject matter of each deliberation, (2) a record of any further action taken, and (3) an announcement by the presiding officer at the beginning and the end of the closed meeting indicating the date and time. A certified agenda or tape recording of an executive session is confidential.

SECTION THREE - COUNCIL PROCEDURES

A. Setting the Agenda

All meeting agenda items that require formal Council action are placed on the agenda for consideration. A draft of the agenda of the regular meetings is completed on the Tuesday before the following Tuesday Council meeting. If necessary, the agenda may be supplemented on the Wednesday before the Tuesday meeting. Items may be added to the agenda in the following ways:

1. The City Manager may add items as needed;
2. Items may be added by individual Council members if submitted by 8am, the Monday 8 days prior to the Tuesday meeting. Generally, when items are added the staff will provide appropriate information as deemed necessary by the City Manager for the Council to make informed decisions about the item. Staff will only move forward to develop detailed information, ordinances, or other documents related to acting on the item should the Council vote to move forward.
3. Items may be added by citizens by submitting a written request outlining their topic or request Monday 8am, one week prior the Tuesday Council meeting.
4. Items may be added by applicants for formal action by the Council as in zoning or development applications.

Items originating from Council members should be shared with the City Manager. The City Manager is responsible for preparing and distributing the agenda.

B. Presiding Officer

The Mayor is the Chair and presides at every meeting of the Council and, at the appointed hour, calls the Council to order, provided a quorum is present.

While each Council member is responsible for maintaining order in the Council Chambers, the Chair preserves order and controls the Council Chamber and the connecting rooms. In case of a disturbance or disorderly conduct, the Chair may order any room or chamber cleared.

The Mayor Pro Tem presides as Chair of the Council meeting in the Mayor's absence.

C. Public Participation in Council Meetings

State law and City ordinances permit the public to speak during a posted public hearing. Speakers will be asked to limit their remarks and speak only once until others who desire to speak have been heard. All speakers will speak only when recognized by the Chair, and will address the Council. No dialogue between speakers will be permitted. The Chair may request that speakers limit their comments to three minutes.

The Council may hear from persons during "open forum" sessions, which are held during each regular meeting. At that time, such persons may address the Council on any topic not already included in the posted agenda which will allow public comment. The Council may not enter discussions with the speaker or with the Council or staff on any item raised under open forum other than to indicate if the item needs to be placed on a future agenda or if the staff will work with the speaker to resolve their issue. Each speaker will be given 3 minutes for an open forum topic, unless the Chair grants an extension.

The Chair will request all speakers to sign in with the City Secretary for the record.

The City Charter provides that at any reading of a proposed ordinance, the adoption of which was not preceded by a public hearing held by the City Council, interested persons must be given a reasonable opportunity to be heard on the matter.

D. Public Hearings

Public hearings primarily are concerned with zoning or any matter for which a public hearing is required by law such as Budget; Tax Matters; Utility Rate Increase, zoning matters, etc.

1. Staff Presentation of the Item

Prior to opening a public hearing the Chair will recognize the appropriate City staff person handling the matter. Staff reports should generally contain a brief summary of the case and any new information that the Council may need to be aware of in their deliberations. In zoning matters before the Council, The Staff will present the facts surrounding the case and state the action of the Planning and Zoning Commission. If sought, the Mayor must recognize Council members who seek clarifying questions of the Staff.

2. Conduct of the Public Hearing

At the conclusion of the staff report, the Chair will open the Public Hearing and, if applicable, the applicant may present their case. Following the applicant(s), any other interested citizen is entitled to speak on the application. Generally, the applicant will be given 10 minutes to present their case and others addressing the Council will be given 3 minutes to address the Council. The Chair may grant reasonable extensions.

To provide the Council with as much necessary information concerning the item as is necessary to reach an informed and rational decision on the matter, and in the case of a zoning request, afford all zoning applicants the opportunity to present their entire case, Council members should refrain from commenting on the merits of the item until the Public Hearing is closed.

3. Council Action

After every citizen who desires to address the Council has spoken and after the applicant has been afforded the opportunity for rebuttal, the Chair will close the Public Hearing. At this time, the matter is returned to the Council for discussion or debate before a Motion is made pursuant to the procedures set forth in these Policies and Procedures.

E. Types of Council Actions

The Council adopts standing policy for the city primarily in three forms: (1) Ordinances; (2) Resolutions; and (3) Voted Council Actions.

1. Ordinances

An ordinance adopted by the Council is a law of the city that may be enforced through the court system. The City Manager or any member of the Council may offer an ordinance for consideration by the Council. Copies of proposed ordinances are furnished to members of the Council before the reading. Copies of proposed ordinances are made available at the City offices and will be furnished to citizens upon request to the City Secretary.

A proposed ordinance may be amended at reading, except for ordinances authorizing the issuance of bonds or other obligations.

The Charter requires that the City codify all general ordinances. General ordinances are those ordinances of a permanent or continuing nature that affect the residents of the City at large. The Council may legislate by ordinance only.

2. Resolutions

Resolutions do not have the force of law. A resolution is adopted to state a policy or to define in writing the intent of the Council when a law is not necessary. Examples would include a resolution to define the scope and purpose of a Council committee, or a resolution to define the Council's policy on an issue such as the City's street assessment program. Resolutions are also used to document Council actions for reference.

A list of resolutions is maintained by the City Secretary.

3. Council Actions

In addition to ordinances and resolutions, Council policy may also be set by Council action. Those actions are documented in the minutes of the meeting.

Council policy is also supplemented by administrative orders issued by the City Manager and other duly authorized offices of the city, such as clarifications to the personnel manual, or the General Orders of the Police Department. All administrative orders must be in conformance with any policies set by the Council.

F. Method for Determining Procedural Questions

The City Attorney serves as the Council parliamentarian and should be consulted on the proper conduct of meetings when questions arise. With the assistance of the City Attorney, the Chair decides all points of order.

G. Order of Discussion

1. Duties and Responsibilities of the Chair

a. Public Participation on Items Not Requiring Public Hearing

The Chair may determine if members of the public will be allowed to address the Council on an agenda item that does not require a public hearing. If the Chair

determines it will permit the public to address the Council, the Chair will then determine the time allotted for speakers to address the Council.

b. Arranging the Agenda

The Chair may alter or rearrange the order of consideration of items on the posted agenda.

c. Maintaining Decorum

The Chair is responsible for maintaining decorum in the Chambers during meetings. If the safety of the public and/or the Council or Staff becomes a concern, the Chair may order the removal of disruptive persons or ask that the Council Chambers be cleared.

d. Council Participation

Every Council member who wishes to speak must be first be recognized by the Chair. The Chair will recognize Council members by order of request for recognition.

H. Motions

1. Motions Generally and Permissible Debate

Generally, there are three types of Motions: (1) Main; (2) Secondary; and (3) Privileged. Motions are usually classified into three categories: (1) Not Debatable; (2) Debatable; and (3) Privileged (for limited debate).

a. Main Motions

A Main Motion is the Motion that initiates action. Once made, it must be seconded. If it is not seconded it can be withdrawn or simply declared by the Chair to die for lack of a second. Then, another Motion can be made. A new main Motion cannot be made while the first main Motion is being debated.

Main Motions are debatable. The debate must be relevant to the Main Motion or the items under discussion if no motion has yet been made.

b. Secondary Motions

A Secondary Motion is used to propose an action on the main Motion being debated. Examples of Secondary Motions include, but are not limited to, Motions to Table, to Cease Discussion, to Amend, to Postpone, and to Refer to Committee. Secondary Motions are generally not debatable.

c. Privileged Motions

A Privileged Motion is used to bring procedural questions before the Council; they do not require a second. Examples of Privileged Motion include, but are not limited to, Motions to Recess, to Adjourn, and to vary the Order of Agenda.

Privileged Motions, such as a Motion to Recess or Adjourn, can have limited debate. It is within the Chair's sole discretion to allow debate on a Privileged

Motion and, if allowed, the parameters of debate on a Privileged Motion are set solely at the Chair's discretion.

2. Entertaining Motions

The Chair may make a motion on an item being addressed by the Council, or may recognize a Council member to make such a motion. If seconded, the Chair must ultimately call for the Council's vote on the matter. If not seconded, the Chair must declare the motion dead for lack of a second.

Although the Chair may entertain motions and seconds before all Council members have had the opportunity to speak on the matter, the Chair may not call for a vote on any seconded Motions until all Council members who wish to speak on the matter have been given the opportunity to do so.

After all discussion and debate has ended, the Chair will call for the ordinance to be read (when such reading is required by local or state law), after which time the Chair will ask for the Council's vote on the matter.

I. Voting

1. Majority Vote Required for Most Council Action

Unless otherwise required by statute, ordinance, or law, or by the Charter or these Rules, all Council action requires the affirmative vote of a majority of the Council members present.

2. Items Requiring Unanimous Vote

An affirmative vote of the entire Council is required to authorize the emergency borrowing of money.

3. Items Requiring Supermajority Vote

An affirmative vote of at least five members of the Council is required:

1. To issue Certificates of Obligation in the event of an urgent public necessity, when a vote of the citizens is not held;
2. To issue Revenue bonds when a vote of the citizens is not held; and
3. To approve a zoning change if the owners of twenty-percent of the land within 200 feet of the proposed area to be changed register written opposition to the change or if the Planning and Zoning Commission recommends denial of the change.

4. Items Requiring a Full Quorum Vote

An affirmative vote of at least four members of the Council is required:

1. to adopt an emergency ordinance;
2. to approve or amend the annual budget;
3. to approve the issuance of revenue bonds approved by the voters.

J. Filling Council Vacancies

In the event of a vacancy on the Council, the following procedure is hereby adopted for filling such vacancy:

The Council will, City Website and City Manager Council Meeting announcements, notify the citizens that the Council seeks applications from qualified citizens wishing to be considered for appointment.

All interested parties will be required to submit a brief bio and statement willingness to serve of interest to the City Secretary by a date certain.

The City Council will provide an opportunity at a public meeting for applicants to make short presentations to the Council to present their qualifications and reasons for wishing to serve. The Council may then choose to interview some or all of the applicants in executive session.

The Council will then finalize their decision as soon as practicable after the completion of the interviews.

K. Appointment Process for Boards and Commissions

It is the Council's objective to manage the appointment process so that (1) boards, commissions, and committees are composed of capable, dependable, and effective members, (2) citizens are encouraged to apply for appointments, (3) appointments are made on time, (4) new members are oriented and prepared for their roles, and (5) retiring members are recognized and thanked.

In an effort to perpetuate positive growth and healthy dynamics over time, Section 9.05 of the City Charter, appointed term limits are for no more than three (3) consecutive terms. Additional terms may be served after a one year or more break in service.

1. Application Procedures

All persons interested in serving on any City board, commission, or committee must first obtain from the City Secretary, complete, and return an Application for City Boards and Commissions. Applications may be submitted at any time and will be retained for two years for use when vacancies occur. Invitations to apply will be publicized periodically.

Notifications and Orientation of Appointees - the City Secretary will notify appointees in writing of their appointments by City Council and provide each appointee with the appropriate forms that must be completed and returned. The staff assigned to the board is responsible for orienting the new member to their duties.

Council Rules of Procedure Addendum From City Charter

SECTION 14.03 CONFLICT OF INTEREST No member of the City Council, the Mayor, or any other officer, whether elected, appointed, paid or unpaid, who exercises responsibilities beyond those that are advisory in nature, shall participate in a vote or decision on a matter involving a business entity or real property in which such officer has a substantial interest if it is reasonably foreseeable that an action on the matter would have an economic effect on the business entity or on the value of the property. No member of the City Council, the Mayor, or any other officer, whether elected, appointed, paid or unpaid, who exercises responsibilities beyond those that are advisory in nature, shall have a financial interest, direct or indirect, in any contract with the City, or shall be financially interested, directly or indirectly, in the sale to the City of any land, materials, supplies or service. Any willful violation of this section shall constitute malfeasance in office, and any officer or employee violating this section shall forfeit their office or position. Any violation of this section, with the knowledge expressed or implied of a person or corporation contracting with the City, shall render the contract involved voidable by the City Council.

SECTION 14.04 NEPOTISM No officer of the City of McLendon-Chisholm shall appoint, vote for, or confirm the appointment to any paid office, position, clerkship, employment or duty, of any person related within the second degree by affinity or within the third degree by consanguinity to any member of the City Council, Mayor or City Manager, when the salary, fees, or compensation of such appointee is to be paid for, directly or indirectly, out of or from public funds or fees of office of any kind or character whatsoever. This provision shall not prevent the appointment, voting for, or confirmation of any person who shall have been continuously employed in any such office, position, clerkship, employment or duty for at least thirty (30) days, if the officer is appointed, or at least six (6) months, if the officer is elected. When a person is allowed to continue in any such position, the officer related shall not participate in the deliberation or voting upon the appointment, reappointment, employment, confirmation, re-employment, change in status, compensation, or dismissal of such person, unless such action is taken with respect to a bona fide class or category of employees. A. Non-appointed/ unpaid volunteers are exempt from this provision.

SECTION 14.05 WRONGFUL INTERFERENCE No Person shall willfully make any false statement, certificate, mark, rating or report in regard to any test, certification, appointment or attempt to commit any fraud preventing the impartial execution of the personnel provisions, rules and regulations of this Charter.

SECTION 14.06 WRONGFUL INFLUENCE No Person who seeks appointment or promotion with respect to any City position or appointive City administrative office shall directly, give, render or pay any money, service, or other valuable thing to any person for, or in connection with their test, appointment, proposed appointment, promotion, or proposed promotion.

SECTION 14.07 EMPLOYEE POLITICAL ACTIVITIES No person who holds any compensated non-elective City position shall make, solicit, or receive any contribution for any candidate for City Council, or take part in the management, affairs or political campaign of such candidate. Such person may exercise their rights as a citizen to express their opinion or vote.

Appendix One

I. Boards and Commissions

Planning & Zoning Commission

Mark Kipphut-chair
Robert Rhode
Chris Freeze
Gyle Dale
Thomas Hritz
Anthony Crawford
Tommy Baugh
Gerald Neatherlin-alternate
Alternate open spot

Board of Adjustments

Gary Nickel
Melody Osorio
Herb Harker
David Cross
James Parnell-alternate
Trudy Woessner-alternate
Stanley Brothers-alternate

Park Board

TBD

Comprehensive Plan Advisory Committee

TBD

II. Council Representatives on Committees

Rockwall County Emergency Services Corp

Jerry Brewer

Rockwall County Infrastructure Consortium

Mayor and City Manager

III. Council Subcommittees

Planning & Zoning Liaison-Dennis London

Fire Department Liaison-Arik Towry

Public Works Liaison-John Powers

Park Board-Liaison-Donald Goodwin

Economic Development Committee-Jerry Brewer

Community events-Bryan McNeal & Rich Dean

America 250-Bryan McNeal, Rich Dean & Donald Goodwin