



AGENDA
City Council
Tuesday, October 13, 2020
1371 WEST FM 550 - McLENDON-CHISHOLM, TEXAS 75032 6:30 PM

Page

1. CALL TO ORDER
2. INVOCATION AND PLEDGE OF ALLEGIANCE TO U.S. AND TEXAS FLAGS
3. RULES OF DECORUM
4. CITIZEN COMMENTS
Any citizen who is unable to attend the meeting in person may submit comments by email to citysecretary@mclendon-chisholm.com. Comments should be submitted at least 2 hours prior to the start of the meeting. Comments will be read into the record.
5. APPROVAL OF MINUTES
 - 5.1. Consider approval of September 8, 2020 City Council Minutes 4 - 16
[09.22.20 City Council Meeting](#)
6. ITEMS FOR CONSIDERATION
 - 6.1. Fire Station Design-Build update and related matters. (Requested by Rosborough) 17 - 21
[Budget Update 10-13-20](#)
[MCFS-Owner Review Set 09-22-20](#)
[McLendon Chisholm Street Elevation Rendering](#)
[Strawman Schedule 10-13-20](#)
 - 6.2. Presentation followed by Council discussion with Land Solutions SV LLC (Sonoma Verde Developer), Public Improvement District (PID) Administrator, City Financial Advisor and related parties regarding upcoming bond issuance for Sonoma Verde PID Area #3 including but not limited to process for bond issuance, timeline, road maintenance issues (all phases of Sonoma Verde), construction activity, reimbursements and donations to the city and related matters. (Requested by Palomba) 22
[Summary of Sonoma IA 3](#)
 - 6.3. Discussion and action regarding a Resolution determining the costs of improvement Area #3 Improvements to be financed the by Sonoma Public Improvement District; approving a Preliminary Amended and Restated Service and Assessment Plan updated for Improvement Area 23 - 208

#3, including a proposed Assessment Roll for Improvement Area #3 of Sonoma Public Improvement District; directing the filing of the proposed Assessment Roll with the City Secretary to make available for public inspection and calling for noticing a public hearing for October 27, 2020 to consider an Ordinance levying assessments on property located within Improvement Area #3 of the Sonoma Public Improvement District; directing city staff to publish and mail notice of said public hearing and resolving other matters incident and related thereto and providing an effective date. (Requested by Palomba)

[Updated Proposed Resolution](#)

[Updated Preliminary Amended and Restated Service and Assessment Plan](#)

- 6.4. Appointment of Alternates to the Economic Development Committee (Requested by Green) 209 - 211

[ED Appointments Staff Report](#)

[ED Applicants](#)

- 6.5. Discussion and action designating an official newspaper and an alternate official newspaper for required notices. (Requested by Green) 212 - 213

[Resolution Designating Official Newspaper](#)

- 6.6. Discussion and action regarding consideration of Letter of Engagement with Murrey Paschall & Caperton, P.C. for auditing City of McLendon-Chisholm financial statements for Fiscal Year 2019-2020 for a price not to exceed \$15,000.00. (Requested by Palomba) 214 - 218

[Letter of Engagement City Audit FY 19-20](#)

- 6.7. Discussion and action for approval of utilizing Fire Capital replacement funds for purchasing replacement self-contained breathing apparatus (SCBA) bottles expiring this year and for vehicle upgrades to Command 1 and Squad 1 not to exceed \$17,000. (Requested by Chief Simmons)

7. 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.

8. ADJOURN

FOOTER

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

I, Rochelle Green, do hereby certify that the above Notice of Meeting of the City Council of McLendon-Chisholm, Texas was posted on or before 5:00 p.m., October 9, 2020 on the outside bulletin board at City Hall, a place convenient and readily accessible to the public at all times.



CITY COUNCIL MEETING
City of McLendon-Chisholm, Texas
Meeting Minutes
September 22, 2020

The City Council of the City of McLendon-Chisholm convened in Regular Session on Tuesday, September 22, 2020, at City Hall, 1371 West FM 550, McLendon-Chisholm, Texas, with the following members present:

ATTENDING:	Keith Short	Mayor (Arrived at 7:40 p.m.)
	Nathan Hodges	Mayor Pro Tem
	Lorna Kipphut	Council Member
	Trudy Woessner	Council Member
	William Dahl	Council Member

Staff Present:	Lisa Palomba	City Administrator
	Shelly Green	City Secretary
	Jim Simmons	Fire Chief/Marshall
	Michael Halla	City Attorney

1. CALL TO ORDER

Mayor Pro Tem Hodges called the meeting to order at 6:30 p.m.

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

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

3. RULES OF DECORUM

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

4. CELEBRATING CONSTITUTION WEEK

4.1. Proclamation

Mayor Pro Tem Hodges read a proclamation declaring the week of September 17 through September 23, 2020 as Constitution Week and presented it to Mindy Lovell, representing the Daughters of the American Revolution.

4.2. Presentation by Mindy Lovell

Mindy Lovell presented the City with a framed copy of the Declaration of Independence as approved in Congress on July 4, 1776.

5. CITIZEN COMMENTS

Robert Steinhagen, 304 Pheasant Hill.

- Reported on the death of Steve Allen and ask the City to prepare a proclamation in his honor.
- Transparency in government in regard to the fire department budget.
- Discussion and deliberation should be in open session.
- Fire calls outside the City limits.

6. APPROVAL OF MINUTES

6.1. Consider approval of September 8, 2020 City Council Minutes

MOTION: APPROVE THE MINUTES OF SEPTEMBER 8, 2020 AS PRESENTED

MADE BY: Council Member Kipphut

SECONDED BY: Council Member Dahl

APPROVAL: Unanimous

7. ITEMS FOR CONSIDERATION

7.1. Receive Presentation by RCH Water Supply regarding recent boil water notice and other water supply related matters.

Jack Pullen, Steve Hatfield and Gary Lovell were present to give the Council a presentation regarding the recent boil water notice and other water supply matters.

Mr. Pullen shared the following report:

"I know this has been a very frustrating and trying time for you as an RCH WSC customer, and for that we apologize. Please know that RCH WSC has been working through the issues to resolve the water problem and we want to keep you posted on the latest information concerning correcting the issues. At this time, we are securing easements for a 12" water line from Pullen Road to Sonoma Verde. Also, we will be laying a new 12" line from League Road to FM 548. The contracts to install these new lines are now scheduled to be released as soon as all easements are secured. RCH WSC has also secured property at League and Edwards for an elevated storage tank. Engineering for this facility is underway.

The boil notice has now been rescinded for all customers. This notice was sent to all of our customers as a precaution since the water pressure was down in certain areas of High

Point Ranch. From January 1, 2020 through June 30, 2020, RCH WSC pumped 142,400,000 gallons of water which is 791,111 gallons per day. From July 1, 2020 through August 30, 2020 (2-month period) RCH WSC pumped an average of 2,085,000 gallons per day. The only possible reason for the 263% increase is landscape irrigation.

You can rest assured we are taking this seriously and are taking the appropriate steps to provide you with a safe and reliable source of water. RCH WSC is not presently working with any developers on any new projects. We are working to provide water to our current customers.

For the time being, please discontinue any unnecessary outside watering so everyone can have plenty of water for their indoor household use. We appreciate your patience and look forward to better times ahead. We will keep you updated on these projects and information at rchwater.com."

Mr. Pullen then presented the testing policy followed to ensure safe water.

Steve Hatfield reiterated that they would be further along with their plans if not for the COVID pandemic. Mr. Hatfield reported that RCH has 2,226 meters and gave statistics of how much water the water district pumps.

Council Member Kipphut ask if they have considered a better way to get the word out to their customers in case of another emergency like this.

Mr. Hatfield stated they are working on their website right now which would give the customers the opportunity to provide contact information so we will be able to text and email customers when something is occurring.

7.2. Presentation followed by discussion and consideration of Rockwall Central Appraisal District's Resolution to renovate and expand the RCAD appraisal office property situated at 841 Justin Road, Rockwall, Texas.

Kevin Passons presented the following executive summary regarding this item:

The Rockwall Central Appraisal District (RCAD) office building has stood in its existing location for 23 years. In that time the population of Rockwall County has grown from 36,500 to an estimated 106,340 as of January 1, 2020 (291% increase). Our parcel count has also grown in that time from 22,263 to 48,002 as of July 21, 2020 (216% increase). Both the population and parcel count will continue to grow at a steady pace.

When the current facility was built in 1997 there was adequate space to house all employees needed to facilitate the day to day operations of the appraisal district. The growth of the county in the past 23 years has demanded additional staff to be added for both the appraisal and collection departments. Currently we have a total of 21 employees. Three staff appraisers are located at an offsite facility, one staff appraiser offices in a

storage area in our current building, one appraisal support staff employee is set up in our collections area due to lack of adequate space. The file cabinets and storage shelves that were once in the storage area now line our hallways due to no space to put them. When we created our 2021 appraiser layer, the July 21st parcel count previously mentioned immediately began to grow. Just recently we received multiple plats for new subdivisions with well over 1,500 parcels. These plats as well as others that will be filed throughout the year will only continue to increase the total parcel count. As the population and parcel count of Rockwall County continue to increase there will be a need for additional staff. Our current building does not have the space to house all our current employees much less the additional staff that will be needed soon.

The Texas Property Tax Code authorizes the Board of Directors of an appraisal district, with the approval of its taxing units, to purchase, lease or renovate a building as necessary to operate the appraisal office. A search of existing properties for sale or lease within Rockwall County has been conducted and no suitable facility was found. All properties either lacked the appropriate space and parking or were far too costly to renovate.

The board of directors has determined that the most logical and fiscally responsible approach to address our immediate needs and prepare for the future is to build an expansion to our current facility. The planned 15,100- square foot two- story addition, expanded parking lot and updates to the current building will not exceed \$3,350,000. The estimated annual allocation for each entity is included in this packet.

The additional space and redesign will greatly enlarge and enhance the comfort in the public areas. The parking area will triple and with one-way flow of traffic, will accommodate all visitors and make access to the building safer. It will allow for the hiring of additional employees as the county continues to grow in the future. This project will also provide the opportunity to better serve the citizens of Rockwall County now and for many years to come.

Costs are estimates as they do not have a complete construction bid available without an approval to build. Proposed amount in FY2021 budget allocation for City of McLendon-Chisholm is worse-case scenario.

New (Two-Story 15,100 SF Building Addition @ \$185.36/SF: A) First Floor Interiors only (second floor will be a/c & heated shell only) B) Sitework, Utilities, Paving	\$2,800,400.00
First Floor FF&E (6,500 x 18):	\$11,700.00
Remodel Existing Building A) New Drive-Thru Canopy / Drop Box B) Fire Sprinkler System / Breakroom / Offices C) Providing New office & Corridor to New Building	\$159,100.00
Architect, Engineering & City Fees Soft Cost	\$273,500.00

Total Estimated Cost

\$3,350,000.00

LIKELY SCENARIO

- RCAD has an estimated \$912,548 in reserve funds which are planned to be used toward the building costs diminishing the estimate future costs.
- Total estimate finance amount of \$2,500,000 due to reserved funds being used. Expected average extra cost per year for City of McLendon-Chisholm is \$478 for the RCAD building addition.
A) \$2,500,000 @ 3.5% 20 YR fixed = \$177,062 yr. x 0.27% (City of McLendon-Chisholm 2019 Levy Percent) = \$478
- The resolution is for a building not to exceed a total cost of \$3,350,000
- The total cost was estimated from a design/development package due to a full set of architectural drawings not being rendered at this time. The full set of architectural drawings will be completed after an approved resolution.

Mr. Passons fielded questions from the Council.

Mayor Pro Tem Hodges called for a motion to approve the Resolution to renovate and expand the RCAD appraisal office property situated at 841 Justin Road, Rockwall, Texas.

No motion was made to approve the Resolution.

- 7.3. Consider approval of local Davis Bacon Wage Rates for use on the upcoming fire station project.

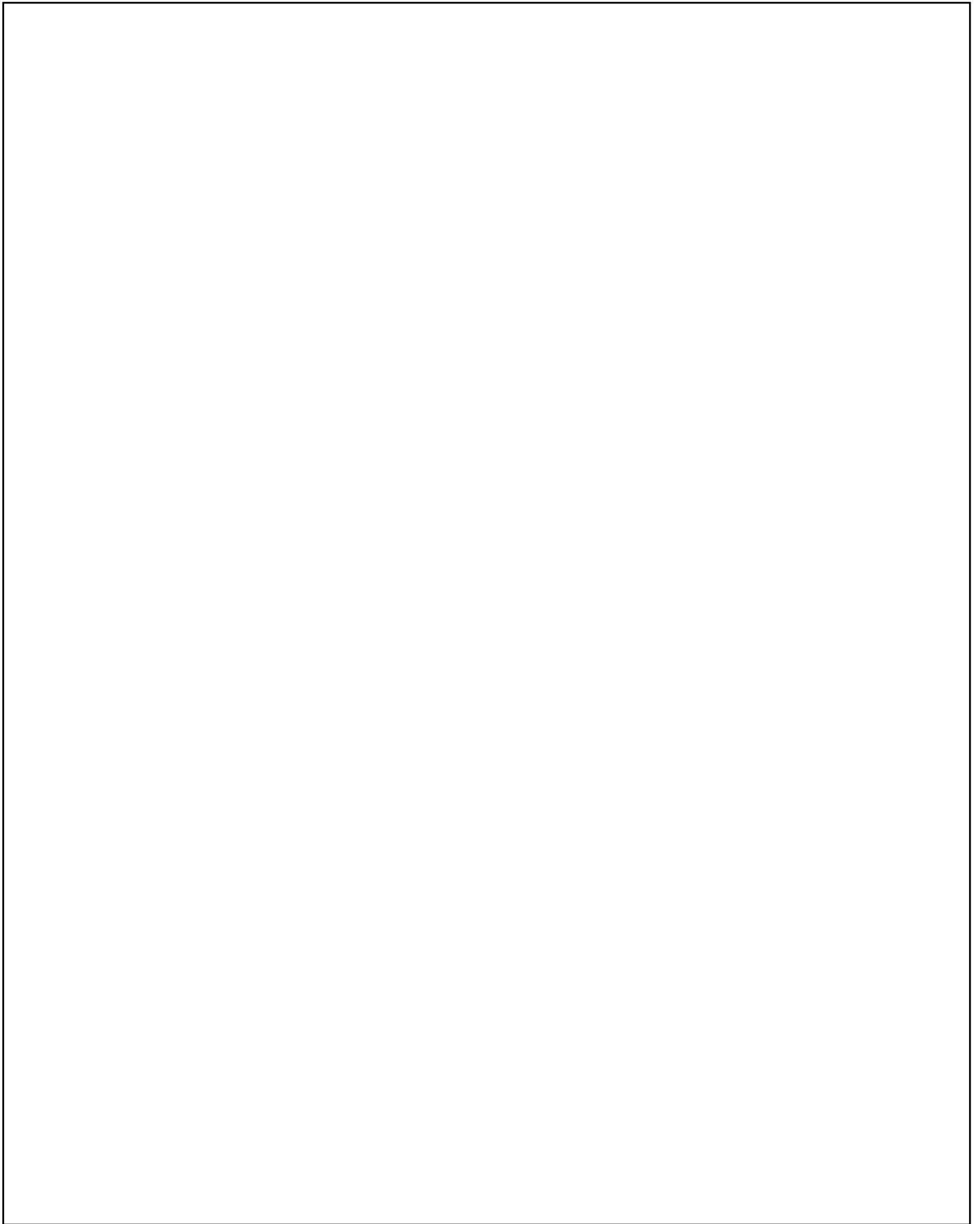
Ryan Rosborough explained this item is in accordance with Texas Government Code which governs all your construction projects. One of those requirements, Section 2258, suggests that the local entity should adopt prevailing wage rates to include on your construction project.

MOTION: APPROVE THE LOCAL DAVIS BACON WAGE RATES FOR USE ON THE UPCOMING FIRE STATION PROJECT.

MADE BY: Council Member Dahl
SECONDED BY: Council Member Kipphut
APPROVAL: Unanimous

- 7.4. Consider ranking of Geotech/Materials Testing Firms and authorize City Administrator to negotiate a contract with top ranked firm in accordance with approved Fire Station Budget.

MOTION: Approve the ranking of Geotech Materials Testing Firms and authorize the City Administrator to negotiate a contract with the top ranked firm in accordance with the approved Fire Station Budget.



MADE BY: Council Member Dahl
SECONDED BY: Council Member Kipphut
APPROVAL: Unanimously

7.5. Fire Station Design-Build update and related matters.

Ryan Rosborough reported they had meetings with Speed Fab-Crete about some things. You have a floor plan that shows eight tentative beds and four bathrooms/showers. These are individual restrooms and showers. That is the largest tweak at this time.

Mayor Pro Tem Hodges confirmed he is seeing eight beds. Mr. Rosborough confirmed that is correct for future growth. Mayor Pro Tem Hodges also confirmed there are four separate bathrooms/showers. Mr. Rosborough stated there are three on the main corridor and then you have one by the storm shelter area, which is required by code.

Mayor Pro Tem Hodges asked if there would be any further items that would be pertinent to share at this point. Mr. Rosborough stated those are really the biggest changes. This will continue to evolve and tweak as we go forward.

Council Member Kipphut ask when we could expect to have the final design. Mr. Rosborough stated at the next meeting he is going to bring you an updated schedule and budget to show you where we are now. Once we get the Geotech in, I think we can home in on that schedule and give you a better update at the next meeting. Everything is going very well.

No Action

7.6. Discussion and action regarding consideration of an Interlocal Agreement for Fire Protection Services between Rockwall County and the City of McLendon-Chisholm.

Chief Simmons explained there are no changes to this agreement from the previously approved agreement.

MOTION: APPROVE THE INTERLOCAL AGREEMENT FOR FIRE PROTECTION SERVICES BETWEEN ROCKWALL COUNTY AND THE CITY OF MCLENDON-CHISHOLM.

MADE BY: Council Member Kipphut
SECONDED BY: Council Member Woessner

Council Member Dahl asked if there was any discussion regarding increasing the \$77,500 due to increased call volumes. Chief Simmons responded no.

APPROVAL: **Ayes – Council Members Kipphut and Woessner and Mayor Pro Tem Hodges**
 Noes – Council Member Dahl

- 7.7. Hold a Public Hearing to receive comments regarding setting the Tax Rate to \$0.150000 per \$100 valuation on all taxable property for Fiscal Year starting October 1, 2020 and ending September 30, 2021.

Mayor Pro Tem Hodges opened the Public Hearing at 7:40 p.m.

Valerie Bodart, 402 Cattle Barron Drive. Suggested taking the funds ear-marked for a code enforcement officer and a truck and moving that money to a property maintenance fund. Chief Simmons is qualified as a code enforcement officer and he has been filling that need. She sees no need, at this time, to expand our staff when these funds can be used for equipment and the upkeep of our growing outdoor city property.

Robert Steinhagen, 304 Pheasant Hill. Thinks that's a very wise thing that Ms. Bodart is proposing. How many code enforcement calls do we get? Yet in this budget we have a code enforcement officer, another staff individual, with a vehicle. Chief Simmons has said that he intends for the fire department to mow the grass at City Hall when the fire station is built. There's no reason why they can't do that now if they had the equipment. That money should be moved over to buy good equipment and they can mow the grass.

Mayor Short arrived at 7:44 and closed the public hearing at that time.

- 7.8. Discussion and action regarding an Ordinance approving and adopting the Budget for Fiscal Year Starting October 1, 2020 and ending September 30, 2021.

MOTION: MOVE TO APPROVE THE ORDINANCE ADOPTING THE FY 2020-2021 BUDGET AS PRESENTED.

MADE BY: Council Member Kipphut
SECONDED BY: Council Member Dahl

APPROVED BY ROLL CALL VOTE:

Council Member Kipphut	AYE
Council Member Dahl	AYE
Mayor Pro Tem Hodges	AYE
Council Member Woessner	AYE

- 7.9. Discussion and action to consider an Ordinance setting a Tax Rate of 0.150000 per \$100 valuation on all taxable property for the Fiscal Year starting October 1, 2020 and ending September 30, 2021.

MOTION: MOVE THAT THE PROPERTY TAX RATE BE INCREASED BY THE ADOPTION OF A TAX RATE OF 0.150000 PER \$100 VALUATION, WHICH IS EFFECTIVELY A 2.9% INCREASE IN THE TAX RATE.

MADE BY: Council Member Kipphut
SECONDED BY: Mayor Pro Tem Hodges

APPROVED BY ROLL CALL VOTE:

Council Member Kipphut	AYE
Council Member Dahl	AYE
Mayor Pro Tem Hodges	AYE
Council Member Woessner	AYE

7.10. Discussion and action to consider an Ordinance ratifying the property tax increase reflected in the Fiscal Year 2020-2021 Budget.

MOTION: MOVE TO APPROVE THE ORDINANCE RATIFYING THE PROPERTY TAX INCREASE REFLECTED IN FY 2020-2021 BUDGET.

MADE BY: Council Member Kipphut
SECONDED BY: Council Member Dahl

APPROVED BY ROLL CALL VOTE:

Council Member Kipphut	AYE
Council Member Dahl	AYE
Mayor Pro Tem Hodges	AYE
Council Member Woessner	AYE

7.11. Discussion and action regarding consideration of a Resolution declaring the City has performed the required annual review of the Investment Policy and is not recommending any changes at this time.

MOTION: APPROVE A RESOLUTION DECLARING THE CITY HAS PERFORMED THE REQUIRED ANNUAL REVIEW OF THE INVESTMENT POLICY AND IS NOT RECOMMENDING ANY CHANGES AT THIS TIME.

MADE BY: Council Member Dahl
SECONDED BY: Mayor Pro Tem Hodges
APPROVED: Unanimous

7.12. Discussion and action regarding a Resolution establishing the City's Fund Balance Policy 2020.

Pulled from Agenda

7.13. Discussion and action regarding authorizing the City Administrator to open an additional checking account at Alliance Bank for transactions related to fire station capital and related expenses.

MOTION: APPROVE AUTHORIZING THE CITY ADMINISTRATOR TO OPEN AN ADDITIONAL CHECKING ACCOUNT AT ALLIANCE BANK FOR TRANSACTIONS RELATED TO FIRE STATION CAPITAL AND RELATED EXPENSES.

MADE BY: Mayor Pro Tem Hodges
SECONDED BY: Council Member Dahl
APPROVAL: Unanimous

7.14. Discussion and action providing for authorized signatories to the city's financial accounts with Alliance Bank, Texpool, Logic and Wilmington Trust.

MOTION: APPROVED THE AUTHORIZED SIGNATORIES TO THE CITY'S FINANCIAL ACCOUNTS WITH ALLIANCE BANK, TEXPOOL, LOGIC AND WILMINGTON TRUST.

MADE BY: Mayor Pro Tem Hodges
SECONDED BY: Council Member Kipphut
APPROVED: Unanimous

7.15. Discussion regarding outdoor weather warning sirens including possible locations, costs, and related matters.

Chief Simmons presented this information. Council gave Chief direction to bring back additional information at the next meeting.

Mayor Short called a brief recess at 7:59 p.m.

Council reconvene at 8:07 p.m.

7.16. Update from Council Member Dahl regarding activities from the first Economic Development Committee meeting and consideration of request from Committee for direction from Council regarding Committee priorities and activities.

Council Member Dahl reported the ED Committee had it's first meeting on the 14th and had a good group of people. They nominated Mr. Jim Herren to chair the committee and they nominated Mr. Paul Day as vice chair for the committee.

When we passed the resolution to start the committee, the resolution had several items, some of them big ticket items. One of them being to help out with the commercial development standards. They are going to be developing an economic development plan, but also help work on our comprehensive plan. They have some pretty good items and one of the things they are looking for from us is direction to go to get their feet wet. They just want some guidance on where they can go as far as the first big items that they should actually start to tackle first.

So, that's what they asked me to bring today. Their next meeting, they are going to have Mr. Coker there to help them out with some questions. They did want to get some

infrastructure information and also, they wanted to get some water information from RCH. I think what RCH delivered us today is going to give them some good value as far as what any plausible needs would be for any commercial development in the City.

Mainly what they are looking for is guidance on what the big-ticket item should be that they should tackle first before they start breaking up into the subgroups that we've established for them.

Council Member Kipphut ask what he thinks would be the most important thing, the economic development plan?

Council Member Dahl explained the economic development plan is going to encompass a lot of items so by them tackling some of the other items, it would actually fold into that. Since we've already slated them to try to tackle our comprehensive plan, I think that their time would be best suited towards driving towards that goal first. We do need our zoning changed or our future development of zoning to be looked at since most of our commercial development zoning that we currently have is going to be completely consumed by 205 and its expansion, so that is more of a time sensitive issue when it comes to economic development, but I think the comprehensive plan and getting started with that would probably be one of the better uses of time.

But, I'm just the messenger. So, what you guys would like me to bring back to them is what I'm looking for today.

Council Member Hodges asked if there were any discussions as far as methods of recruiting businesses to come to McLendon-Chisholm.

Council Member Dahl explained that the Economic Development Committee is going to be broken up into two subgroups. The subgroups will not be working apart from each other. They are all going to be working in the same room, but their focus is going to be driven in two different directions. One of the groups is going to focus specifically on zoning changes and how that could be beneficial for the City of McLendon-Chisholm, not only zoning correctly for the economic development but also retaining the open space look as far as trying to reorganize that in such a way that we can have economic development but it doesn't look like we're clouding everything out.

The other group is going to be focused on reaching out to commercial entities and seeing who would be a good fit for our community and trying to bring them in or trying to bring them to the table.

But until they know which item they want to tackle first, will really depend on which persons on that committee decides which direction to go.

Council Member Woessner inquired when the next meeting will be. Council Member Dahl responded it will be October 19th, here at this location at 6:30 p.m.

Council Member Hodges stated that from his perspective about things like you mentioned, he thinks that the zoning needs to be a big item and obviously to coordinate with our comp plan. So, I think, to me, that's our hottest item.

Mayor Short pointed out that because this is an economic development committee, we need to be careful. They don't have the authority to start directing the staff to do things.

Council Member Dahl pointed out that any zoning recommendations would go before P&Z first and then it would actually come to the Council.

8. REPORTS

- 8.1. Building Official Report August 2020 – No Comments or Questions.
- 8.2. Sheriff's Report August 2020 – No Comments or Questions.
- 8.3. Budget Report August 2020 – No Comments or Questions.
- 8.4. McLendon-Chisholm Fire Rescue Report August 2020 – No Comments or Questions.
- 8.5. CWD Report August 2020 – City Administrator Palomba reported that the Big Green Event was very successful, and it has grown from last year.
- 8.6. Animal Control Report August 2020 – City Administrator Palomba reported that animal control activities are picking up.

9 COUNCIL MEMBER REQUESTS FOR FUTURE AGENDA ITEMS

No Requests

10. COUNCIL REPORTS ON ITEMS OF COMMUNITY INTEREST

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

Council Member Hodges reported he attended the Rockwall County Open Space Committee meeting. He feels this is right up the alley of our rural minded community. I think it's going to be good and it's definitely something that I'm excited to be part of. I think it's a little bit of a misnomer in that an important aspect of it is water control and flood control and storm water control and that's definitely a topic that's near and dear to my

heart. So, in the coming months I'll probably come back to the Council with suggestions, comments, and that sort of thing. It was a good meeting last week.

Council Member Dahl reported we still have a couple of seats available, the alternate seats, for the economic development committee. We would like to get those filled so that way if some committee members can't be there, they'll still have the ability for a quorum for voting purposes.

Council Member Kipphut reported she had ordered the bricks for the install for veterans' day, so we'll be having a veteran's day ceremony. She also reported she had attended the EMS meeting and they approved the budget for this year which she briefed at the last council meeting. Then, she and Lisa attended the road consortium meeting and probably most interesting out of that meeting is that we're doing an exercise to look at where we think what roads need to be improved in the future. Our homework is to come up with a wish list of county roads and FM roads that we think need to get improved in the next years, not anytime soon but in years.

Mayor Short informed the Council that on Saturday, there is a dedication of the bridge in Rockwall, the 66 bridge, to rename it the Heroes Bridge. He also reminded everyone that we are going into the holiday season with October next week and Halloween coming which means kids will probably be out and before you know it, then Thanksgiving and Christmas will be here.

11. ADJOURN

There being no further business to discuss, Mayor Short adjourned the meeting at 8:21 p.m.

APPROVED:

Keith Short, Mayor

ATTEST:

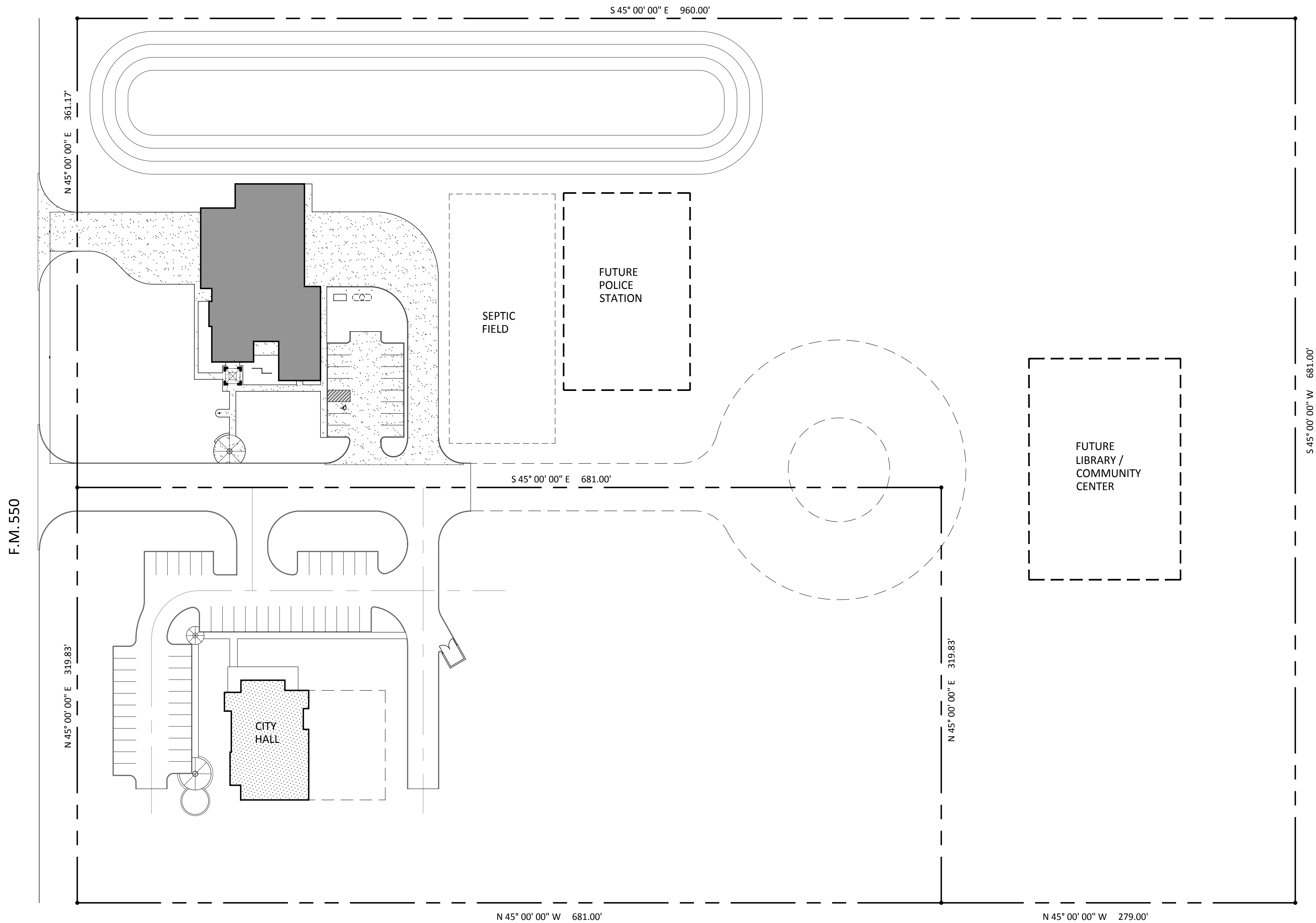
Rochelle Green, City Secretary

McLendon-Chisholm Budget Snapshot		10/13/2020	
Budget = 4,029,935			
10,786 sq/ft approx			
<u>Description</u>	<u>Approved</u>	<u>Committed</u>	
Construction cost (Bid Based from Speed-Fab, \$335/sf including Design)	\$3,615,000	\$3,615,000	
Building Permit Fee (.5%) = NA	\$0	\$0	
Owner FFE - Allowance	\$100,000	\$0	
Design Fee - Speed Fab-Crete (Included in Construction Cost, \$260,900)	\$0	\$0	
Design Fee Add Services (IT/Comm Design, detention pond design, etc - Allowance if needed)	\$25,000	\$0	
CM Fee - AGCM	\$124,435	\$124,435	
3rd Party Code Inspection (NE Texas Inspections)	\$5,000	\$0	
Radio/Antenna Systems Allowance (in Construction Cost)	\$0	\$0	
Potential Security Cameras/Card Access (NA, included in Bid Docs)	\$0	\$0	
Alerting System (NA, included in bid docs)	\$0	\$0	
Commissioning (NA, not required)	\$0	\$0	
Misc Site Fees (see summary below) *	\$60,500	\$4,800	
Owners Contingency (allowance)	\$100,000	\$0	
<u>Misc Site Fee Summary</u>			
*ADA Review and Inspection	\$4,500	\$0	
*Geotech	\$6,000	\$4,800	
* Testing Lab Allowance	\$25,000	\$0	
* Topo Survey/Boundary Survey (Allowance)	\$10,000	\$0	
*Misc Platting (if Platting required, TBD)	\$0	\$0	
*TXDOT Coordination/Submission (NA)	\$0	\$0	
*Water Service and Taps (High Point)	\$5,000	\$0	
*Electrical Service(Encore)	\$7,500	\$0	
*Propane Tank (included in DB Bid)	\$0	\$0	
*Fiber/Phone Service (Peoples)	\$2,500	\$0	
*Total Misc Fees	\$60,500	\$4,800	
Total Cost	\$4,029,935	\$3,744,235	

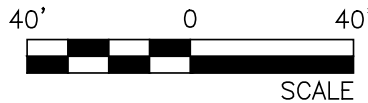
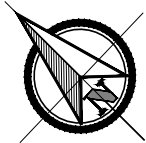


McLENDON - CHISHOLM
DEPARTMENT OF PUBLIC SAFETY BUILDING NO. 1

550, McLENDON-CHISOLM, TEXAS 75032



SITE PLAN
SCALE: 1" = 40'-0"



CF GALLAHAN FREEMAN
ARCHITECTS
P: 817.478.1265
F: 817.478.1157
1000 W. WILSON ST.
FORT WORTH, TEXAS 76119
The Design-Build Team

**Speed
Fab-Crete**
DESIGN - BUILD GENERAL CONTRACTOR
P: 817.478.1157
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1000 W. WILSON ST.
FORT WORTH, TEXAS 76119

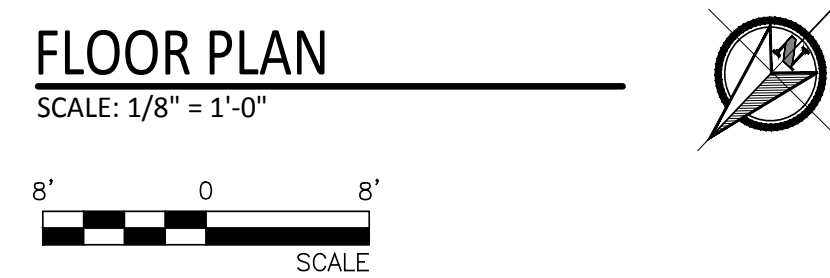
McLENDON - CHISHOLM DEPARTMENT
OF PUBLIC SAFETY BUILDING NO. 1
F.M. 550, McLENDON-CHISHOLM, TEXAS 75032

PRELIMINARY
NOT FOR REGULATORY APPROVAL,
PERMITTING, OR CONSTRUCTION
ARCHITECT: CHARLES E. FREEMAN

DATE: 09/22/2020
REVISIONS:

JOB NO.: 55255

SHEET NO.
1



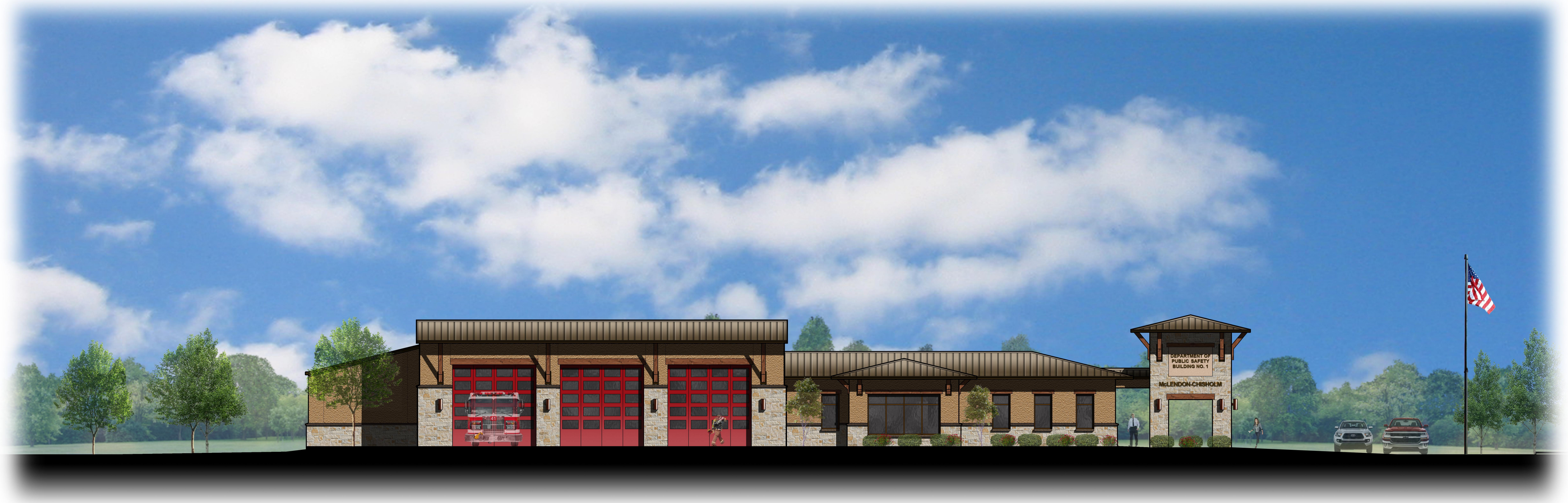
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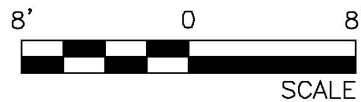
The Design-Build Team

P.O. BOX 13590
FORT WORTH, TEXAS 76119

McLENDON-CHISHOLM DEPARTMENT OF PUBLIC SAFETY BUILDING #1



STREET SIDE ELEVATION
SCALE: 1/8" = 1'-0"





McLendon-Chisholm Updated Master Schedule

10-13-20

~~August 25th — Kickoff meeting with Design/Build Team~~

~~August 28th — Release RFQ for geotech/material testing (two weeks)~~

~~September 8th — DB Contract Approval — City Council~~

~~September 14th — RFQ for geotech/material testing due~~

~~September 22nd — Present Rankings/Approval for Material Testing to City Council~~

~~September 22nd — City Council Approval of Wage Rates — Davis Bacon (or other)~~

November 10 — City Council Approval Final Design, 90% (previously January 2021)

July 2021 — Complete FFE Procurement (previously August 2021)

October 2021 — Construction Substantially Complete (previously November 2021)

November 2021 — Owner Move In (previously December 2021)

City of McLendon-Chisholm

Sonoma Public Improvement District

- Developer is requesting that Council move forward with levying assessments for Sonoma Improvement Area #3 ("IA #3")
- It is anticipated that infrastructure for IA #3 will be completed by June 2021
- Developer will request the City issue PID revenue bonds to reimburse public infrastructure costs up to \$4.8 million, most likely in 1st/2nd quarter of 2021
- Overall, structure of IA #3 is similar to IA #2

	IA #2 Series 2019	IA #3 Series 2021
Bond Par	\$ 6,225,000	\$ 6,120,000 ⁽¹⁾
Total Lots	213	185
Est. Buildout	\$ 71,017,500	\$ 65,477,369
Appraisal	\$ 13,532,181	\$ 12,480,000
Bond VtL	2.17x	2.04x ⁽²⁾

(1) Estimated; subject to change.
(2) Reimbursement to the developer will be subject to 3:1 holdback.

- The maintenance of certain Authorized Improvements, including streets and roads, is provided for in the Administrative Expenses

CITY OF MCLENDON-CHISHOLM

RESOLUTION NO. 2020-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCLENDON-CHISHOLM, TEXAS, DETERMINING THE COSTS OF IMPROVEMENT AREA #3 IMPROVEMENTS TO BE FINANCED BY THE SONOMA PUBLIC IMPROVEMENT DISTRICT; APPROVING A PRELIMINARY AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN UPDATED FOR IMPROVEMENT AREA #3, INCLUDING A PROPOSED ASSESSMENT ROLL FOR IMPROVEMENT AREA #3 OF THE SONOMA PUBLIC IMPROVEMENT DISTRICT; DIRECTING THE FILING OF THE PROPOSED ASSESSMENT ROLL WITH THE CITY SECRETARY TO MAKE AVAILABLE FOR PUBLIC INSPECTION; CALLING AND NOTICING A PUBLIC HEARING FOR OCTOBER 27, 2020, TO CONSIDER AN ORDINANCE LEVYING ASSESSMENTS ON PROPERTY LOCATED WITHIN IMPROVEMENT AREA #3 OF THE SONOMA PUBLIC IMPROVEMENT DISTRICT; DIRECTING CITY STAFF TO PUBLISH AND MAIL NOTICE OF SAID PUBLIC HEARING; AND RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Public Improvement District Assessment Act, Texas Local Government Code, Chapter 372, as amended (the "Act") authorizes the governing body (the "City Council") of the City of McLendon-Chisholm, Texas (the "City"), to create a public improvement district within the City; and

WHEREAS, the City Council has previously created the Sonoma Public Improvement District (the "District"); and

WHEREAS, the City authorized the creation of the District and the issuance of up to \$41,025,000.00 in bonds for the District to finance certain public improvements authorized by the Act for the benefit of the property within the District (the "Authorized Improvements"); and

WHEREAS, the property within the District is being developed in phases, the first of which included approximately 145 acres, the second of which included approximately 74 acres, and the third phase of which included approximately 63.7675 acres ("Improvement Area #3"); and

WHEREAS, the City Council and the City staff have been presented a "Sonoma Public Improvement District Preliminary Amended and Restated Service and Assessment Plan", including the proposed Improvement Area #3 assessment roll attached thereto (the "Proposed Improvement Area #3 Assessment Roll"), dated October 13, 2020 (the "Preliminary Amended and Restated SAP"), a copy of which is attached hereto as **Exhibit A** and is incorporated herein for all purposes; and

WHEREAS, the Preliminary Amended and Restated SAP sets forth the estimated total costs of the Improvement Area #3 Improvements and the Improvement Area #3 portion of the Major Improvements to be financed by the District for the third phase of development and the Proposed Improvement Area #3 Assessment Roll states the assessments proposed to be levied against each parcel of land in Improvement Area #3 of the District as determined by the method of assessment and apportionment chosen by the City; and

WHEREAS, the Act requires that that the Proposed Improvement Area #3 Assessment Roll be filed with the City Secretary of the City (the "City Secretary") and be subject to public inspection; and

WHEREAS, the Act requires that a public hearing (the "Assessment Hearing") be held to consider proposed assessments and requires the City Council to hear and pass on any objections to the proposed assessments at, or on the adjournment of, the Assessment Hearing; and

WHEREAS, the Act requires that notice of the Assessment Hearing be mailed to property owners liable for assessment and published in a newspaper of general circulation in the City before the 10th day before the date of the Assessment Hearing.

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

SECTION 1. The recitals set forth above in this Resolution are true and correct and are hereby adopted as findings of the City Council and are incorporated into the body of this Resolution as if fully set forth herein.

SECTION 2. The Preliminary Amended and Restated SAP for the District, including the Proposed Improvement Area #3 Assessment Roll, is hereby accepted.

SECTION 3. The Proposed Improvement Area #3 Assessment Roll shall be filed with the City Secretary and the same shall be available for public inspection.

SECTION 4. The City Council hereby calls a public hearing (the Assessment Hearing as defined above) to be held on October 27, 2020 at 6:30 p.m. at the McLendon-Chisholm City Council Chambers, 1371 West FM 550, McLendon-Chisholm, Texas 75032, at which the City Council shall, among other actions, hear and pass on any objections to the proposed assessments; and, upon the adjournment of the Assessment Hearing, the City Council may consider an ordinance levying the assessments as special assessments on certain property within the District (which ordinance shall specify the method of payment of the assessments).

SECTION 5. The City Secretary is hereby authorized and directed to publish notice of the Assessment Hearing, in substantially the form attached hereto as **Exhibit B** and incorporated herein for all purposes, in a newspaper of general circulation in the City, as required by Section 372.016(b) of the Act.

SECTION 6. The City Secretary is hereby authorized and directed to mail notice of the Assessment Hearing to owners of property liable for the assessment, as required by Section 372.016(c) of the Act.

SECTION 7. This Resolution shall become effective from and after its date of passage in accordance with law.

PASSED AND APPROVED on this the 13th day of October, 2020.

ATTEST:

Mayor

City Secretary

*Signature page to Resolution
Approving a Preliminary Amended and Restated Service and Assessment Plan and Calling a Public Hearing*

1509.010\91793.6

Exhibit A

**SONOMA PUBLIC IMPROVEMENT DISTRICT
PRELIMINARY AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN**

1509.010\91793.6

Exhibit B

**CITY OF MCLENDON-CHISHOLM, TEXAS
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN THAT a public hearing will be conducted by the City Council of McLendon-Chisholm, Texas at 6:30 p.m. on the 27th day of October, 2020 at McLendon-Chisholm City Council Chambers, 1371 West FM 550, McLendon-Chisholm, Texas 75032. The public hearing will be held to consider proposed assessments levied against certain assessable property within the Sonoma Public Improvement District (the "District") pursuant to the provisions of Chapter 372 of the Texas Local Government Code, as amended (the "Act").

The general nature of the proposed improvements (the "Authorized Improvements") shall include: (i) the design, acquisition, and construction of public improvement projects authorized by the Act that are necessary for development of the property located within Improvement Area #3, which public improvements will include but not be limited to water and wastewater system improvements, roadway improvements, right-of-way acquisition, and other improvements that provide a benefit to the property within Improvement Area #3; (ii) payment of expenses incurred in the establishment, administration and operation of the District; and, (iii) payment of expenses associated with financing such proposed improvements, which may include but are not limited to, costs associated with issuance and sale of revenue bonds secured by assessments levied against the benefitted property within Improvement Area #3. The total costs of the Authorized Improvements, including soft costs and financing costs is \$6,919,128.

The District generally includes approximately 547 acres of land situated on the east side of State Highway 205 and north of League Road, west of Edwards Road, and south of FM 550. The boundaries of Improvement Area #3 include approximately 63.7675 acres located within the District. A metes and bounds description and a map of the District (together with a metes and bounds description and map of Improvement Area #3) are available for public inspection at McLendon-Chisholm City Hall located at 1371 West FM 550, McLendon-Chisholm, Texas 75032.

All written or oral objections on the proposed assessments within the District will be considered at the public hearing.

A copy of the Proposed Improvement Area #3 Assessment Roll relating to the Authorized Improvements to be undertaken at this time, which includes the assessments to be levied against certain assessable parcels in the District, is available for public inspection at the office of the City Secretary, McLendon-Chisholm City Council Chambers, 1371 West FM 550, McLendon-Chisholm, Texas 75032.

Sonoma Public Improvement District

PRELIMINARY AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN

VERSION 1.5 OCTOBER 13, 2020



AUSTIN, TX | NORTH RICHLAND HILLS, TX

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INTRODUCTION

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

On September 10, 2007, the City Council passed and approved Resolution No. 2007-21 authorizing the establishment of the District in accordance with the PID Act, which authorization was effective upon publication as required by the PID Act. The purpose of the District is to finance the Actual Costs of Authorized Improvements that confer a special benefit on approximately 548 acres located within the corporate limits of the City, as described by the legal description on **Exhibit N-1** and depicted on **Exhibit A-1**.

On January 13, 2015, City approved the 2015 SAP for the District by adopting the 2015 Assessment Ordinance 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 Rolls. The City levied \$1,610,000 of Assessments on the Major Improvement Area Excluding Phase 1. The City levied \$10,700,000 of Assessments on Phase 1 Assessed Property. On April 14, 2015, the City updated the 2015 SAP with its approval of the Phase 1 Bonds in an amount of \$7,600,000 which are secured by Assessments levied against the Phase 1 Assessed Property, and the balance of \$3,100,000 in Phase 1 Assessments secured the Phase 1 Reimbursement Agreement.

On August 23, 2016, the City 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, the City approved the 2017 SAP Update for the District by adopting Ordinance No. 2017-09 which updated the Assessment Rolls for the Major Improvement Area Excluding Phase 1 and Phase 1 for 2017 and levied \$7,575,000 in Phase 2 Assessments for Assessed Parcels within Phase 2 of the District, for the costs of Authorized Improvements that benefitted Phase 2 Assessed Property, as reflected by the revised Assessment Rolls.

On September 11, 2018, the City 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 approved the 2019 SAP Update for the District by adopting Ordinance No. 2019-06, which updated the Assessment Rolls for 2019 with its approval of the Improvement Area #2 Bonds in an amount of \$6,225,000 secured by a portion of the Assessment levied against

Phase 2 Assessed Property. The 2019 SAP Update separated the Phase 2 Assessed Property (as defined in the 2017 SAP Update) into Improvement Area #1C and Improvement Area #2 and released the Assessments against the Major Improvement Area Excluding Phase 1; and, the 2019 SAP Update updated the Assessment Rolls accordingly. The Improvement Area #2 Bonds are secured by Assessments levied against the Improvement Area #2 Assessed Property.

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

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

This Amended and Restated Service and Assessment Plan serves to amend and restate the 2015 SAP, 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.

The PID Act requires a service plan covering a period of at least five years and defining the annual indebtedness and projected cost of the Authorized Improvements. The Service Plan is contained in **Section IV**.

The PID Act requires that the Service Plan include an Assessment Plan that assesses the Actual Costs of the Authorized Improvements against the District based on the special benefits conferred on the District by the Authorized Improvements. The Assessment Plan is contained in **Section V**.

The PID Act requires an Assessment Roll that states the Assessment against each Parcel determined by the method chosen by the City Council. The Assessment against each Parcel must be sufficient to pay the share of the Actual Costs of the Authorized Improvements apportioned to the Parcel and cannot exceed the special benefit conferred on the Parcel by such Authorized Improvements. The Assessment Roll for Phase 1 is included as **Exhibit E-1**. The Assessment Roll for Improvement Area #1C is included as **Exhibit F-1**. The Assessment Roll for Improvement Area #2 is included as **Exhibit G-1**. The Assessment Roll for Improvement Area #3 is included as **Exhibit H-1**.

SECTION I: DEFINITIONS

"2015 Assessment Ordinance" means the Assessment Ordinance approved by the City Council on January 13, 2015.

"2015 SAP" means the Sonoma Public Improvement District Sonoma Verde Project McLendon-Chisholm, Texas Service and Assessment Plan, dated January 13, 2015, approved by the City on January 13, 2015 by Ordinance No. 2015-02 as amended and updated, including as updated on April 13, 2015, prior to City Council approval of this Amended and Restated Service and Assessment Plan.

"2016 Annual Service Plan Update" means the update of the 2015 SAP approved on August 23, 2016 by the City by adopting Ordinance No. 2016-11 which updated the Assessment Rolls for 2016.

"2017 Assessment Ordinance" means the Assessment Ordinance approved by the City Council on June 13, 2017.

"2017 SAP Update" means the Sonoma Public Improvement District Sonoma Verde Project McLendon-Chisholm, Texas Service and Assessment Plan (as updated for Phase #2), approved by the City on June 13, 2017 by Ordinance No. 2017-09 as amended and updated prior to City Council approval of this Amended and Restated Service and Assessment Plan.

"2018 Annual Service Plan Update" means the update of the 2017 SAP Update approved on September 11, 2018 by the City by adopting Ordinance No. 2018-08 which updated the Assessment Rolls for 2018.

"2019 SAP Update" means the Sonoma Public Improvement District Sonoma Verde Project McLendon-Chisholm, Texas Service and Assessment Plan as updated for Phase #2 (Improvement Area #1C and Improvement Area #2), approved by the City on June 11, 2019 by Ordinance No. 2019-06 as amended and updated prior to City Council approval of this Amended and Restated Service and Assessment Plan.

"2019 Amended Annual Service Plan Update" means the update of the 2019 SAP Update approved on August 13, 2019 by the City by adopting Ordinance No. 2019- which updated the Assessment Rolls for 2019.

"2020 Annual Service Plan Update" means the update of the 2019 SAP Update approved on July 28, 2020 by the City by adopting Ordinance No. 2020-08 which updated the Assessment Roll for 2020, including adjusting the Phase 1 Assessment to reflect the issuance of the Phase 1 Refunding and Improvement Bonds, for interest savings.

"Actual Costs" mean with respect to Authorized Improvements, the demonstrated, reasonable, allocable, and allowable costs of constructing such Authorized Improvement, as specified in a

Certification for Payment or Bill of Sale with filed warranty deed and engineer stamp cost that has been reviewed and approved by the City. Actual Cost may include (1) the costs for the design, planning, financing, administration, management, acquisition, installation, construction and/or implementation of such Authorized Improvement, including general contractor construction management fees and real estate acquisition costs, if any, (2) the costs of preparing the construction plans for such Authorized Improvement, (3) the fees paid for obtaining permits, licenses or other governmental approvals for such Authorized Improvement, (4) the costs for external professional costs associated with such Authorized Improvement, such as engineering, geotechnical, surveying, land planning, architectural landscapers, advertising, marketing and research studies, appraisals, legal, accounting and similar professional services, (5) the costs of all labor, bonds and materials, including equipment and fixtures, incurred by contractors, builders and material men in connection with the acquisition, construction or implementation of the Authorized Improvements, and (6) all related permitting, zoning and public approval expenses, architectural, engineering, legal, and consulting fees, financing charges, taxes, governmental fees and charges (including inspection fees, County permit fees, development fees), insurance premiums, miscellaneous expenses, and all advances and payments for Administrative Expenses. Actual Costs include general contractor's fees in an amount up to a percentage equal to the percentage of work completed and accepted by the City or construction management fees in an amount up to five percent of the eligible Actual Costs described in a Certification for Payment. The amounts expended on legal costs, governmental fees, insurance premiums, permits, financing costs, and appraisals shall be excluded from the base upon which the general contractor and construction management fees are calculated. Actual Costs also may be paid to the Owner or any other person or entity only in the capacity of construction manager or only in the capacity of general contractor but not both.

"Additional Interest" means the amount collected by application of the Additional Interest Rate.

"Additional Interest Rate" means the 0.50% additional interest rate that may be charged on Assessments securing PID Bonds pursuant to Section 372.018 of the PID Act.

"Administrator" means the City or independent firm designated by the City who shall have the responsibilities provided in this Amended and Restated Service and Assessment Plan, the Indenture, or any other agreement or document approved by the City related to the duties and responsibilities of the administration of the District. The initial Administrator is P3Works, LLC.

"Administrative Expenses" mean the administrative and maintenance and operation costs associated with, or incident to, the administration and maintenance and operation of the District, including, but not limited to, the costs of: (1) creating and organizing the District, including conducting hearings, preparing notices and petitions, and all costs incident thereto, including engineering fees, legal fees and consultant fees, (2) the annual administrative, organization, maintenance, and operation costs and expenses associated with, or incident and allocable to, the

administration, organization, and operation of the District, (3) computing, levying, billing and collecting Assessments or the installments thereof, (4) maintaining the record of installments of the Assessments and the system of registration and transfer of the PID Bonds, (5) paying and redeeming the PID Bonds, (6) investing or depositing of monies, (7) complying with the PID Act and codes with respect to the PID Bonds, (8) the Trustee fees and expenses relating to the PID Bonds, including reasonable fees, (9) legal counsel, engineers, accountants, financial advisors, investment bankers or other consultants and advisors, (10) administering the construction of the Authorized Improvements, and (11) costs and expenses, if any, associated with major repairs and emergency maintenance of the Authorized Improvements. Administrative Expenses do not include payment of the actual principal of, redemption premium, if any, and interest on the PID Bonds. Administrative Expenses collected and not expended for actual Administrative Expenses shall be carried forward and applied to reduce Administrative Expenses in subsequent years to avoid the over-collection of Administrative Expenses.

“Amended and Restated Service and Assessment Plan” means this 2020 Amended and Restated Service and Assessment Plan, as it may be modified and updated from time to time.

“Annual Installment” means the annual installment payment on the Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; (3) Administrative Expenses; and (4) Additional Interest, if applicable.

“Annual Service Plan Update” means an update to this Amended and Restated Service and Assessment Plan prepared no less frequently than annually by the Administrator and approved by the City Council.

“Assessed Property” means any Parcel within the District against which an Assessment is levied.

“Assessment” means an assessment levied against a Parcel within the District, other than Non-Benefitted Property, and imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on an Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act.

“Assessment Ordinance” means an ordinance adopted by the City Council in accordance with the PID Act that levies an Assessment on Assessed Property within the District, as shown on any Assessment Roll.

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

“Assessment Roll” means any assessment roll for the Assessed Property within the District, including the Phase 1 Assessment Roll, the Improvement Area #1C Assessment Roll, the

Improvement Area #2 Assessment Roll, and the Improvement Area #3 Assessment Roll, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of PID Bonds, or any Annual Service Plan Update.

“Authorized Improvements” means, collectively, the Public Improvements, PID Establishment Costs, and Bond Issuance Costs.

“Bond Issuance Costs” means the costs associated with issuing PID Bonds, including but not limited to financial advisory fees, consultant fees, appraisal fees, printing costs, publication costs, capitalized interest, reserve fund requirements, underwriter’s discount, fees charged by the Texas Attorney General, and any other cost or expense incurred by the City directly associated with the issuance of PID Bonds.

“City” means the City of McLendon-Chisholm, Texas.

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

“County” means Rockwall County, Texas.

“Delinquent Collection Costs” mean costs related to the foreclosure on Assessed Property and the costs of collection of delinquent Assessments, delinquent Annual Installments, or any other delinquent amounts due under this Amended and Restated Service and Assessment Plan including penalties and reasonable attorney’s fees actually paid, but excluding amounts representing interest and penalty interest.

“Development Agreement” means the Development Agreement, effective June 11, 2007, by and between the City and Original Owner, as predecessor-in-interest to the Owner, as amended by (1) the first amendment to the Development Agreement, effective January 28, 2008, (2) the second amendment to the Development Agreement, effective _____, 2012, and (3) the third amendment to the Development Agreement, effective January 14, 2014, as it may be modified and updated from time to time.

“District” means the Sonoma Public Improvement District containing approximately 548 acres located within the corporate limits of the City, and more specifically described in **Exhibit N-1**, and depicted on **Exhibit A-1**.

“Engineer’s Report” means a report provided by a licensed professional engineer that identifies the Authorized Improvements, including their costs, location, and benefit, and is attached hereto as **Appendix B**.

“Equivalent Units” mean, as to any Parcel within Phase 1, Improvement Area #1C, or Improvement Area #2, the number of dwelling units by Lot Type expected to be built on the Parcel multiplied by the factors calculated and shown in **Appendix A**, attached hereto.

“Estimated Buildout Value” means the estimated value of an Assessed Property with fully constructed buildings, as provided by the Owner and confirmed by the City Council by considering such factors as density, lot size, proximity to amenities, view premiums, location, market conditions, historical sales, builder contracts, discussions with homebuilders, reports from third party consultants, or any other factors that, in the judgment of the City, may impact value. The Estimated Buildout Value for a Lot Type is provided for in **Exhibit J-1**.

“Future Improvement Area” means a distinct portion of the District other than Phase 1, Improvement Area #1C, Improvement Area #2, and Improvement Area #3 described by metes and bounds and developed as an individual improvement area, with such area(s) to be described and designated in future Annual Service Plan Updates.

“Improvement Area #1C” means approximately 25.226 acres located within the District, more specifically described and depicted on the plat on **Exhibit A-3**.

“Improvement Area #1C Annual Installment” means the Annual Installment of the Improvement Area #1C Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; and (3) Administrative Expenses.

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

“Improvement Area #1C Assessment” means an Assessment levied against a Parcel within Improvement Area #1C and imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on the Improvement Area #1C Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act.

“Improvement Area #1C Assessment Roll” means the Assessment Roll for the Improvement Area #1C Assessed Property, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any updates prepared in connection with the issuance of PID Bonds or any Annual Service Plan Updates. The Improvement Area #1C Assessment Roll is included in this Amended and Restated Service and Assessment Plan as **Exhibit F-1**.

“Improvement Area #1C, Lot Type 4” means a Lot within Improvement Area #1C marketed to homebuilders as an 80’ Lot, with an Estimated Buildout Value of \$310,000. Improvement Area #1C, Lot Type 4 was originally identified as a Land Use Class 4 Lot. Homebuyer Disclosures for Improvement Area #1C, Lot Type 4 are included in **Exhibit M-6**.

“Improvement Area #1C Projects” means collectively: (1) the pro rata portion of the Major Improvements allocable to Improvement Area #1C; (2) the pro rata portion of the Phase 2 Improvements allocable to Improvement Area #1C; and (3) Improvement Area #1C’s pro rata share of the PID Establishment Costs.

“Improvement Area #2” means approximately 61.374 acres located within the District, more specifically described and depicted on the plat on **Exhibit A-4**.

“Improvement Area #2 Annual Installment” means the Annual Installment of the Improvement Area #2 Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; (3) Administrative Expenses; and (4) Additional Interest.

“Improvement Area #2 Assessed Property” means any Parcel within Improvement Area #2 against which an Improvement Area #2 Assessment is levied.

“Improvement Area #2 Assessment” means an Assessment levied against a Parcel within Improvement Area #2 and imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on the Improvement Area #2 Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act.

“Improvement Area #2 Assessment Roll” means the Assessment Roll for the Improvement Area #2 Assessed Property, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any updates prepared in connection with the issuance of PID Bonds or any Annual Service Plan Updates. The Improvement Area #2 Assessment Roll is included in this Amended and Restated Service and Assessment Plan as **Exhibit G-1**.

“Improvement Area #2 Bonds” means those certain “City of McLendon-Chisholm, Texas Special Assessment Revenue Bonds, Series 2019 (Sonoma Public Improvement District Improvement Area #2 Project)” that are secured by Improvement Area #2 Assessments.

“Improvement Area #2, Lot Type 2” means a Lot within Improvement Area #2 marketed to homebuilders as a one-half acre Lot, with an Estimated Buildout Value of \$440,000. Improvement Area #2, Lot Type 2 was originally identified as a Land Use Class 2 Lot. Homebuyer Disclosures for Improvement Area #2, Lot Type 2 are included in **Exhibit M-7**.

“Improvement Area #2, Lot Type 3” means a Lot within Improvement Area #2 marketed to homebuilders as a 90’ Lot, with an Estimated Buildout Value of \$340,000. Improvement Area #2, Lot Type 3 was originally identified as a Land Use Class 3 Lot. Homebuyer Disclosures for Improvement Area #2, Lot Type 3 are included in **Exhibit M-8**.

“Improvement Area #2, Lot Type 5” means a Lot within Improvement Area #2 marketed to homebuilders as a 60’ Lot, with an Estimated Buildout Value of \$245,000. Improvement Area #2, Lot Type 5 was originally identified as a Land Use Class 5 Lot. Homebuyer Disclosures for Improvement Area #2, Lot Type 5 are included in **Exhibit M-9**.

“Improvement Area #2, Lot Type 10” means a Lot within Improvement Area #2 marketed to homebuilders as a 70’ Lot, with an Estimated Buildout Value of \$277,500. Improvement Area #2,

Lot Type 10 was originally identified as a Land Use Class 10 Lot. Homebuyer Disclosures for Improvement Area #2, Lot Type 10 are included in **Exhibit M-10**.

“Improvement Area #2 Projects” means collectively: (1) the pro rata portion of the Major Improvements allocable to Improvement Area #2; (2) the pro rata portion of the Phase 2 Improvements allocable to Improvement Area #2; (3) Improvement Area #2’s pro rata share of PID Establishment Costs; and (4) Bond Issuance Costs associated with the issuance of the Improvement Area #2 Bonds.

“Improvement Area #3” means approximately 63.7675 acres located within the District, more specifically described on **Exhibit N-2**, and depicted on the plat on **Exhibit A-5**.

“Improvement Area #3 Annual Installment” means the Annual Installment of the Improvement Area #3 Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; (3) Administrative Expenses; and (4) Additional Interest.

“Improvement Area #3 Assessed Property” means any Parcel within Improvement Area #3 against which an Improvement Area #3 Assessment is levied.

“Improvement Area #3 Assessment” means an Assessment levied against a Parcel within Improvement Area #3 and imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on the Improvement Area #3 Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act.

“Improvement Area #3 Assessment Roll” means the Assessment Roll for the Improvement Area #3 Assessed Property, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any updates prepared in connection with the issuance of PID Bonds or any Annual Service Plan Updates. The Improvement Area #3 Assessment Roll is included in this Amended and Restated Service and Assessment Plan as **Exhibit H-1**.

“Improvement Area #3 Bonds” means those certain PID Bonds that are secured by Improvement Area #3 Assessments.

“Improvement Area #3 Engineer’s Report” means a report provided by a licensed professional engineer that identifies the Authorized Improvements for Improvement Area #3, including their costs, location, and benefit, and is attached hereto as **Appendix B**.

“Improvement Area #3 Improvements” means the Authorized Improvements which only benefit the Improvement Area #3 Assessed Property.

“Improvement Area #3 Initial Parcel” means all of the property within Improvement Area #3, as described in **Exhibit N-5**, and depicted on **Exhibit A-5**.

“Improvement Area #3, Lot Type 1” means a Lot within Improvement Area #3 marketed to homebuilders as a 60’ Lot, with an Estimated Buildout Value of \$333,719. Homebuyer Disclosures for Improvement Area #3, Lot Type 1 are included in **Exhibit M-11**.

“Improvement Area #3, Lot Type 2” means a Lot within Improvement Area #3 marketed to homebuilders as a 70’ Lot, with an Estimated Buildout Value of \$368,392. Homebuyer Disclosures for Improvement Area #3, Lot Type 2 are included in **Exhibit M-12**.

“Improvement Area #3, Lot Type 3” means a Lot within Improvement Area #3 marketed to homebuilders as a 120’ Lot, with an Estimated Buildout Value of \$452,556. Homebuyer Disclosures for Improvement Area #3, Lot Type 3 are included in **Exhibit M-13**.

“Improvement Area #3 Projects” means collectively: (1) the pro rata portion of the Major Improvements allocable to Improvement Area #3; (2) the Improvement Area #3 Improvements; (3) Improvement Area #3’s pro rata share of the PID Establishment Costs; and (4) Bond Issuance Costs associated with the issuance of the Improvement Area #3 Bonds.

“Improvement Area #3 Trigger Date” means, for Improvement Area #3 Assessed Property, the earlier of (1) two years from the date of the levy of Improvement Area #3 Assessments, (2) the issuance of Improvement Area #3 Bonds, or (3) the date a final plat is approved by the City for any Assessed Property within Improvement Area #3. If the Improvement Area #3 Trigger Date occurs on or before July 31st of the then current year, then Improvement Area #3 Assessments will be due the January 31st of the following year. If the Improvement Area #3 Trigger Date occurs after July 31st of the then current year, then the Improvement Area #3 Assessments will be due on the second January 31st after the final plat is filed and Authorized Improvements are accepted.

“Indenture” means an Indenture of Trust entered into in connection with the issuance of each series of PID Bonds, as amended from time to time, between the City and the Trustee setting forth terms and conditions related to a series of PID Bonds.

“Land Use Class” means a classification of final building Lots with similar characteristics (e.g. commercial, light industrial, multifamily residential, single family residential, etc.), as determined by the Administrator and confirmed by the City Council. In the case of single family residential Lots, the Lot Type shall be further defined by classifying the residential lots by the estimated final average home value for each Lot as of the date of the recorded subdivision plat, considering factors such as density, lot size, proximity to amenities, view premiums, location, and any other factors that may impact the average home value on the Lot, as determined by the Administrator and confirmed by the City Council.

“Land Use Class 1” means lots identified as such on the Assessment Rolls in previous service and assessment plans, which are referred to as one acre lots in the Planned Development District Ordinance and being generally lots for single family dwelling unit with approximately 4,500 sq ft of air-conditioned living space. See **Exhibit J-2** for the Land Use Class to Lot Type conversion.

“Land Use Class 2” means lots identified as such on the Assessment Rolls in previous service and assessment plans which are referred to as one-half acre lots in the Planned Development District Ordinance and being generally lots for single family dwelling unit with approximately 3,800 sq ft of air-conditioned living space. See **Exhibit J-2** for the Land Use Class to Lot Type conversion.

“Land Use Class 3” means lots identified as such on the Assessment Rolls in previous service and assessment plans, which are referred to as 90 Ft lots in the Planned Development District Ordinance and being generally lots for single family dwelling unit with approximately 3,200 sq ft of air-conditioned living space. See **Exhibit J-2** for the Land Use Class to Lot Type conversion.

“Land Use Class 4” means lots identified as such on the Assessment Rolls in previous service and assessment plans which are referred to as 80 Ft lots in the Planned Development District Ordinance and being generally lots for single family dwelling unit with approximately 3,000 sq ft of air-conditioned living space. See **Exhibit J-2** for the Land Use Class to Lot Type conversion.

“Land Use Class 5” means lots identified as such on the Assessment Rolls in previous service and assessment plans which are referred to as 60 Ft lots in the Planned Development District Ordinance and being generally lots for single family dwelling unit with approximately 2,400 sq ft of air-conditioned living space. See **Exhibit J-2** for the Land Use Class to Lot Type conversion.

“Land Use Class 6” means lots identified as such on the Assessment Rolls in previous service and assessment plans which are referred to as office lots in the Planned Development District Ordinance and being generally lots for office uses with approximately 3,700 sq ft of air conditioned working space. See **Exhibit J-2** for the Land Use Class to Lot Type conversion.

“Land Use Class 7” means lots identified as such on the Assessment Rolls in previous service and assessment plans, which are referred to as church lots in the Planned Development District Ordinance and being generally lots for church building uses. See **Exhibit J-2** for the Land Use Class to Lot Type conversion.

“Land Use Class 8” means lots identified as such on the Assessment Rolls in previous service and assessment plans, which are referred to as daycare lots in the Planned Development District Ordinance and being generally lots for daycare building uses. See **Exhibit J-2** for the Land Use Class to Lot Type conversion.

“Land Use Class 9” means lots identified as such on the Assessment Rolls in previous service and assessment plans, which are referred to as senior living lots in the Planned Development District Ordinance and being generally lots for senior living building uses. See **Exhibit J-2** for the Land Use Class to Lot Type conversion.

“Land Use Class 10” means lots identified as such on the Assessment Rolls in previous service and assessment plans, which are referred to as 70 Ft lots in the Planned Development District

Ordinance and being generally lots for single family dwelling unit with approximately 2,700 sq ft of air-conditioned living space. See **Exhibit J-2** for the Land Use Class to Lot Type conversion.

“Lot” means (1) for any portion of the District for which a final subdivision plat has been recorded in the official public records of the County, a tract of land described by “lot” in such subdivision plat; and (2) for any portion of the District for which a subdivision plat has not been recorded in the official public records of the County, a tract of land anticipated to be described as a “lot” in a final recorded subdivision plat as shown on a concept plan or a preliminary plat.

“Lot Type” means a classification of final building Lots with similar characteristics (e.g. lot size, home product, buildout value, etc.), as determined by the Administrator and confirmed by the City Council. In the case of single-family residential Lots, the Lot Type shall be further defined by classifying the residential Lots by the Estimated Buildout Value of the Lot as calculated by the Administrator and confirmed by the City Council.

“Major Improvement Area Excluding Phase 1” means the property within the District excluding Phase 1.

“Major Improvement Area Excluding Phase 1 Assessment” means an Assessment levied against a Parcel within the Major Improvement Area Excluding Phase 1 and imposed pursuant to an Assessment Ordinance and the provisions herein. The Major Improvement Area Excluding Phase 1 Assessment was removed in the 2019 SAP Update.

“Major Improvements” means those Authorized Improvements that confer special benefit to all the Assessed Property within the District, and as further described in **Section III.A.** and depicted on **Exhibit I-1**.

“Maximum Assessment” means, for each Lot Type, an amount that will not exceed the amounts shown as the Maximum Assessment by Lot Type on **Exhibit J-1**. In the event any final plat creates a new Lot Type that differs from what is shown on **Exhibit J-1**, this 2020 Amended and Restated Service and Assessment Plan will be updated to reflect the new Lot Type, and the Maximum Assessment for the new Lot Type created by the final plat shall be an amount that is calculated by the Administrator and approved by the City, based on the desire to maintain a competitive, composite equivalent ad valorem tax rate taking into consideration the tax rates of all applicable taxing units and the equivalent tax rate of the Annual Installments.

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

“Notice of Assessment Termination” means a document that shall be recorded in the County’s real property records evidencing the termination of an Assessment, a form of which is attached as **Exhibit K**.

“Original Owner” means MC 550 Investors, LP.

“Owner” means Land Solutions SV, LLC, and any successors or assigns thereof that intends to develop the property in the District for the ultimate purpose of transfer to end users.

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

“Phase 1” means approximately 163.668 acres located within the District, more specifically described and depicted on the Plats in **Exhibit A-2**.

“Phase 1 Annual Installment” means the Annual Installment of the Phase 1 Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; and (3) Administrative Expenses.

“Phase 1 Assessed Property” means any Parcel within Phase 1 against which a Phase 1 Assessment is levied.

“Phase 1 Assessment” means an Assessment levied against a Parcel within Phase 1 and imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on the Phase 1 Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act.

“Phase 1 Assessment Roll” means the Assessment Roll for the Phase 1 Assessed Property, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any updates prepared in connection with the issuance of PID Bonds or any Annual Service Plan Updates. The Phase 1 Assessment Roll is included in this Amended and Restated Service and Assessment Plan as **Exhibit E-1**.

“Phase 1 Bonds” means those certain “City of McLendon-Chisholm, Texas Special Assessment Revenue Bonds, Series 2015 (Sonoma Public Improvement District Phase 1 Project)” that were secured by Phase 1 Assessments, and were refunded by the Phase 1 Refunding and Improvement Bonds.

“Phase 1 Improvements” means the Authorized Improvements which only benefit the Phase 1 Assessed Property.

“Phase 1, Lot Type 2” means a Lot within Phase 1 marketed to homebuilders as a one-half acre Lot, with an Estimated Buildout Value of \$440,000. Phase 1, Lot Type 2 was originally identified as a Land Use Class 2 Lot. Homebuyer Disclosures for Phase 1, Lot Type 2 are included in **Exhibit M-1**.

“Phase 1, Lot Type 3” means a Lot within Phase 1 marketed to homebuilders as a 90’ Lot, with an Estimated Buildout Value of \$340,000. Phase 1, Lot Type 3 was originally identified as a Land Use Class 3 Lot. Homebuyer Disclosures for Phase 1, Lot Type 3 are included in **Exhibit M-2**.

“Phase 1, Lot Type 4” means a Lot within Phase 1 marketed to homebuilders as an 80’ Lot, with an Estimated Buildout Value of \$310,000. Phase 1, Lot Type 4 was originally identified as a Land Use Class 4 Lot. Homebuyer Disclosures for Phase 1, Lot Type 4 are included in **Exhibit M-3**.

“Phase 1, Lot Type 5” means a Lot within Phase 1 marketed to homebuilders as a 60’ Lot, with an Estimated Buildout Value of \$245,000. Phase 1, Lot Type 5 was originally identified as a Land Use Class 5 Lot. Homebuyer Disclosures for Phase 1, Lot Type 5 are included in **Exhibit M-4**.

“Phase 1, Lot Type 6” means a Lot within Phase 1 marketed to homebuilders as a 60’ Lot, with an Estimated Buildout Value of \$425,000. Phase 1, Lot Type 6 was originally identified as a Land Use Class 6 Lot. Homebuyer Disclosures for Phase 1, Lot Type 6 are included in **Exhibit M-5**.

“Phase 1 Projects” means collectively: (1) the pro rata portion of the Major Improvements allocable to Phase 1; (2) the Phase 1 Improvements; (3) Phase 1’s pro rata share of the PID Establishment Costs; and (4) Bond Issuance Costs associated with the issuance of the Phase 1 Bonds and the Phase 1 Refunding and Improvement Bonds.

“Phase 1 Refunding and Improvement Bonds” means those certain “City of McLendon-Chisholm, Texas Special Assessment Revenue Refunding and Improvement Bonds, Series 2020 (Sonoma Public Improvement District Phase 1 Project)” that are secured by Phase 1 Assessments.

“Phase 1 Reimbursement Agreement” means that certain “Sonoma Public Improvement District Reimbursement Agreement” effective January 14, 2014, entered into by and between the City and Original Owner, whereby all or a portion of the Actual Costs not paid to the Original Owner from Phase 1 Bonds were to be paid to the Original Owner from Phase 1 Assessments to reimburse the Original Owner for Actual Costs paid by the Original Owner, plus interest, that are eligible to be paid with Phase 1 Assessments.

“Phase 2” means Improvement Area #1C plus Improvement Area #2.

“Phase 2 Assessments” means Improvement Area #1C Assessments plus Improvement Area #2 Assessments.

“Phase 2 Improvements” means the Authorized Improvements which only benefit the Improvement Area #1C and Improvement Area #2 Assessed Property.

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

“PID Bonds” means any bonds issued by the City in one or more series and secured in whole or in part by Assessments.

“PID Establishment Costs” means the costs associated with forming the District, including but not limited to attorney fees, first year’s Administrative Expenses, and any other cost or expense incurred by the City directly associated with the establishment of the District.

“Prepayment” means the payment of all or a portion of an Assessment before the due date of the final Annual Installment thereof. Amounts received at the time of a Prepayment which represent a payment of principal, interest, or penalties on a delinquent installment of an Assessment are not to be considered a Prepayment, but rather are to be treated as the payment of the regularly scheduled Annual Installment.

“Prepayment Costs” means interest, including Additional Interest and Administrative Expenses to the date of Prepayment.

“Public Improvements” means those public improvements authorized by Section 372.003 of the PID Act, constructed, and installed in accordance with this Amended and Restated Service and Assessment Plan, and any future updates and/or amendments, including improvements for Future Improvement Areas, for the benefit of Assessed Property within the District, as depicted on **Exhibit I-1, Exhibit I-2, Exhibit I-3, and Exhibit I-4** and described in **Section III**.

“Service Plan” covers a period of at least five years and defines the annual indebtedness and projected costs of the Authorized Improvements, more specifically described in **Section IV**.

“Trustee” means the trustee or successor trustee under an Indenture.

SECTION II: THE DISTRICT

The District includes approximately 548 acres located within the corporate limits of the City, as more particularly described by the legal description on **Exhibit N-1**, and depicted on **Exhibit A-1**. Development of the District was originally anticipated to include 1,095 detached single-family residential Lots, and 11 non-residential Lots, per the 2015 SAP. The proposed development plan was revised to 1,077 detached single-family residential Lots, and 11 non-residential Lots, per the 2017 SAP Update.

Phase 1 includes approximately 163.668 acres located within the corporate limits of the City, as more particularly described and depicted on **Exhibit A-2**. Development of Phase 1 includes 29 Lots classified as Phase 1, Lot Type 2, 30 Lots classified as Phase 1, Lot Type 3, 122 Lots classified as Phase 1, Lot Type 4, 175 Lots classified as Phase 1, Lot Type 5, and 8 Lots classified as Phase 1, Lot Type 6.

Improvement Area #1C includes approximately 25.226 acres located within the corporate limits of the City, as more particularly described and depicted on **Exhibit A-3**. Development of Improvement Area #1C includes 41 Lots classified as Improvement Area #1C, Lot Type 4.

Improvement Area #2 includes approximately 61.374 acres located within the corporate limits of the City, as more particularly described and depicted on **Exhibit A-4**. Development of Improvement Area #2 includes 12 Lots classified as Improvement Area #2, Lot Type 2, 8 Lots classified as Improvement Area #2, Lot Type 3, 100 Lots classified as Improvement Area #2, Lot Type 5, and 93 Lots classified as Improvement Area #2, Lot Type 10.

Improvement Area #3 includes approximately 63.7675 acres located within the corporate limits of the City, as more particularly described on **Exhibit N-2**, and depicted on **Exhibit A-5**. Development of Improvement Area #3 is anticipated to include 99 Lots classified as Improvement Area #3, Lot Type 11, 77 Lots classified as Improvement Area #3, Lot Type 12, and 9 Lots classified as Improvement Area #3, Lot Type 13.

SECTION III: AUTHORIZED IMPROVEMENTS

The City, based on information provided by the Owner and its engineer and reviewed by the City staff and by third-party consultants retained by the City, has determined that the Authorized Improvements confer a special benefit on the Assessed Property. Authorized Improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City. The budget for the Authorized Improvements is shown on **Exhibit B**.

A. Public Improvements

1. Major Improvements

▪ *Roadway Improvements*

The roadway improvements portion of the project consist of the construction of a Texas Department of Transportation (TxDOT) approved left turn lane re-striping along State Highway 205 to accommodate south bound left turns. This will provide access off of SH 205 into the PID by Via Toscana. This improvement will be constructed to TxDOT standards.

In addition, the roadway improvements portion of the project also includes construction of concrete paving of the extension of Via Toscana from the end of the residential areas to the south to League Road, and asphalt overlay of approximately 5,100 linear feet of the existing League Roadway to the west to State Highway 205. This is being done to provide a secondary access point to the project. This improvement will be constructed to Rockwall County standards (League Road is a County Roadway) and will be owned and maintained by the City of McLendon Chisholm and Rockwall County.

▪ *Water Distribution System Improvements*

The water distribution system improvements include 12" waterline to be constructed from RCH's waterline located on Edwards Road and extended to the west along League Road for a distance of approximately 1,895 linear feet to the intersection of Via Toscana and League Road. The waterline improvements will include connection to the exiting water-main, installation of associated 12" valves, fire hydrants, ductile iron fittings, erosion control, trench safety and waterline testing. All water improvements will be constructed according to City standards and specifications.

The PID is within the City limits. The City has a contract for water service from the RCH Water supply corporation who is a customer city of the North Texas Municipal Water District (NTMWD) and receives wholesale treated water through a major transmission line from the NTMWD Wylie water treatment plant. As a result, there will be no water treatment plant upgrades required.

▪ *Sanitary Sewer Collection System Improvements*

The sanitary sewer collection system improvements consist of constructing a lift station approximately 380 feet north of Via Toscana and 220' west of Hackberry Creek with a wet well and approximately 27,309 linear feet of 8" sanitary sewer force main and 2,303 linear feet of 8" and 12" sanitary sewer gravity line generally following the Right of Way of FM 550 to the west and connecting to the NTMWD Buffalo Creek Sewer Interceptor. Cutoff valves, air release valves and a pig launching and receiving station for the system will be constructed in accordance with NTMWD and TCEQ regulations. The proposed lift station,

wet-well and pumps are sized appropriately to accept and pump waste for Phase 1 and will be modified with additional pumps as future phases come online. The 8" force main and pumps were designed to maintain the 3.0 fps minimum velocity. The sanitary sewer collection system improvements will be designed and constructed according to City standards and specifications.

- *Storm Drainage Collection System Improvements*

The storm drainage collection system improvements consist of drainage improvements to support the installation of the left turn lane at Via Toscana and SH 205 and storm water detention capacity that benefits the entire project area. This includes underground re-enforced concrete sewer pipe, inlets and rock rip rap protection at outfalls. The storm drainage collection system improvements will be constructed according to City standards and specifications.

- *Soft Costs*

Costs related to designing, constructing, and installing the Authorized Improvements including land planning and design, Town fees, engineering, soil testing, survey, construction management, and contingency; and, costs associated with financing the Major Improvements.

2. Phase 1 Improvements

- *Road Improvements*

The roadway portion of the Phase 1 Improvements include the construction of 6,300 linear feet of a 37' wide, 3600-psi concrete curb and gutter pavement. The roadway construction will consist of grading, lime stabilization, striping, signage and erosion control measures during construction. Other roadway improvements within Phase 1 include construction of approximately 17,469 linear feet of 6" thick, 31-foot wide, concrete pavement with curb and gutter. The concrete will be 3,600 pounds per square inch (psi) strength. Excavation for the roadway will consist of 55,360 cubic yards of cut and fill. 68,260 square yards (sy) of pavement sub-grade will be lime stabilized and compacted. Turn lanes, intersections, signage, lighting and re-vegetation of all disturbed areas within the right of way are included. These roadway improvements include streets that will provide street access to each lot within Phase 1. All roadway projects will be designed and constructed in accordance with City standards and specifications.

- *Water Improvements*

The Phase 1 water distribution system improvements include:

- Water Line 1 - This project consists of constructing approximately 9,223 linear feet of

12" diameter water transmission main from the east entrance of Via Toscana at Highway 205 along Via Toscana and through the development to the southern edge of the project at League Road. The waterline will be constructed within the proposed right-of way (ROW) of Via Toscana. The waterline improvements will include connection to the 8" water-main at Hwy 205 and the 12" main at League Road, installation of Twenty Five 12" valves, 17 fire hydrants, five tons of ductile iron fittings, and associated erosion control, trench safety and waterline testing. The waterline will be designed and constructed in accordance with City standards and specification.

- **8" Water Line Segments** - These waterline improvements consists of constructing approximately 17,168 linear feet of 8" water line, associated 8" and 6" gate valves. One-inch diameter water services will be provided to each of the Parcels within Phase 1. All associated waterline testing, trench safety and erosion protection during construction are included. The waterline will be connected to the 12" water line constructed in Via Toscana. These lines will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City. These lines will include the necessary appurtenances to be fully operational transmission lines extending water service to the limits of Phase 1 and all lots within Phase 1.

- ***Sanitary Sewer Improvements***

The sanitary sewer collection system improvements include:

- **Wastewater Line (12" Gravity Line)** – These improvements consists of constructing approximately 4,400 linear feet of 12" gravity sewer line along Via Toscana, crossing Hackberry Creek and flowing to the proposed lift station north of Via Toscana. This project will consist of constructing manholes, associated erosion control, trench safety and sewer line testing.
- **Wastewater Line (8" Gravity Line)** - These improvements include construction of 18,289 linear feet of 8" gravity sanitary sewer line that connect to the Via Toscana sewer trunk main. Construction includes connection at multiple points through 58 concrete manholes. Services to individual lots are by 4" gravity sewer services. Twenty five cleanouts will be constructed to facilitate maintenance.

All sanitary sewer collection system improvements will be designed and constructed in accordance with City standards and specifications.

- ***Storm Drainage Improvements***

The storm drainage portion of the Phase 1 Improvements consist of underground storm sewer pipes, storm water detention pond and construction of a major culvert/ creek

crossing at Via Toscana and Hackberry Creek. The primary means of conveyance of storm drainage within Phase 1, is within roadways and underground storm drain pipes. The roadway pavement section incorporates the use of curbs with integrated drainage inlets to control runoff and conveyance of storm-water throughout the drainage basins associated with Phase 1. The system includes approximately 5,000 linear feet of underground reinforced concrete pipe (RCP) with associated headwalls, safety end treatments, manholes and storm sewer energy dissipaters at the points of discharge. All of the drainage areas within Phase 1 flow to a detention pond and subsequent release to Hackberry Creek. Excavation of the City required detention pond is included in the drainage improvements. In addition to the storm sewer improvements, a triple span 40' wide by 13' tall bolted structural plate arch system will be constructed over Hackberry Creek. This Drainage culvert will include precast headwalls. All storm drainage collection system improvements will be constructed in accordance with City standards and specifications.

- *Soft Costs*

Costs related to designing, constructing, and installing the Authorized Improvements including land planning and design, Town fees, engineering, soil testing, survey, construction management, and contingency; and, costs associated with financing the Phase 1 Improvements.

3. Phase 2 Improvements

- *Road Improvements*

The Phase 2 roadway improvements include the construction of 850 linear feet of a 37-foot wide, 3600-psi concrete curb and gutter pavement. This section commences at the northern point of the main round-about near the main amenity center and continues northward through the first intersection at which point the road will become a 31-foot wide paving section. The roadway construction will consist of grading, lime stabilization, striping, signage and erosion control measures during construction. This project will be constructed to City standards and specifications and will be owned and maintained by the City. Other roadway improvements within Phase 2 include construction of interior streets consisting of 6" thick, 31-foot wide, concrete pavement with curb and gutter. The concrete will be 3,600 pounds per square inch (psi) strength. Excavation for the roadway subgrade will consist of cut and fill activities and all excavation filling activities will have compaction testing by a third party as a part of the construction process. Following excavation, the sub-grade will be lime stabilized and compacted. Turn lanes, intersections, signage, Accessible wheel chair ramps at intersections, lighting, street signs and re-vegetation of all disturbed areas within the right of way are included as a part of

the Phase 2 roadway improvements. These roadway improvements include streets that will provide access to each lot within Phase 2. Also, an asphalt overlay of the existing League Roadway from the southern end of Via Toscana Lane to the west to State Highway 205 will be completed. All roadway projects will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City. These projects will provide access to community roadways and state highways.

- *Water Improvements*

The Phase 2 water distribution system improvements include:

- **12" Water Line Segments** - This project consists of constructing approximately 7,100 linear feet of 12" diameter water transmission main along Cortona from the amenity center round-about to the Northern project boundary, and a second 12" line constructed from the Southern Via Toscana Round-about north along San Donato to Edwards Road. The waterline improvements will include connection to the watermains within the development and at Edwards Road for a completely looped system. In addition to the Waterlines, the improvements include the installation of twenty-five 12" valves, 24 fire hydrants, 7 tons of ductile iron fittings, and associated erosion control, trench safety and waterline testing. The line will be designed and constructed in accordance with City and TCEQ standards and specifications and will be owned and operated by the City.
- **8" Water Line Segments** - These waterline improvements consists of constructing 8" PVC water lines, fire hydrants, associated 8" and 6" gate valves. One-inch diameter water services will be provided to each of the 254 lots within Phase 2. All associated waterline testing, trench safety and erosion protection during construction are included. The waterline will be connected to the 12" water line constructed in Via Toscana, Cortona, and San Donato. These lines will be designed and constructed in accordance with City and TCEQ standards and specifications and will be owned and operated by the City. These lines will include the necessary appurtenances to be fully operational transmission lines extending water service to the limits of Phase 2 and all lots within Phase 2.

- *Sanitary Sewer Improvements*

The Phase 2 sanitary sewer collection system improvements include:

- **Wastewater Line West (12" Gravity Line)** – These improvements consists of constructing approximately 4,400 linear feet of 12" gravity sewer line along Cortona, crossing Hackberry Creek and flowing to the existing lift station #1. This project will consist of constructing manholes, associated erosion control, trench safety and sewer line testing.

- Wastewater Line East (12" Gravity Line) – These improvements consists of constructing approximately 2,700 linear feet of 12" gravity sewer line flowing south along San Donato, connecting to the existing sanitary sewer main at Via Toscana south round-about and continuing to existing lift station #2. This project will consist of constructing manholes, associated erosion control, trench safety and sewer line testing.
- Wastewater Line (8" Gravity Line) - These improvements include construction of a series of 8" gravity sanitary sewer lines that connect to the various 12" trunk mains described above. Construction includes connection at multiple points through concrete manholes. Services to individual lots are by 4" gravity sewer services. Cleanouts will be constructed at the various upstream end runs to facilitate maintenance.

All sanitary sewer collection system improvements will be designed and constructed in accordance with City and TCEQ standards and specifications and will be owned and operated by the City. These lines will include the necessary appurtenances to be fully operational extending wastewater service to the limits of Phase 2 and each of the 254 lots within Phase 2.

- *Storm Drainage Improvements*

The storm drainage portion of the Phase 2 Improvements consist of underground storm sewer pipes, storm water detention ponds and associated inlets, erosion control and Storm Water Pollution Prevention devices. The main means of conveyance of storm drainage within Phase 2 is within roadways and underground storm drain pipes. The roadway pavement section incorporates the use of curbs with integrated drainage inlets to control runoff and conveyance of storm-water throughout the drainage basins associated with Phase 2. The system includes approximately 3,500 linear feet of underground reinforced concrete pipe (RCP) with associated headwalls, safety end treatments, manholes and storm sewer energy dissipaters at the points of discharge. All of the drainage areas within Phase 2 will be designed in accordance with City drainage policy. Excavation of detention ponds and channel improvements are included in the drainage improvements. The drainage culvert will include precast headwalls. All storm drainage collection system improvements will be constructed in accordance with City standards and specifications.

- *Soft Costs*

Costs related to designing, constructing, and installing the Authorized Improvements including land planning and design, Town fees, engineering, soil testing, survey, construction management, and contingency; and, costs associated with financing the

Phase 2 Improvements.

4. Improvement Area #3 Improvements

- *Street*

Improvements including subgrade stabilization, concrete and reinforcing steel for roadways, testing, handicapped ramps, and streetlights. All related earthwork, excavation, erosion control, retaining walls, intersections, signage, lighting and re-vegetation of all disturbed areas within the right-of-way are included. The street improvements will provide benefit to each Lot within Improvement Area #3.

- *Water*

Improvements including trench excavation and embedment, trench safety, PVC piping, manholes, service connections, testing, related earthwork, excavation, erosion control and all necessary appurtenances required to provide water service to all Lots within Improvement Area #3.

- *Sewer*

Improvements including trench excavation and embedment, trench safety, PVC piping, ductile iron encasement, boring, manholes, service connections, testing, related earthwork, excavation, erosion control and all necessary appurtenances required to provide wastewater service to all Lots within Improvement Area #3.

- *Storm Drainage*

Improvements including earthen channels, swales, curb and drop inlets, RCP piping and boxes, headwalls, concrete flumes, rock rip rap, concrete outfalls, and testing as well as all related earthwork, excavation, erosion control and necessary to provide storm drainage for all Lots within Improvement Area #3.

- *Soft Costs*

Costs related to designing, constructing, and installing the Authorized Improvements including land planning and design, Town fees, engineering, soil testing, survey, construction management, and contingency; and, costs associated with financing the Improvement Area #3 Improvements.

B. PID Establishment Costs

- *PID Establishment Costs*

Including the costs associated with forming the District, including but not limited to first year's Administrative Expenses, and any other cost or expense incurred by the City directly associated with the establishment of the District.

- *PID Legal Fees*

Includes the costs associated with forming the District, including attorney's fees.

C. Bond Issuance Costs

- *Debt Service Reserve Fund*

Equals the amount required under an applicable Indenture in connection with the issuance of PID Bonds.

- *Capitalized Interest*

Equals the capitalized interest payments on PID Bonds as reflected in an applicable Indenture.

- *Other Bond Issuance Costs*

Equals a percentage of the par amount of a particular series of PID Bonds related to the costs of underwriting such PID Bonds and the underwriter's attorney fees, and the costs of issuance including, but not limited to attorney fees, financial advisory fees, consultant fees, appraisal fees, printing costs, publication costs, City costs, fees charged by the Texas Attorney General, and any other cost or expense directly associated with the issuance of PID Bonds.

SECTION IV: SERVICE PLAN

The PID Act requires the Service Plan to cover a period of at least five years. The Service Plan is required to define the annual projected costs and indebtedness for the Authorized Improvements undertaken within the District during the five-year period. The Service Plan must be reviewed and updated in each Annual Service Plan Update. **Exhibit C** summarizes the Service Plan for the District.

Exhibit D summarizes the sources and uses of funds required to construct the Authorized Improvements. The sources and uses of funds shown on **Exhibit D** shall be updated in each Annual Service Plan Update.

SECTION V: ASSESSMENT PLAN

The PID Act allows the City Council to apportion the costs of the Authorized Improvements to the Assessed Property based on the special benefit received from the Authorized Improvements. The PID Act provides that such costs may be apportioned: (1) equally per front foot or square foot; (2) according to the value of property as determined by the City, with or without regard to improvements constructed on the property; or (3) in any other manner approved by the City that results in imposing equal shares of such costs on property similarly benefited. The PID Act further provides that the governing body may establish by ordinance or order reasonable classifications

and formulas for the apportionment of the cost between the City and the area to be assessed and the methods of assessing the special benefits for various classes of improvements.

This section of this Amended and Restated Service and Assessment Plan describes the special benefit received by each Parcel within the District as a result of the Authorized Improvements and provides the basis and justification for the determination that this special benefit exceeds the amount of the Assessments to be levied on the Assessed Property for such Authorized Improvements.

The determination by the City Council of the assessment methodologies set forth below is the result of the discretionary exercise by the City Council of its legislative authority and governmental powers and is conclusive and binding on the Owner and all future Owners and developers of the Assessed Property.

A. Assessment Methodology

The City Council, acting in its legislative capacity based on information provided by the Original Owner and its engineer and reviewed by the City staff and by third-party consultants retained by the City, determined the following:

Phase 1, Improvement Area #1C, and Improvement Area 2:

- The Major Improvements, Phase 1 Improvements, and Phase 2 Improvements costs were allocated to Phase 1, Improvement Area #1C and Improvement Area #2 on the basis of the relative values of Parcels once such property is developed, and that such method of allocation will result in the imposition of equal shares of the PID Costs to Parcels similarly benefited.
- The City Council concluded that larger, more expensive homes were likely to be built on the larger Lots, and that larger, more expensive homes were likely to make greater use of and receive greater benefit from the Authorized Improvements. In determining the relative values of Parcels, the City Council took into consideration: (i) the type of development (i. e. residential, commercial, etc.), (ii) single-family Lot sizes and the size of homes likely to be built on Lots of different sizes, (iii) current and projected homes prices provided by the Original Owner, (iv) the Authorized Improvements to be provided and the estimated costs, and (v) the ability of different property types to utilize and benefit from the Authorized Improvements.
- Phase 1, Improvement Area #1C and Improvement Area #2 were classified into different Land Use Classes as described in **Appendix A** based on the types and size of proposed development on each Parcel.
- Equivalent Units were calculated for each Land Use Class based on the relative value of each Land Use Class.

- The Major Improvements costs that benefit the Assessed Property were proportionally allocated to Phase 1, Improvement Area #1C and Improvement Area #2 based on the ratio of total Equivalent Units within each phase to total Equivalent Units estimated for the District.
- The Phase 1 Projects are allocated to each Parcel within the Phase 1 Assessed Property based on the total Equivalent Units estimated for each Parcel.
- The Phase 2 Projects are allocated to each Parcel with the Improvement Area #1C Assessed Property and the Improvement Area #2 Assessed Property based on the total Equivalent Units estimated for each Parcel.

Improvement Area #3:

- The Major Improvements costs that benefit the Assessed Property were allocated to Improvement Area #3 Assessed Property based on the same methodology used to allocate such costs to Phase 1 and Improvement Area #2 to ensure equal shares of the costs of the Major Improvements are imposed to Parcels similarly benefitted in the same manner.
- Improvement Area #3 Projects shall be allocated 100% to Improvement Area #3 Assessed Property by spreading the entire Improvement Area #3 Assessment across all Improvement Area #3 Assessed Property based on the ratio of the Estimated Buildout Value of each Parcel designated as Improvement Area #3 Assessed Property to the Estimated Buildout Value of all Improvement Area #3 Assessed Property. Currently, the Improvement Area #3 Initial Parcel is the only Parcel within Improvement Area #3, and as such, the Improvement Area #3 Initial Parcel is allocated 100% of the Improvement Area #3 Projects.

B. Assessments

The Phase 1 Assessment was levied on the Phase 1 Assessed Property in the amounts shown on the Phase 1 Assessment Roll, attached hereto as **Exhibit E-1**. The projected Phase 1 Annual Installments are shown on **Exhibit E-2**.

The Improvement Area #1C Assessment was levied on the Improvement Area #1C Assessed Property in the amount shown on the Improvement Area #1C Assessment Roll, attached hereto as **Exhibit F-1**. The projected Improvement Area #1C Annual Installments are shown on **Exhibit F-2**.

The Improvement Area #2 Assessment was levied on the Improvement Area #2 Assessed Property in the amount shown on the Improvement Area #2 Assessment Roll, attached hereto as **Exhibit G-1**. The projected Improvement Area #2 Annual Installments are shown on **Exhibit G-2**.

The Improvement Area #3 Assessment will be levied on the Improvement Area #3 Initial Parcel in the amount shown on the Improvement Area #3 Assessment Roll, attached hereto as **Exhibit H-1**. The projected Improvement Area #3 Annual Installments are shown on **Exhibit H-2**. Upon division or subdivision of the Improvement Area #3 Initial Parcel, the Improvement Area #3 Assessment will be reallocated pursuant to **Section VI**. Collection of the Improvement Area #3 Annual Installment is deferred until the Improvement Area #3 Trigger Date has been reached for Improvement Area #3. If the Improvement Area #3 Trigger Date occurs on or before July 31st of the year of either (1) two years from the date of the levy of Improvement Area #3 Assessments, (2) the issuance of Improvement Area #3 Bonds, or (3) the date a final plat is approved by the City for any Assessed Property within Improvement Area #3, then Improvement Area #3 Assessments levied on Improvement Area #3 Assessed Property, including the Improvement Area #3 Annual Installments thereof, will be delinquent if not paid on or before the January 31st of the following year. If the Improvement Area #3 Trigger Date occurs after July 31st of the year of either (1) two years from the date of the levy of Improvement Area #3 Assessments, (2) the issuance of Improvement Area #3 Bonds, or (3) the date a final plat is approved by the City for any Assessed Property within Improvement Area #3, then Improvement Area #3 Assessments levied on the Improvement Area #3 Assessed Property, including the Improvement Area #3 Annual Installment thereof, will be delinquent if not paid on or before the second January 31st after the Improvement Area #3 Trigger Date. Prior to the collection of the Improvement Area #3 Annual Installments, the City will collect Administrative Expenses as described in **Section V.D** and **Section V.F**.

C. Findings of Special Benefit

The City Council, acting in its legislative capacity based on information provided by the Owner and its engineer and reviewed by the City staff and by third-party consultants retained by the City, has found and determined:

- *Phase 1*
 - The estimated costs of the Phase 1 Projects at the time the 2015 Assessment Ordinance was approved equaled \$13,105,036, as shown on **Exhibit B**; and
 - The Phase 1 Assessed Property receives special benefit from the Phase 1 Projects equal to or greater than the Actual Cost of the Phase 1 Projects; and
 - With the adoption of the 2015 Assessment Ordinance, the Phase 1 Assessed Property was allocated 100% of the Phase 1 Assessment levied for the Phase 1 Projects, which equals \$10,700,000.
 - The special benefit ($\geq$ \$13,105,036) received by the Phase 1 Assessed Property from the Phase 1 Projects is greater than or equal to the amount of the Phase 1

Assessment (\$10,700,000) levied on Phase 1 Assessed Property for the Phase 1 Projects; and

- At the time the City Council approved the 2015 SAP and 2015 Assessment Ordinance, the Original Owner owned 100% of the Phase 1 Assessed Property. The Original Owner acknowledged that the Phase 1 Projects confer a special benefit on the Phase 1 Assessed Property and consented to the imposition of the Phase 1 Assessments to pay for the Actual Costs associated therewith. The Original Owner has ratified, confirmed, accepted, agreed to, and approved: (1) the determinations and findings by the City Council as to the special benefits described herein and the 2015 Assessment Ordinance; (2) the 2015 SAP and the 2015 Assessment Ordinance; and (3) the levying of the Phase 1 Assessment on the Phase 1 Assessed Property.
- *Phase 2*
 - The costs of the Phase 2 Projects at the time the 2017 Assessment Ordinance was approved equaled \$9,895,905, as shown on **Exhibit B**; and
 - The Improvement Area #1C Assessed Property and Improvement Area #2 Assessed Property receive special benefit from the Phase 2 Projects equal to or greater than the Actual Cost of the Phase 2 Projects; and
 - With the adoption of the 2017 Assessment Ordinance the Improvement Area #1C Assessed Property and Improvement Area #2 Assessed Property were allocated 100% of the Phase 2 Assessment levied for the Phase 2 Projects, which equals \$7,575,000.
 - The special benefit ($\geq$ \$9,895,905) received by the Improvement Area #1C Assessed Property and Improvement Area #2 Assessed Property from the Phase 2 Projects is equal to or greater than the amount of the Phase 2 Assessments (\$7,575,000) levied on the Improvement Area #1C Assessed Property and Improvement Area #2 Assessed Property for the Phase 2 Projects; and
 - At the time the City Council approved the 2017 SAP Update and 2017 Assessment Ordinance, the Original Owner owned 100% of the Improvement Area #1C Assessed Property and Improvement Area #2 Assessed Property. The Original Owner acknowledged that the Phase 2 Projects confer a special benefit on the Improvement Area #1C Assessed Property and Improvement Area #2 Assessed Property and consented to the imposition of the Phase 2 Assessment to pay for the Actual Costs associated therewith. The Original Owner has ratified, confirmed, accepted, agreed to, and approved: (1) the determinations and findings by the City Council as to the special benefits described herein and the 2017 Assessment

Ordinance; (2) the 2017 SAP Update and the 2017 Assessment Ordinance; and (3) the levying of the Phase 2 Assessment on the Improvement Area #1C Assessed Property and Improvement Area #2 Assessed Property.

▪ *Improvement Area #3*

- The costs of the Improvement Area #3 Projects equal \$6,919,128, as shown on **Exhibit B**; and
- The Improvement Area #3 Assessed Property receives special benefit from the Improvement Area #3 Projects equal to or greater than the Actual Cost of the Improvement Area #3 Projects; and
- The Improvement Area #3 Initial Parcel will be allocated 100% of the Improvement Area #3 Assessment levied for the Improvement Area #3 Projects, which equals \$6,120,000 as shown on the Improvement Area #3 Assessment Roll attached hereto as **Exhibit H-1**.
- The special benefit ($\geq \$6,919,128$) received by the Improvement Area #3 Initial Parcel from the Improvement Area #3 Projects is equal to or greater than the amount of the Improvement Area #3 Assessment (\$6,120,000) levied on the Improvement Area #3 Initial Parcel for the Improvement Area #3 Projects; and
- At the time the City Council approved the Amended and Restated Service and Assessment Plan, the Owner owned 100% of the Improvement Area #3 Initial Parcel. The Owner acknowledged that the Improvement Area #3 Projects confer a special benefit on the Improvement Area #3 Initial Parcel and consented to the imposition of the Improvement Area #3 Assessment to pay for the Actual Costs associated therewith. The Owner ratified, confirmed, accepted, agreed to, and approved: (1) the determinations and findings by the City Council as to the special benefits described herein and the applicable Assessment Ordinance; (2) the Amended and Restated Service and Assessment Plan and the applicable Assessment Ordinance; and (3) the levying of the Improvement Area #3 Assessment on the Improvement Area #3 Initial Parcel.

D. Administrative Expenses

The Administrative Expenses shall be paid for annually by each Parcel pro rata based on the ratio of the amount of outstanding Assessment remaining on the Parcel to the total outstanding Assessment. The Administrative Expenses shall be collected as part of and in the same manner as Annual Installments in the amounts shown on the Assessment Roll, which may be revised based on actual costs incurred in Annual Service Plan Updates.

E. Additional Interest

The interest rate on Assessments securing PID Bonds may exceed the interest rate on the PID Bonds by the Additional Interest Rate. To the extent required by any Indenture, Additional Interest shall be collected as part of each Annual Installment and shall be deposited pursuant to the applicable Indenture.

F. Major Repair and Extraordinary Maintenance of Authorized Improvements

Administrative and operation expenses of the PID shall include the expenses of major repair and extraordinary maintenance of the Authorized Improvements in order to operate and maintain the applicable Authorized Improvements in a manner consistent with the City's standards for similar public improvements throughout the City. The Annual Installments may include Administrative Expenses in an amount to pay such expenses.

SECTION VI: TERMS OF THE ASSESSMENTS

A. Reallocation of Assessments

1. Upon Division Prior to Recording of Subdivision Plat

Upon the division of any Assessed Property (without the recording of subdivision plat), the Administrator shall reallocate the Assessment for the Assessed Property prior to the division among the newly divided Assessed Properties according to the following formula:

$$A = B \times (C \div D)$$

Where the terms have the following meanings:

A = the Assessment for the newly divided Assessed Property

B = the Assessment for the Assessed Property prior to division

C = the Estimated Buildout Value of the newly divided Assessed Property

D = the sum of the Estimated Buildout Value for all of the newly divided Assessed Properties

The calculation of the Assessment of an Assessed Property shall be performed by the Administrator and shall be based on the Estimated Buildout Value of that Assessed Property, as provided by the Owner, relying on information from homebuilders, market studies, appraisals, official public records of the County, and any other relevant information regarding the Assessed Property. The calculation as confirmed by the City Council shall be conclusive.

The sum of the Assessments for all newly divided Assessed Properties shall equal the Assessment for the Assessed Property prior to subdivision. The calculation shall be made separately for each newly divided Assessed Property. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the

Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in the next Annual Service Plan Update and approved by the City Council.

2. Upon Subdivision by a Recorded Subdivision Plat

Upon the subdivision of any Assessed Property based on a recorded subdivision plat, the Administrator shall reallocate the Assessment for the Assessed Property prior to the subdivision among the new subdivided Lots based on estimated average buildout value according to the following formula:

$$A = [B \times (C \div D)]/E$$

Where the terms have the following meanings:

A = the Assessment for the newly subdivided Lot

B = the Assessment for the Parcel prior to subdivision

C = the sum of the Estimated Buildout Value of all newly subdivided Lots with same Lot Type

D = the sum of the Estimated Buildout Value for all of the newly subdivided Lots excluding Non-Benefitted Property

E = the number of newly subdivided Lots with same Lot Type

Prior to the recording of a subdivision plat, the Owner shall provide the City an Estimated Buildout Value as of the date of the recorded subdivision plat for each Lot created by the recorded subdivision plat. The calculation of the Assessment for a Lot shall be performed by the Administrator and confirmed by the City Council based on Estimated Buildout Value information provided by the Owner, homebuilders, third party consultants, and/or the official public records of the County regarding the Lot.

The sum of the Assessments for all newly subdivided Lots shall not exceed the Assessment for the portion of the Assessed Property subdivided prior to subdivision. The calculation shall be made separately for each newly subdivided Assessed Property. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in the next Annual Service Plan Update and approved by the City Council.

3. Upon Consolidation

If two or more Lots or Parcels are consolidated, the Administrator shall allocate the Assessments against the Lots or Parcels before the consolidation to the consolidated Lot or Parcel, which allocation shall be reflected in the next Annual Service Plan Update and approved by the City Council. The Assessment for any resulting Lot may not exceed the Maximum Assessment for the applicable Lot Type and compliance may require a

mandatory Prepayment of Assessments pursuant to **Section VI.C.**

B. Mandatory Prepayment of Assessments

If an Assessed Property is transferred to a person or entity that is exempt from payment of the Assessment, the owner transferring the Assessed Property shall pay to the City the full amount of the Assessment, plus Prepayment Costs and Delinquent Collection Costs for such Assessed Property, prior to the transfer. If the owner of an Assessed Property causes the Assessed Property to become Non-Benefited Property, the owner causing the change in status shall pay the full amount of the Assessment, plus Prepayment Costs and Delinquent Collection Costs, prior to the change in status. Following payment of the foregoing costs in full, the City shall provide the owner with a recordable "Notice of PID Assessment Termination," a form of which is attached hereto as **Exhibit K.**

C. True-Up of Assessments if Maximum Assessment Exceeded at Plat

Prior to the City approving a final subdivision plat, the Administrator will certify that such plat will not result in the Assessment per Lot for any Lot Type to exceed the Maximum Assessment. If the Administrator determines that the resulting Assessment per Lot for any Lot Type will exceed the Maximum Assessment for that Lot Type, then (1) the Assessment applicable to each Lot Type shall each be reduced to the Maximum Assessment, and (2) the person or entity filing the plat shall pay to the City the amount the Assessment was reduced, plus Prepayment Costs and Delinquent Collection Costs, if any, prior to the City approving the final plat. The City's approval of a plat without payment of such amounts does not eliminate the obligation of the person or entity filing the plat to pay such amounts.

D. Reduction of Assessments

If as a result of cost savings or an Authorized Improvement not being constructed, the Actual Costs of completed Authorized Improvements are less than the Assessments, (i) in the event PID Bonds are not issued, the City Council/Commissioner's Court shall reduce each Assessment on a pro rata basis such that the sum of the resulting reduced Assessments for all Assessed Property equals the reduced Actual Costs, or (ii) in the event that PID Bonds are issued, the Trustee shall apply amounts on deposit in the applicable account of the project fund, relating to the PID Bonds, that are not expected to be used for purposes of the project fund to redeem outstanding PID Bonds, unless otherwise directed by the applicable Indenture. Excess PID Bond proceeds shall be applied to redeem outstanding PID Bonds. The Assessments shall not, however, be reduced

to an amount less than the amount required to pay all debt service requirements on all outstanding PID Bonds.

The Administrator shall update (and submit to the City Council for review and approval as part of the next Annual Service Plan Update) the Assessment Roll and corresponding Annual Installments to reflect the reduced Assessments.

E. Prepayment of Assessments

The owner of any Assessed Property may pay, at any time, all or any part of an Assessment in accordance with the PID Act. Prepayment Costs, if any, may be paid from a reserve established under the applicable Indenture. If an Annual Installment has been billed prior to the Prepayment, the Annual Installment shall be due and payable and shall be credited against the Prepayment.

If an Assessment is prepaid in full, with Prepayment Costs, (1) the Administrator shall cause the Assessment to be reduced to zero and the Assessment Roll to be revised accordingly; (2) the Administrator shall prepare the revised Assessment Roll and submit such revised Assessment Roll to the City Council for review and approval as part of the next Annual Service Plan Update; (3) the obligation to pay the Assessment and corresponding Annual Installments shall terminate; and (4) the City shall provide the owner with a recordable "Notice of PID Assessment Termination."

If an Assessment is prepaid in part, with Prepayment Costs: (1) the Administrator shall cause the Assessment to be reduced and the Assessment Roll revised accordingly; (2) the Administrator shall prepare the revised Assessment Roll and submit to the City Council/Commissioner's Court for review and approval as part of the next Annual Service Plan Update; and (3) the obligation to pay the Assessment will be reduced to the extent of the Prepayment made.

F. Payment of Assessment in Annual Installments

Assessments that are not paid in full shall be due and payable in Annual Installments. **Exhibit E-2** shows the estimated Phase 1 Annual Installments, **Exhibit F-2** shows the estimated Improvement Area #1C Annual Installments, **Exhibit G-2** shows the estimated Improvement Area #2 Annual Installments, and **Exhibit H-2** shows the estimated Improvement Area #3 Annual Installments. Annual Installments are subject to adjustment in each Annual Service Plan Update.

Prior to the filing of a final subdivision plat, if any Parcel shown on the Assessment Roll is assigned multiple tax identification numbers for billing and collection purposes, the Annual Installment shall be allocated pro rata based on the acreage of the property as shown by Rockwall Central Appraisal District for each tax identification number.

The Administrator shall prepare and submit to the City Council for its review and approval an Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each Annual Service Plan Update shall include updated Assessment Rolls and updated calculations of

Annual Installments. The Administrative Expenses for a given Assessment shall be paid for by each Parcel pro rata based on the ratio of the amount of outstanding Assessment remaining on the Parcel to the total outstanding Assessment. Annual Installments shall be reduced by any credits applied under an applicable Indenture, such as capitalized interest, interest earnings on account balances, and any other funds available to the Trustee for such purposes. Annual Installments shall be collected by the City in the same manner and at the same time as ad valorem taxes. Annual Installments shall be subject to the penalties, procedures, and foreclosure sale in case of delinquencies as set forth in the PID Act and in the same manner as ad valorem taxes for the City. The City Council may provide for other means of collecting Annual Installments. Assessments shall have the lien priority specified in the PID Act.

Sales of the Assessed Property for nonpayment of Annual Installments shall be subject to the lien for the remaining unpaid Annual Installments against the Assessed Property, and the Assessed Property may again be sold at a judicial foreclosure sale if the purchaser fails to timely pay any of the remaining unpaid Annual Installments as they become due and payable.

The City reserves the right to refund PID Bonds in accordance with applicable law, including the PID Act. In the event of a refunding, the Administrator shall recalculate the Annual Installments so that total Annual Installments will be sufficient to pay the refunding bonds, and the refunding bonds shall constitute "PID Bonds."

Each Annual Installment of an Assessment, including interest on the unpaid principal of the Assessment, shall be updated annually. Each Annual Installment shall be due when billed and shall be delinquent if not paid prior to February 1 of the following year. The collection of the initial Annual Installments of the Improvement Area #3 Assessments will begin upon occurrence of the Improvement Area #3 Trigger Date as described in **Section V.B** above.

Failure of an owner to receive an invoice for an Annual Installment on the property tax bill shall not relieve the owner of the responsibility for payment of the Assessment. Assessments, or Annual Installments thereof, that are delinquent shall incur Delinquent Collection Costs. The City may provide for other means of collecting the Annual Installments to the extent permitted by the PID Act.

G. Prepayment as a Result of an Eminent Domain Proceeding or Taking

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

For the Assessed Property that is subject to the Taking as described in the preceding paragraph, the Assessment that was levied against the Assessed Property (when it was included in the Taken Property) prior to the Taking shall remain in force against the remaining Assessed Property (the Assessed Property less the Taken Property) (the **“Remaining Property”**) following the reclassification of the Taken Property as Non-Benefitted Property, subject to an adjustment of the Assessment applicable to the Remaining Property after any required Prepayment as set forth below. The owner will remain liable to pay in Annual Installments, or payable as otherwise provided by this Amended and Restated Service and Assessment Plan, as updated, or the PID Act, the Assessment that remains due on the Remaining Property, subject to an adjustment in the Assessment applicable to the Remaining Property after any required Prepayment as set forth below. Notwithstanding the foregoing, if the Assessment that remains due on the Remaining Property exceeds the Maximum Assessment, the owner will be required to make a Prepayment in an amount necessary to ensure that the Assessment against the Remaining Property does not exceed the Maximum Assessment, in which case the Assessment applicable to the Remaining Property will be reduced by the amount of the partial Prepayment.

In all instances the Assessment remaining on the Remaining Property shall not exceed the Maximum Assessment.

By way of illustration, if an owner owns 100 acres of Assessed Property subject to a \$100 Assessment and 10 acres is taken through a Taking, the 10 acres of Taken Property shall be reclassified as Non-Benefitted Property and the remaining 90 acres of Remaining Property shall be subject to the \$100 Assessment (provided that this \$100 Assessment does not exceed the Maximum Assessment on the Remaining Property). If the Administrator determines that the \$100 Assessment reallocated to the Remaining Property would exceed the Maximum Assessment on the Remaining Property by \$10, then the owner shall be required to pay \$10 as a Prepayment of the Assessment against the Remaining Property and the Assessment on the Remaining Property shall be adjusted to be \$90.

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

Notwithstanding the previous paragraphs in this subsection, the Assessments shall never be reduced to an amount less than the amount required to pay all outstanding debt service requirements on all outstanding PID Bonds.

SECTION VII: ASSESSMENT ROLL

The Phase 1 Assessment Roll is attached as **Exhibit E-1**. The Administrator shall prepare and submit to the City Council for review and approval proposed revisions to the Phase 1 Assessment Roll and Phase 1 Annual Installments for each Parcel as part of each Annual Service Plan Update.

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

The Improvement Area #2 Assessment Roll is attached as **Exhibit G-1**. The Administrator shall prepare and submit to the City Council for review and approval proposed revisions to the Improvement Area #2 Assessment Roll and Improvement Area #2 Annual Installments for each Parcel as part of each Annual Service Plan Update.

The Improvement Area #3 Assessment Roll is attached as **Exhibit H-1**. The Administrator shall prepare and submit to the City Council for review and approval proposed revisions to the Improvement Area #3 Assessment Roll and Improvement Area #3 Annual Installments for each Parcel as part of each Annual Service Plan Update.

SECTION VIII: ADDITIONAL PROVISIONS

A. Calculation Errors

If the owner of a Parcel claims that an error has been made in any calculation required by this Amended and Restated Service and Assessment Plan, including, but not limited to, any calculation made as part of any Annual Service Plan Update, the owner's sole and exclusive remedy shall be to submit a written notice of error to the Administrator by December 1st of each year following City Council approval of the calculation; otherwise, the owner shall be deemed to have unconditionally approved and accepted the calculation. Upon receipt of a written notice of error from an owner, the Administrator shall provide a written response to the City Council and the owner within 30 days of such receipt. The City Council shall consider the owner's notice of error and the Administrator's response at a public meeting, and within 30 days after closing such meeting, the City Council shall make a final determination as to whether an error has been made. If the City Council determines that an error has been made, the City Council shall take such corrective action as is authorized by the PID Act, this Amended and Restated Service and

Assessment Plan, the applicable Assessment Ordinance, the applicable Indenture, or as otherwise authorized by the discretionary power of the City Council. The determination by the City Council as to whether an error has been made, and any corrective action taken by the City Council, shall be final and binding on the owner and the Administrator.

B. Amendments

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

C. Administration and Interpretation

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

D. Severability

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

EXHIBITS

The following Exhibits are attached to and made a part of this Amended and Restated Service and Assessment Plan for all purposes:

Exhibit A-1	Concept Plan for the District
Exhibit A-2	Final Plats for Phase 1
Exhibit A-3	Final Plat for Improvement Area #1C
Exhibit A-4	Final Plat for Improvement Area #2
Exhibit A-5	Final Plats for Improvement Area #3
Exhibit B	Authorized Improvements
Exhibit C	Service Plan
Exhibit D	Sources and Uses of Funds
Exhibit E-1	Phase 1 Assessment Roll
Exhibit E-2	Phase 1 Annual Installments
Exhibit F-1	Improvement Area #1C Assessment Roll
Exhibit F-2	Improvement Area #1C Annual Installments
Exhibit G-1	Improvement Area #2 Assessment Roll
Exhibit G-2	Improvement Area #2 Annual Installments
Exhibit H-1	Improvement Area #3 Assessment Roll
Exhibit H-2	Improvement Area #3 Annual Installments
Exhibit I-1	Maps of Major Improvements
Exhibit I-2	Maps of Phase 1 Improvements
Exhibit I-3	Maps of Phase 2 Improvements
Exhibit I-4	Maps of Improvement Area #3 Improvements
Exhibit J-1	Assessment Spread
Exhibit J-2	Land Use Class to Lot Type Conversion
Exhibit K	Form of Notice of PID Assessment Termination
Exhibit L-1	Debt Service Schedule for Improvement Area #2 Bonds
Exhibit L-2	Debt Service Schedule for Phase 1 Refunding and Improvement Bonds
Exhibit L-3	Debt Service Schedule for Improvement Area #3 Bonds
Exhibit M-1	Homebuyer Disclosure for Phase 1, Lot Type 2
Exhibit M-2	Homebuyer Disclosure for Phase 1, Lot Type 3
Exhibit M-3	Homebuyer Disclosure for Phase 1, Lot Type 4
Exhibit M-4	Homebuyer Disclosure for Phase 1, Lot Type 5
Exhibit M-5	Homebuyer Disclosure for Phase 1, Lot Type 6
Exhibit M-6	Homebuyer Disclosure for Improvement Area #1C, Lot Type 4
Exhibit M-7	Homebuyer Disclosure for Improvement Area #2, Lot Type 2

- Exhibit M-8** Homebuyer Disclosure for Improvement Area #2, Lot Type 3
Exhibit M-9 Homebuyer Disclosure for Improvement Area #2, Lot Type 5
Exhibit M-10 Homebuyer Disclosure for Improvement Area #2, Lot Type 10
Exhibit M-11 Homebuyer Disclosure for Improvement Area #3, Lot Type 1
Exhibit M-12 Homebuyer Disclosure for Improvement Area #3, Lot Type 2
Exhibit M-13 Homebuyer Disclosure for Improvement Area #3, Lot Type 3
Exhibit N-1 District Legal Description
Exhibit N-2 Improvement Area #3 Legal Description

APPENDICES

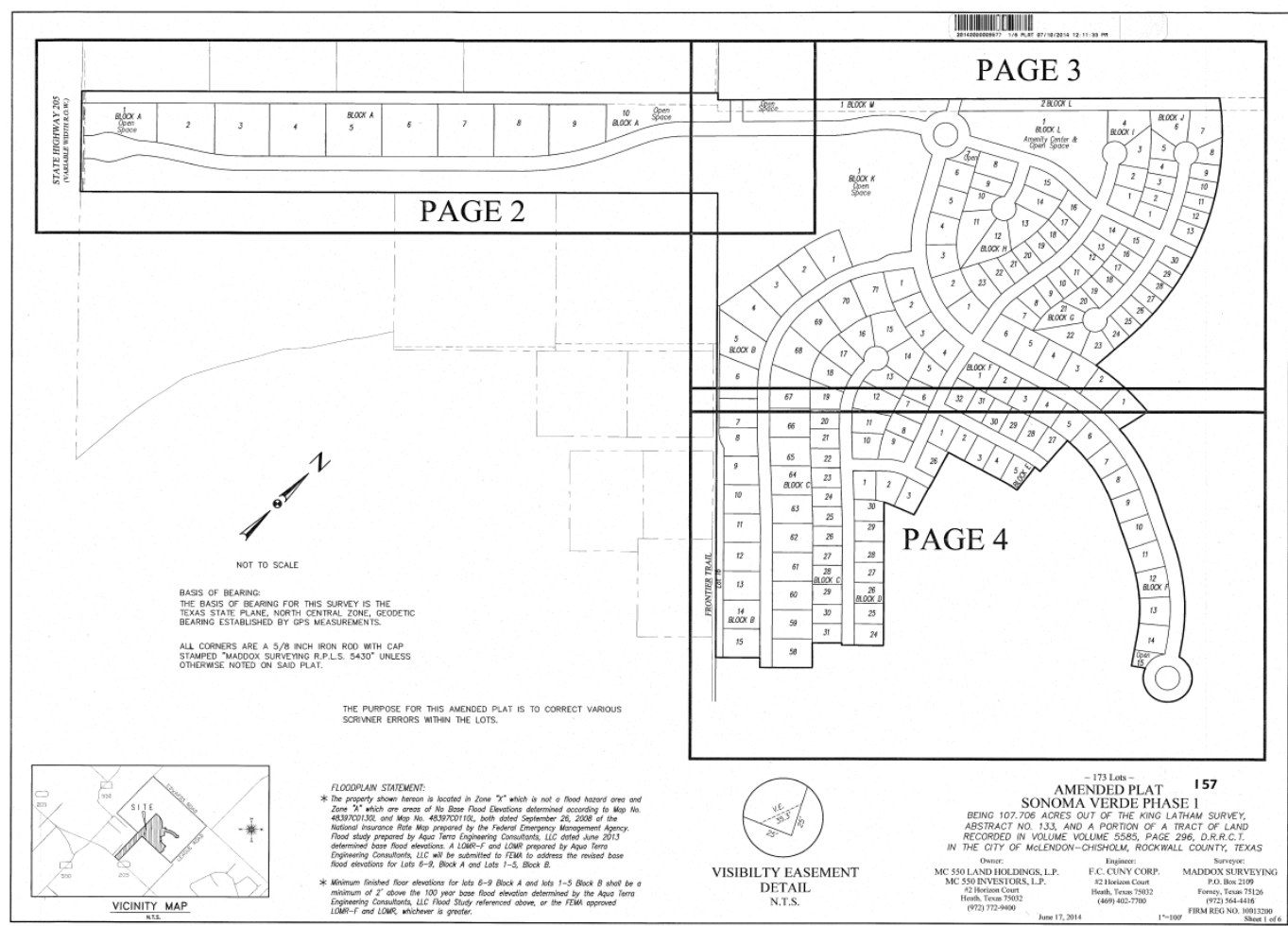
The following Appendices are attached to and made a part of this Amended and Restated Service and Assessment Plan for all purposes:

- Appendix A** Equivalent Units in Phase 1 and Phase 2
Appendix B Improvement Area #3 Engineer's Report

EXHIBIT A-1 – CONCEPT PLAN FOR THE DISTRICT

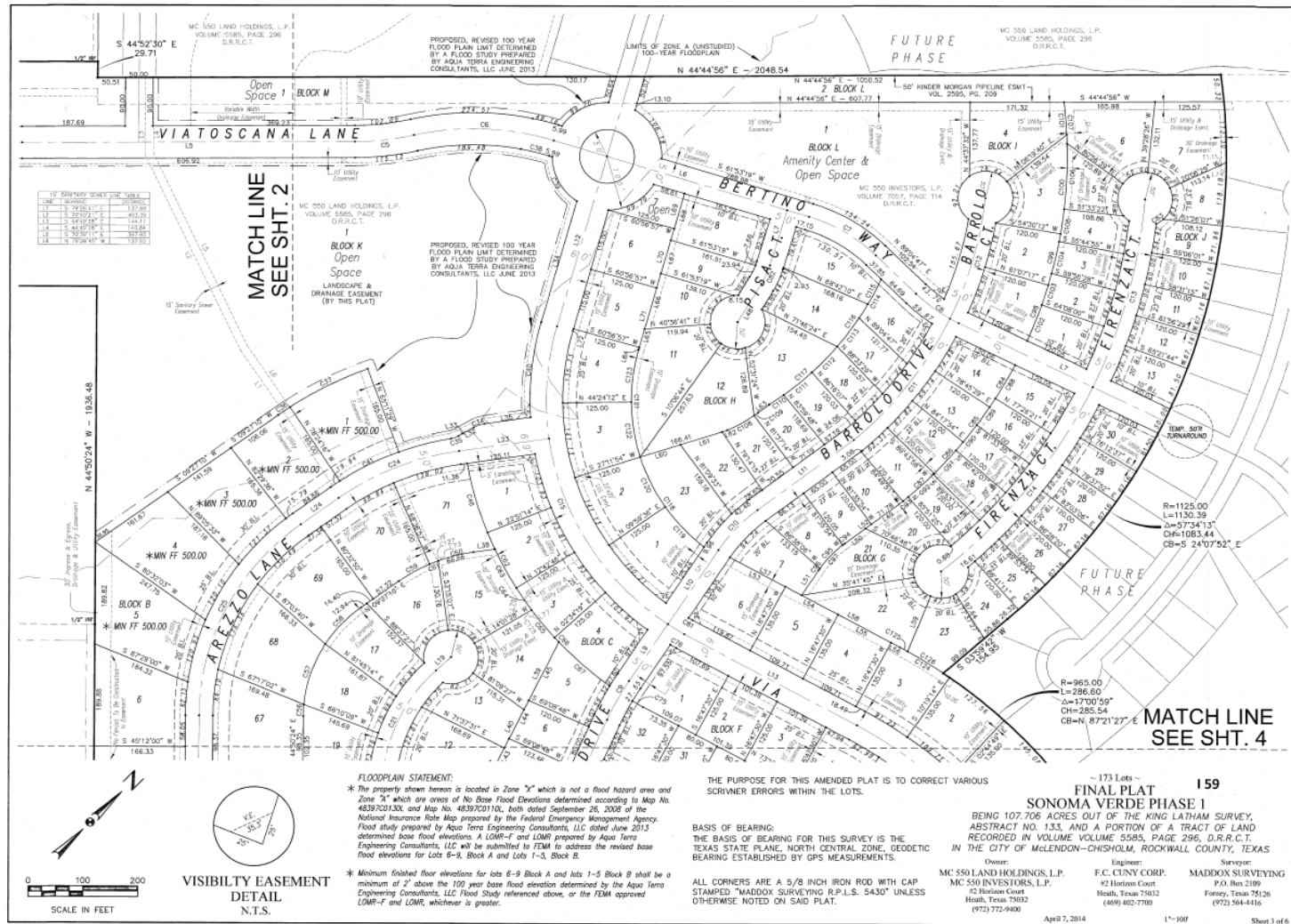


EXHIBIT A-2 – FINAL PLAT FOR PHASE 1



SONOMA PUBLIC IMPROVEMENT DISTRICT
PRELIMINARY AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN



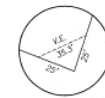


SONOMA PUBLIC IMPROVEMENT DISTRICT
 PRELIMINARY AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	800.00	122°12'44"	187.88	S 81°53'53" W	187.51
C2	800.00	122°25'58"	174.58	N 51°18'36" E	173.71
C3	1000.00	20°31'33"	358.24	N 34°48'51" E	356.33
C4	500.00	20°11'53"	176.38	S 32°39'01" W	175.35
C5	500.00	122°28'44"	108.61	N 38°31'55" E	108.39
C6	500.00	29°35'03"	258.18	S 4°29'58" W	255.53
C7	500.00	27°11'28"	149.37	N 72°29'03" E	144.04
C8	500.00	181°73'33"	85.78	N 79°55'59" E	85.38
C9	500.00	27°59'10"	82.78	N 16°08'31" E	82.48
C10	500.00	19°48'08"	103.51	N 01°28'58" W	103.00
C11	680.00	23°55'11"	288.08	N 67°18'01" E	285.87
C12	680.00	19°29'17"	234.69	N 79°07'15" W	233.58
C13	880.00	21°17'19"	364.13	N 28°51'28" W	362.04
C14	880.00	29°58'27"	444.27	N 68°13'36" W	440.47
C15	500.00	16°21'53"	686.41	S 67°14'01" E	638.17
C16	800.00	42°51'03"	598.31	S 85°11'22" E	584.46
C17	800.00	29°34'49"	413.01	S 48°58'27" E	408.44
C18	800.00	2°45'58"	38.52	N 75°40'43" E	38.52
C19	500.00	122°22'09"	107.94	N 79°37'00" E	107.73
C20	500.00	27°20'02"	92.16	N 89°27'29" E	96.21
C21	299.85	47°15'29"	247.32	S 21°11'59" E	240.37
C22	685.00	21°12'14"	25.58	S 45°56'31" E	25.58
C23	1335.80	21°12'14"	51.35	S 45°56'31" E	51.35
C24	500.00	27°20'25"	238.59	S 23°07'22" W	236.53
C25	440.00	54°15'10"	416.63	S 17°40'25" E	401.24
C26	1000.00	21°12'14"	38.47	S 45°56'31" E	38.46
C27	1000.00	21°12'14"	38.47	S 45°56'31" E	38.46
C28	151.01	20°14'10"	52.80	N 38°15'24" E	52.63
C29	111.50	36°20'35"	70.22	S 45°01'57" W	69.55
C30	88.50	16°37'23"	22.59	N 85°53'13" E	22.53
C31	88.50	21°53'10"	35.25	N 85°53'13" E	35.25
C32	111.50	36°10'11"	70.39	N 45°47'42" E	69.22
C33	151.01	18°53'58"	52.45	S 23°55'48" W	52.18
C34	58.50	21°42'50"	22.87	S 45°56'31" E	22.54
C35	40.50	20°35'33"	14.56	N 29°10'22" E	14.48
C36	690.00	2°08'57"	75.81	S 10°31'27" W	75.81
C37	690.00	1°31'24"	159.12	S 18°15'08" W	158.73
C38	470.00	6°28'12"	53.21	S 58°38'44" W	53.18
C39	1000.00	86°01'28"	91.78	S 75°54'52" E	83.93
C40	530.00	19°23'58"	179.40	S 38°44'52" E	178.54
C41	525.00	13°12'42"	121.07	S 18°12'08" W	120.80
C42	1025.00	0°39'14"	11.76	N 43°10'01" W	11.20
C43	1025.00	1°33'01"	27.73	N 48°10'08" W	27.73
C44	975.00	0°54'20"	15.41	S 48°35'28" E	15.41
C45	975.00	1°17'54"	22.09	S 48°29'31" E	22.09
C46	655.00	14°40'30"	167.76	S 62°43'50" E	167.31
C47	359.89	20°17'43"	63.11	N 44°51'29" E	62.81
C48	310.00	2°10'23"	49.69	N 45°57'27" W	49.68
C49	680.00	2°12'14"	26.54	S 45°56'31" E	26.54
C50	1360.00	0°58'50"	23.28	N 45°10'50" W	23.28
C51	1360.00	1°13'24"	29.04	N 46°25'57" W	29.04
C52	1190.00	0°33'27"	11.58	N 45°03'08" W	11.58
C53	1190.00	2°09'48"	44.99	S 45°52'40" E	44.98
C54	810.00	0°37'59"	8.95	S 48°43'39" E	8.95
C55	810.00	1°34'15"	22.21	S 45°32'52" E	22.21
C56	620.00	4°59'42"	21.79	S 42°18'09" E	21.79
C57	250.00	27°30'11"	120.00	S 26°03'13" E	118.86
C58	250.00	31°43'13"	84.36	S 01°28'29" E	84.36
C59	310.00	11°53'53"	64.38	S 15°24'08" W	64.26
C60	310.00	15°28'32"	83.50	S 29°04'19" W	83.30
C61	310.00	2°57'17"	16.89	S 27°24'41" W	16.89
C62	655.00	10°08'21"	115.93	S 72°13'00" E	115.78
C63	655.00	7°13'03"	82.51	S 73°40'42" E	82.46
C64	655.00	4°19'58"	49.53	S 74°22'12" E	49.52

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C65	655.00	0°48'29"	66.40	S 84°33'58" E	66.37
C66	655.00	0°56'46"	11.39	S 87°55'34" E	11.39
C67	655.00	10°49'09"	123.68	N 86°09'59" E	123.50
C68	500.00	8°41'47"	58.44	S 71°43'23" E	58.40
C69	500.00	2°14'46"	19.60	S 28°11'59" E	19.60
C70	500.00	7°47'37"	68.01	S 31°12'30" E	67.88
C71	500.00	7°16'30"	25.39	S 49°00'43" W	25.38
C72	200.00	0°46'52"	34.14	S 52°32'23" W	34.10
C73	355.00	0°43'34"	11.42	N 34°46'50" E	11.42
C74	755.00	1°08'34"	15.46	N 74°53'04" E	15.46
C75	685.00	1°37'58"	22.47	N 79°23'34" E	22.47
C76	930.00	1°23'08"	12.81	N 89°13'33" E	12.81
C77	845.00	3°43'11"	41.88	S 79°15'50" W	41.87
C78	645.00	4°40'13"	52.57	S 79°42'25" W	52.56
C79	645.00	8°50'45"	99.88	S 82°25'54" W	99.48
C80	645.00	8°40'34"	97.67	S 81°27'47" W	97.58
C81	470.00	0°57'20"	7.85	N 73°38'19" E	7.85
C82	150.00	14°29'00"	37.82	S 30°55'11" E	37.82
C83	50.00	17°48'36"	15.54	N 11°51'02" E	15.48
C84	835.00	6°15'22"	91.17	N 14°22'12" E	91.13
C85	835.00	5°32'25"	80.74	N 08°28'10" W	80.71
C86	835.00	5°28'05"	79.20	N 02°58'04" W	79.17
C87	635.00	5°18'02"	76.76	S 62°31'58" W	76.73
C88	835.00	4°56'14"	71.95	N 15°01'46" W	71.93
C89	835.00	4°07'14"	60.05	N 10°30'02" W	60.04
C90	835.00	4°08'32"	60.37	N 08°23'09" W	60.35
C91	835.00	4°11'10"	61.01	N 02°12'18" W	60.99
C92	835.00	4°18'18"	62.01	N 02°09'56" W	62.00
C93	635.00	5°07'25"	12.49	N 04°34'17" E	12.49
C94	200.00	0°17'48"	4.53	S 0°40'12" W	4.53
C95	200.00	2°15'33"	40.10	S 3°11'00" E	39.87
C96	200.00	1°15'20"	4.38	S 10°44'22" E	4.38
C97	200.00	19°48'08"	69.01	S 01°28'58" E	68.86
C98	835.00	2°30'25"	152.74	S 18°34'44" W	152.66
C99	835.00	6°43'40"	98.05	N 31°53'32" W	97.99
C100	835.00	12°42'25"	185.32	N 41°38'51" W	184.94
C101	835.00	4°09'35"	60.64	N 50°03'10" W	60.63
C102	835.00	4°56'14"	71.95	N 23°23'53" W	71.93
C103	835.00	4°11'33"	61.10	N 27°52'46" W	61.08
C104	835.00	4°11'33"	61.10	N 32°09'19" W	61.08
C105	835.00	4°11'33"	61.10	N 36°20'51" W	61.08
C106	835.00	6°22'05"	121.85	N 42°31'40" W	121.84
C107	835.00	5°19'17"	77.55	N 48°28'21" W	77.52
C108	300.00	10°42'10"	56.04	N 12°28'49" E	55.86
C109	300.00	1°43'38"	9.04	N 08°15'25" E	9.04
C110	545.00	2°22'32"	32.11	N 10°50'29" E	32.10
C111	545.00	6°59'15"	66.47	N 24°44'25" E	66.43
C112	545.00	6°59'15"	66.47	N 31°14'40" W	66.42
C113	545.00	6°59'11"	66.45	N 08°15'53" W	66.41
C114	545.00	6°43'29"	82.87	N 16°00'39" E	82.89
C115	545.00	5°31'34"	52.57	N 17°41'03" W	52.55
C116	545.00	10°10'51"	96.86	N 39°49'48" W	96.73
C117	545.00	12°21'03"	165.04	N 05°05'15" E	164.43
C118	345.00	34°24'56"	207.20	S 80°09'24" E	204.10
C119	345.00	17°12'18"	103.60	S 88°36'33" E	103.21
C120	345.00	1°12'18"	103.60	S 71°24'15" E	103.21
C121	345.00	33°45'03"	203.23	S 45°55'35" E	200.30
C122	345.00	1°12'18"	103.60	S 44°17'57" E	103.21
C123	345.00	1°35'42"	99.63	S 37°12'20" E	99.28
C124	965.00	6°18'36"	106.28	N 76°33'28" E	106.22
C125	965.00	0°55'28"	15.87	N 73°40'53" E	15.87
C126	965.00	4°33'20"	76.73	N 78°34'17" E	76.71
C127	515.00	1°31'05"	8.35	S 24°50'22" W	8.35
C128	665.00	0°31'59"	10.68	S 8°18'04" E	10.05

LINE	BEARING	DISTANCE
L1	N 48°33'12" E	187.83
L2	N 57°32'35" E	125.65
L3	N 49°04'38" E	1142.55
L4	N 26°33'05" E	148.19
L5	S 44°44'56" W	608.92
L6	N 41°53'19" E	487.18
L7	S 39°04'41" E	107.25
L8	N 20°31'12" W	384.07
L9	N 11°29'07" W	126.96
L10	N 08°24'08" W	165.86
L11	N 08°24'08" W	218.40
L12	S 26°03'03" E	328.36
L13	N 73°12'30" E	358.10
L14	S 63°45'50" E	225.38
L15	S 38°11'54" E	140.10
L16	N 73°12'30" E	360.77
L17	N 43°22'28" E	158.69
L18	N 73°12'30" E	107.76
L19	S 02°25'01" W	37.30
L20	S 44°50'24" E	62.10
L21	S 47°02'39" E	337.12
L22	S 44°50'24" E	495.09
L23	S 38°43'35" W	165.86
L24	S 08°27'10" W	84.66
L25	S 44°50'24" E	198.28
L26	S 47°02'39" E	337.12
L27	S 44°50'24" E	588.29
L28	N 48°33'03" E	44.61
L29	S 29°03'53" E	302.01
L30	N 27°42'36" E	66.83
L31	S 42°11'47" W	15.44
L32	N 63°11'54" E	26.88
L33	N 29°03'53" E	67.85
L34	S 29°03'53" E	115.90
L35	N 29°03'53" E	115.90
L36	N 14°57'36" E	3.97
L37	S 53°15'03" E	5.10
L38	S 38°43'35" W	84.17
L39	S 47°02'39" E	37.35
L40	S 44°50'24" E	12.66
L41	N 36°47'55" E	39.05
L42	N 18°22'29" W	140.98



VISIBILITY EASEMENT DETAIL N.T.S.

THE PURPOSE FOR THIS AMENDED PLAT IS TO CORRECT VARIOUS
SCORNER ERRORS WITHIN THE LOTS.

FLOODPLAIN STATEMENT:

* The property shown herein is located in Zone "X" which is not a flood hazard area and Zone "X" which are areas of No Base Flood Elevations determined according to Map No. 483970130L and Map No. 483970110L, both dated September 26, 2008 of the National Insurance Rate Map prepared by the Federal Emergency Management Agency. Flood study prepared by Aqua Terra Engineering Consultants, LLC dated June 2013 determined base flood elevations. A LOMR-F and LOMR prepared by Aqua Terra Engineering Consultants, LLC will be submitted to FEMA to address the revised base flood elevations for Lots 6-9, Block A and Lots 1-5, Block B.

* Minimum finished floor elevations for lots 6-9 Block A and lots 1-5 Block B shall be a minimum of 2' above the 100 year base flood elevation determined by the Aqua Terra Engineering Consultants, LLC with flood study referenced above, or the FEMA approved LOMR-F and LOMR, whichever is greater.

BASE OF BEARING:

THE BASIS OF BEARING FOR THIS SURVEY IS THE
BASIS STATE PLANE, NORTH CENTRAL ZONE, GEODETIC
BEARING ESTABLISHED BY ASPS MEASUREMENTS.

ALL CORNERS ARE A 5/8 INCH IRON ROD WITH CAP
STAMPED "MADDOX SURVEYING R.P.L.S. 5430" UNLESS
OTHERWISE NOTED ON SAID PLAT.

— 173 Lots —

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AMENDED PLAT
SONOMA VERDE PHASE I
BEING 107.708 ACRES OUT OF THE KING LATHAM SURVEY,
ABSTRACT NO. 133, AND A PORTION OF A TRACT OF LAND
RECORDED IN VOLUME VOLUME 5585, PAGE 296, D.R.C.T.
IN THE CITY OF MCLENDON-CHISHOLM, ROCKWALL COUNTY, TEXAS

Owner: MC 550 LAND HOLDINGS, L.P.
MC 550 INVESTORS, L.P.
42 Horizon Court
Heath, Texas 75032
(972) 722-9400
June 17, 2014

Engineer: F.C. CUNY CORP.
42 Horizon Court
Heath, Texas 75032
(972) 564-4416
Firm REG NO. 16011206
Sheet 3 of 6

Surveyor: MADDOX SURVEYING
P.O. Box 2109
Fonny, Texas 75126
(972) 564-4416
Firm REG NO. 16011206
Sheet 3 of 6

LEGAL DESCRIPTION

WHEREAS, MC 550 Land Holdings, L.P. and MC 550 Investors L.P. are the owners of a tract of land recorded in Volume 5585, Page 296, and Volume 7057, Page 114 of the Deed Records of Rockwall County, Texas, located in the King Latham Survey, Abstract No. 133, situated in the City of McLeod-Chisholm, Rockwall County, Texas, said description being a portion of said MC 550 Land Holdings L.P. tract and all of said MC 550 Investors L.P. tract, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the northeast line of State Highway 205 for the south corner of said MC 550 Land Holdings tract recorded in Volume 5585, Page 296 and the west corner of tract of land described in the deed to Stanley and Cathy Dugg recorded in Volume 195, Page 833 of said Deed Records;

THENCE North 44 degrees 10 minutes 56 seconds West, along the northeast line of said State Highway 205 and the southwest line of said MC 550 Land Holdings tract recorded in Volume 5585, Page 296, a distance of 419.32 feet to a 1/2 inch iron rod found for corner;

THENCE North 45 degrees 06 minutes 18 seconds East, along the northeast line of said MC 550 Land Holdings tract recorded in Volume 5585, Page 296, a distance of 2,999.21 feet to a 1/2 inch iron rod found for the east corner of Blom Addition, an addition to the City of McLeod-Chisholm, Rockwall County, Texas recorded in Caddell 9, Slide 104 of the Plat Records of Rockwall County, Texas;

THENCE South 44 degrees 52 minutes 30 seconds East, along the southwest line of said MC 550 Land Holdings tract recorded in Volume 5585, Page 296, a distance of 29.71 feet to a 5/8 inch iron with cap stamped "R.P.L.S. 5430" set for corner;

THENCE North 44 degrees 44 minutes 56 seconds East, through the interior of said MC 550 Land Holdings tract recorded in Volume 5585, Page 296, a distance of 2,048.54 feet to a 5/8 inch iron with cap stamped "R.P.L.S. 5430" set for the beginning of a non-tangent curve to the right;

THENCE in a southeasterly direction along said curve to the right, having a radius of 1,125.00 feet, a central angle of 57 degrees 34 minutes 13 seconds, a chord which bears South 24 degrees 07 minutes 52 seconds East, a chord distance of 1,083.44 feet, and an arc length of 1,330.39 feet to a 5/8 inch iron with cap stamped "R.P.L.S. 5430" set at the end of said curve;

THENCE South 03 degrees 59 minutes 42 seconds West, a distance of 154.95 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set at the beginning of a non-tangent curve to the right;

THENCE in a northeasterly direction along said curve to the right, having a radius of 965.00 feet, a central angle of 17 degrees 00 minutes 59 seconds, a chord which bears North 87 degrees 21 minutes 27 seconds East, a chord distance of 285.54 feet, and an arc length of 285.60 feet to a 5/8 inch iron with cap stamped "R.P.L.S. 5430" set at the beginning of a non-tangent curve to the right;

THENCE in a southeasterly direction along said curve to the right, having a radius of 1,415.00 feet, a central angle of 09 degrees 30 minutes 28 seconds, a chord which bears South 12 degrees 13 minutes 09 seconds West, a chord distance of 135.97 feet, and an arc length of 136.02 feet to a 5/8 inch iron with cap stamped "R.P.L.S. 5430" set at the beginning of a non-tangent curve to the right;

THENCE in a southeasterly direction along said curve to the right, having a radius of 830.00 feet, a central angle of 21 degrees 24 minutes 33 seconds, a chord which bears South 74 degrees 28 minutes 07 seconds East, a chord distance of 308.34 feet, and an arc length of 310.14 feet to a 5/8 inch iron with cap stamped "R.P.L.S. 5430" set at the end of said curve;

THENCE South 63 degrees 45 minutes 50 seconds East, a distance of 225.38 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set at the beginning of a curve to the right;

THENCE in a southeasterly direction along said curve to the right, having a radius of 830.00 feet, a central angle of 29 degrees 34 minutes 46 seconds, a chord which bears South 48 degrees 58 minutes 27 seconds East, a chord distance of 423.75 feet, and an arc length of 428.49 feet to a 5/8 inch iron with cap stamped "R.P.L.S. 5430" set at the end of said curve;

THENCE South 34 degrees 11 minutes 04 seconds East, a distance of 44.71 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set at the beginning of a non-tangent curve to the right;

THENCE along said curve to the right, having a radius of 100.00 feet, a central angle of 266 degrees 08 minutes 11 seconds, a chord which bears South 28 degrees 20 minutes 29 seconds West, a chord distance of 146.11 feet, and an arc length of 464.50 feet to a 5/8 inch iron with cap stamped "R.P.L.S. 5430" set at the end of said curve;

THENCE South 54 degrees 55 minutes 55 seconds West, a distance of 57.81 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE North 34 degrees 11 minutes 04 seconds West, a distance of 117.49 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set at the beginning of a curve to the left;

THENCE in a northeasterly direction along said curve to the left, having a radius of 645.00 feet, a central angle of 29 degrees 34 minutes 46 seconds, a chord which bears North 48 degrees 58 minutes 27 seconds West, a chord distance of 529.30 feet, and an arc length of 332.89 feet to a 5/8 inch iron with cap stamped "R.P.L.S. 5430" set at the end of said curve;

THENCE North 63 degrees 45 minutes 50 seconds West, a distance of 225.38 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for the beginning of a curve to the left;

THENCE in a northeasterly direction along said curve to the left, having a radius of 645.00 feet, a central angle of 30 degrees 26 minutes 06 seconds, a chord which bears North 78 degrees 58 minutes 53 seconds West, a chord distance of 338.60 feet, and an arc length of 342.02 feet to a 5/8 inch iron with cap stamped "R.P.L.S. 5430" set at the end of said curve;

THENCE South 04 degrees 11 minutes 56 seconds East, a distance of 170.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set at the beginning of a non-tangent curve to the left;

THENCE in a southeasterly direction along said curve to the left, having a radius of 475.00 feet, a central angle of 03 degrees 21 minutes 31 seconds, a chord which bears South 59 degrees 07 minutes 18 seconds West, a chord distance of 27.84 feet, and an arc length of 27.94 feet to a 5/8 inch iron with cap stamped "R.P.L.S. 5430" set at the end of said curve;

THENCE South 07 degrees 33 minutes 27 seconds East, a distance of 120.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for the beginning of a non-tangent curve to the left;

THENCE in a southeasterly direction along said curve to the left, having a radius of 350.00 feet, a central angle of 08 degrees 58 minutes 07 seconds, a chord which bears South 77 degrees 57 minutes 29 seconds West, a chord distance of 15.41 feet, and an arc length of 55.57 feet to a 5/8 inch iron with cap stamped "R.P.L.S. 5430" set at the end of said curve;

THENCE South 73 degrees 12 minutes 30 seconds West, a distance of 265.04 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 16 degrees 47 minutes 30 seconds East, a distance of 170.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 73 degrees 12 minutes 30 seconds West, a distance of 0.93 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 16 degrees 47 minutes 30 seconds East, a distance of 125.10 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 68 degrees 44 minutes 45 seconds West, a distance of 111.76 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set at the beginning of a curve to the left;

THENCE in a southeasterly direction along said curve to the left, having a radius of 200.00 feet, a central angle of 06 degrees 18 minutes 56 seconds, a chord which bears South 65 degrees 30 minutes 17 seconds West, a chord distance of 22.03 feet, and an arc length of 22.05 feet to a 5/8 inch iron with cap stamped "R.P.L.S. 5430" set at the end of said curve;

THENCE South 44 degrees 50 minutes 24 seconds East, a distance of 598.46 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 45 degrees 22 minutes 28 seconds West, a distance of 170.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE North 44 degrees 50 minutes 24 seconds West, a distance of 6.91 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 45 degrees 12 minutes 00 seconds West, a distance of 120.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 44 degrees 50 minutes 24 seconds East, a distance of 122.42 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 45 degrees 12 minutes 00 seconds West, a distance of 215.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE North 44 degrees 50 minutes 24 seconds East, a distance of 40.28 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 45 degrees 12 minutes 00 seconds West, a distance of 180.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set in the southwest line of said MC 550 Land Holdings tract recorded in Volume 5585, Page 296;

THENCE North 44 degrees 50 minutes 24 seconds West, along the southwest line of said MC 550 Land Holdings tract recorded in Volume 5585, Page 296, a distance of 1,936.48 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 45 degrees 04 minutes 38 seconds West, along the southwest line of said MC 550 Land Holdings tract recorded in Volume 5585, Page 296, a distance of 2,604.28 feet to the PLACE OF BEGINNING and containing 4,881,679 square feet or 107.706 acres of land.

APPROVED

I hereby certify that the above and foregoing plat of SONOMA VERDE PHASE 1 to the City of McLeod-Chisholm, Texas was approved by the Mayor of the City of McLeod-Chisholm on the _____ day of _____, 2014.

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

Said Addition shall be subject to all the requirements of the Platting Ordinance of the City of McLeod-Chisholm.

Witness my hand this _____ day of _____, 2014.

Mayor
City of McLeod-Chisholm, Texas
Ray L. Moody

Date *July 9, 2014*

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY, THAT I PREPARED THIS SURVEY PLAT SHOWN HEREON FROM AN ACTUAL SURVEY ON THE GROUND BY ME AND THAT ALL CORNERS ARE MARKED, AND THAT ALL DIMENSIONS SHOWN THEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND FURTHERMORE THERE ARE NO ENCROACHMENTS, PROTRUSIONS, IMPROVEMENTS, EASEMENTS, RIGHT-OF-WAY, OR 100 YEAR FLOOD PLAIN AFFECTING THE PROPERTY EXCEPT AS SHOWN THEREON.

WITNESS UNDER MY HAND THIS 7th DAY OF July, 2014.

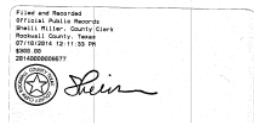
Brian J. Maddox
BRIAN J. MADDOX, R.P.L.S. NO. 5430

STATE OF TEXAS
COUNTY OF KAUWKAU

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED, BRIAN J. MADDOX, KNOWN TO BE THE PERSON WHOSE NAME SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 7th DAY OF July, 2014.

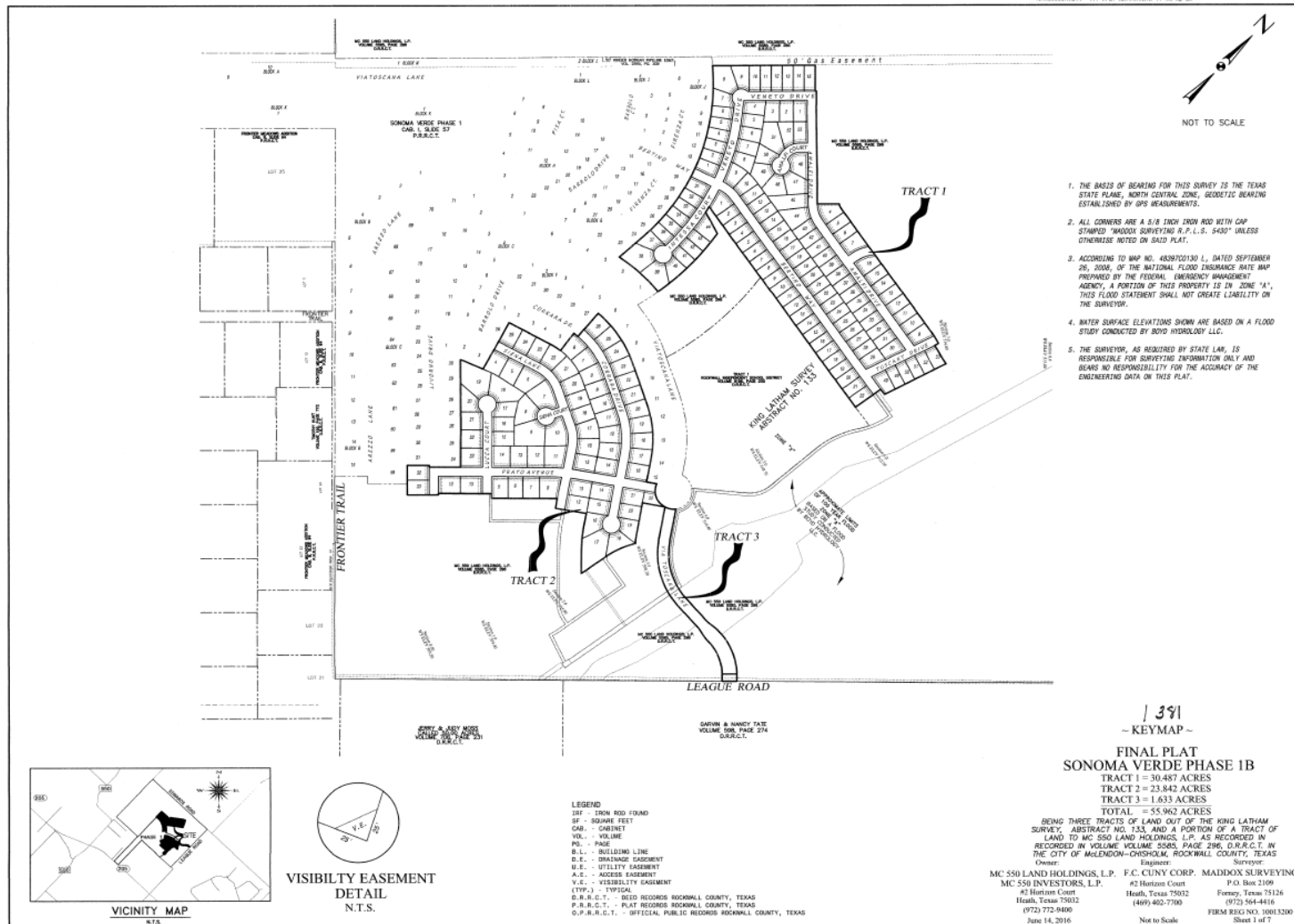
Alison M. Starnes
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

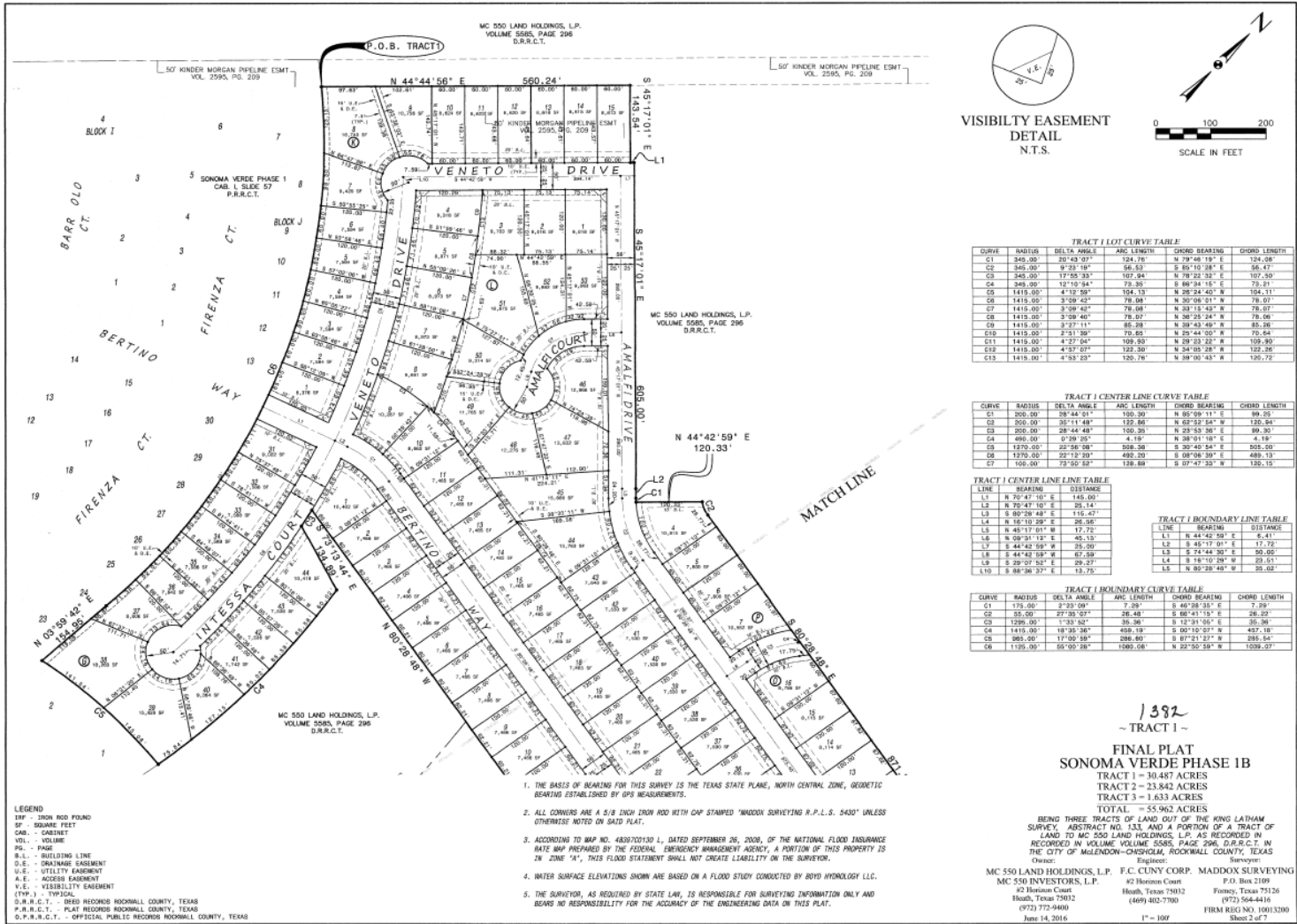


THE PURPOSE FOR THIS AMENDED PLAT IS TO CORRECT VARIOUS SCRIBER ERRORS WITHIN THE LOTS.

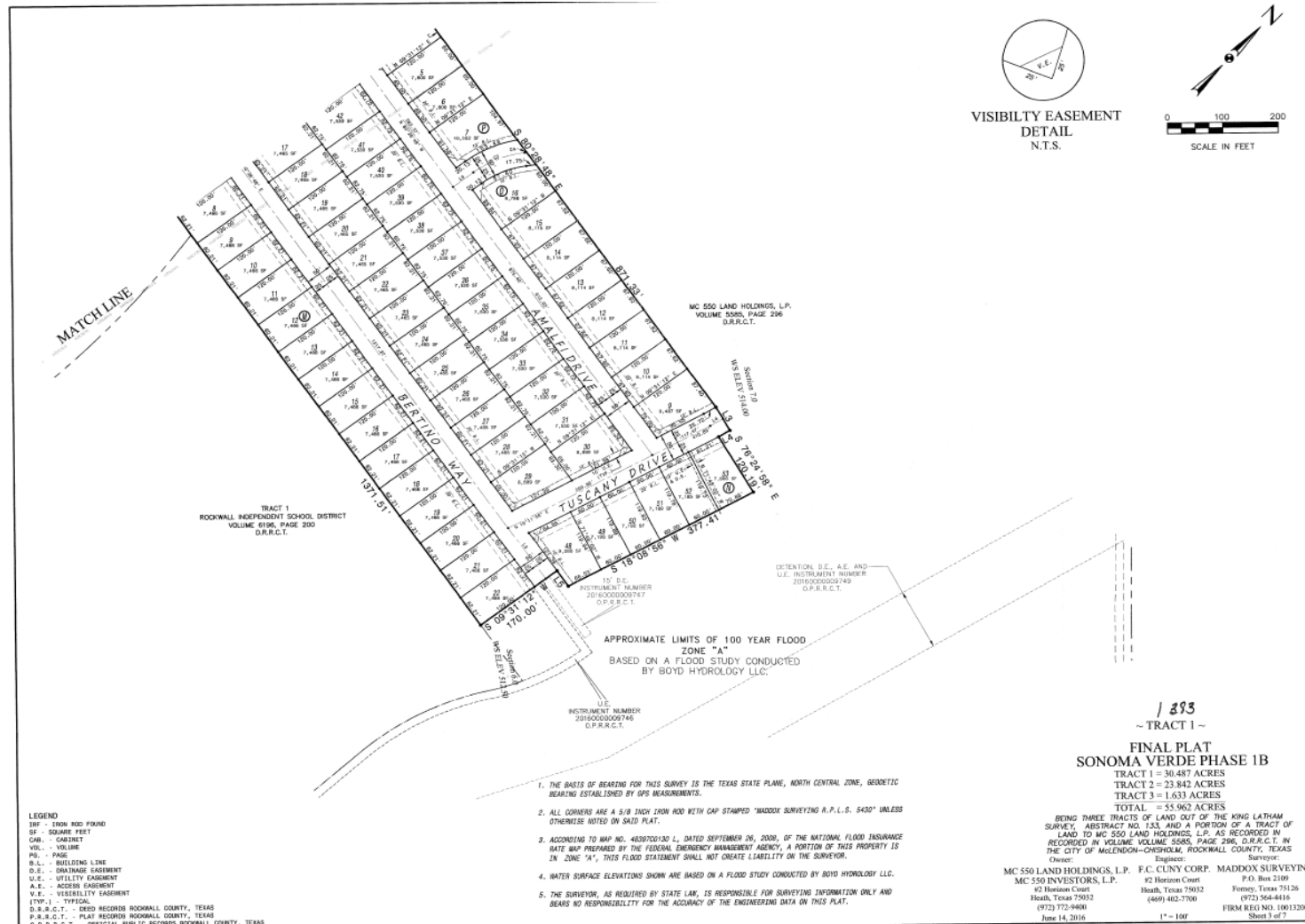
~ 173 Lots ~
**AMENDED PLAT
SONOMA VERDE PHASE 1**
BEING 107.706 ACRES OUT OF THE KING LATHAM SURVEY,
ABSTRACT NO. 133, AND A PORTION OF A TRACT OF LAND
RECORDED IN VOLUME 5585, PAGE 296, D.R.C.T.,
IN THE CITY OF McLEOD-CHISHOLM, ROCKWALL COUNTY, TEXAS
Owner: MC 550 LAND HOLDINGS, L.P.
MC 550 INVESTORS, L.P.
12 Horton Court
Heath, Texas 77032
(972) 772-9480
Engineer: F.C. CUNY CORP.
12 Horton Court
Heath, Texas 77032
(409) 402-7700
Surveyor: MADDOX SURVEYING
P.O. Box 2109
Forsyth, Texas 75126
(972) 564-4416
FIRM REG NO. 10013200
Sheet 4 of 6

SONOMA PUBLIC IMPROVEMENT DISTRICT
PRELIMINARY AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN





SONOMA PUBLIC IMPROVEMENT DISTRICT
PRELIMINARY AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN



**SONOMA PUBLIC IMPROVEMENT DISTRICT
PRELIMINARY AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN**



LEGAL DESCRIPTION: TRACT 1			
WHEREAS, MC 550 Land Holdings, L.P. is the owner of a tract of land recorded in Volume 5585, Page 296, of the Deed Records of Rockwall County, Texas, located in the King Latham Survey, Abstract No. 133, situated in the City of McLendon-Chishole and Rockwall County, Texas, and being more particularly described as follows:	THENCE South 73 degrees 13 minutes 44 seconds East, a distance of 134.89 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner at the beginning of a curve to the right;	THENCE North 44 degrees 37 minutes 32 seconds West, a distance of 112.81 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner at the beginning of a curve to the right;	THENCE North 16 degrees 47 minutes 30 seconds West, a distance of 170.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for the north corner of Lot 6, Block E of said Sonoma Verde Phase 1;
BEGINNING at a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for the north corner of Lot 7, Block J of Sonoma Verde Phase 1 an addition to the City of McLendon-Chishole as recorded in Cabinet 1, Slide 57 of the Plat Records Rockwall County, Texas.	THENCE with said curve to the right having a radius of 1415.00 feet, a central angle of 18 degrees 35 minutes 36 seconds, an arc length of 459.19 feet, a chord bearing of South 00 degrees 10 minutes 07 seconds West, a distance of 457.18 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for the east corner of Lot 1, Block G of said Sonoma Verde Phase 1, said point also being at the beginning of a reverse curve to the left;	THENCE with said curve to the right having a radius of 855.00 feet, a central angle of 10 degrees 28 minutes 28 seconds, an arc length of 155.01 feet, a chord bearing of North 39 degrees 24 minutes 18 seconds West, a distance of 155.59 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;	THENCE North 73 degrees 12 minutes 30 seconds East, a distance of 265.04 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner at the beginning of a curve to the right;
THENCE through the interior of said MC 550 tract the following courses and distances;	THENCE with said reverse curve to the left and along the northeast line of said Sonoma Verde Phase 1 having a radius of 985.00 feet, a central angle of 17 degrees 00 minutes 59 seconds, an arc length of 286.00 feet, a chord bearing of South 87 degrees 21 minutes 27 seconds West, a distance of 286.54 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for the southeast corner of Lot 23, Block G of said Sonoma Verde Phase 1;	THENCE North 34 degrees 11 minutes 04 seconds West, a distance of 87.52 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;	THENCE with said curve to the right having a radius of 355.00 feet, a central angle of 08 degrees 58 minutes 07 seconds, an arc length of 55.57 feet, a chord bearing of North 77 degrees 57 minutes 29 seconds East, a distance of 55.51 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for the east corner of Lot 5, Block E of said Sonoma Verde Phase 1;
THENCE North 44 degrees 44 minutes 06 seconds East, a distance of 560.24 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;	THENCE South 45 degrees 17 minutes 01 seconds East, a distance of 143.54 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;	THENCE South 54 degrees 55 minutes 55 seconds West, a distance of 170.02 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;	THENCE North 07 degrees 33 minutes 27 seconds West, a distance of 120.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for the north corner of Lot 5, Block E of said Sonoma Verde Phase 1 and at the beginning of a curve to the right;
THENCE North 44 degrees 42 minutes 59 seconds East, a distance of 6.41 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;	THENCE North 44 degrees 42 minutes 59 seconds East, a distance of 6.41 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;	THENCE South 45 degrees 22 minutes 28 seconds West, a distance of 357.88 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;	THENCE with said curve to the right having a radius of 475.00 feet, a central angle of 03 degrees 21 minutes 31 seconds, an arc length of 27.84 feet, a chord bearing of North 84 degrees 07 minutes 18 seconds East, a distance of 27.84 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;
THENCE South 45 degrees 17 minutes 01 seconds East, a distance of 605.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;	THENCE South 45 degrees 17 minutes 01 seconds East, a distance of 17.72 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner at the beginning of a curve to the left;	THENCE North 44 degrees 50 minutes 24 seconds West, a distance of 25.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;	THENCE North 04 degrees 11 minutes 56 seconds West, a distance of 170.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for the north corner of Lot 27, Block F of said Sonoma Verde Phase 1 at the beginning of a curve to the right;
THENCE South 45 degrees 17 minutes 01 seconds East, a distance of 17.72 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner at the beginning of a curve to the left;	THENCE with said curve to the left having a radius of 175.00 feet, a central angle of 02 degrees 23 minutes 09 seconds, an arc length of 7.29 feet, a chord bearing of South 48 degrees 28 minutes 30 seconds East, a distance of 7.29 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;	THENCE South 45 degrees 22 minutes 28 seconds West, a distance of 290.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;	THENCE with said curve to the right having a radius of 645.00 feet, a central angle of 29 degrees 34 minutes 46 seconds, an arc length of 332.99 feet, a chord bearing of South 48 degrees 58 minutes 27 seconds East, a distance of 329.30 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;
THENCE North 44 degrees 42 minutes 59 seconds East, a distance of 120.33 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner at the beginning of a curve to the left;	THENCE with said curve to the left having a radius of 55.00 feet, a central angle of 27 degrees 35 minutes 07 seconds, an arc length of 26.48 feet, a chord bearing of South 06 degrees 41 minutes 15 seconds East, a distance of 26.22 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;	THENCE South 44 degrees 50 minutes 24 seconds East, a distance of 8.30 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;	THENCE with said curve to the right having a radius of 1100.00 feet, a central angle of 06 degrees 06 minutes 11 seconds, an arc length of 150.34 feet, a chord bearing of South 63 degrees 39 minutes 31 seconds East, a distance of 136.57 feet to the POINT OF BEGINNING containing 1,038,548 square feet, or 23.842 acres of land.
THENCE North 44 degrees 42 minutes 59 seconds East, a distance of 120.33 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner at the beginning of a curve to the left;	THENCE with said curve to the left having a radius of 55.00 feet, a central angle of 27 degrees 35 minutes 07 seconds, an arc length of 26.48 feet, a chord bearing of South 06 degrees 41 minutes 15 seconds East, a distance of 26.22 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;	THENCE South 45 degrees 12 minutes 00 seconds West, a distance of 170.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;	
THENCE North 44 degrees 42 minutes 59 seconds East, a distance of 120.33 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner at the beginning of a curve to the left;	THENCE with said curve to the left having a radius of 55.00 feet, a central angle of 27 degrees 35 minutes 07 seconds, an arc length of 26.48 feet, a chord bearing of South 06 degrees 41 minutes 15 seconds East, a distance of 26.22 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;	THENCE North 44 degrees 50 minutes 24 seconds West, a distance of 25.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;	
THENCE North 44 degrees 42 minutes 59 seconds East, a distance of 120.33 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner at the beginning of a curve to the left;	THENCE with said curve to the left having a radius of 55.00 feet, a central angle of 27 degrees 35 minutes 07 seconds, an arc length of 26.48 feet, a chord bearing of South 06 degrees 41 minutes 15 seconds East, a distance of 26.22 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;	THENCE South 44 degrees 50 minutes 24 seconds East, a distance of 8.30 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;	
THENCE North 44 degrees 42 minutes 59 seconds East, a distance of 120.33 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner at the beginning of a curve to the left;	THENCE with said curve to the left having a radius of 55.00 feet, a central angle of 27 degrees 35 minutes 07 seconds, an arc length of 26.48 feet, a chord bearing of South 06 degrees 41 minutes 15 seconds East, a distance of 26.22 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;	THENCE North 45 degrees 22 minutes 28 seconds East, a distance of 170.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for the east corner of Lot 24, Block D of said Sonoma Verde Phase 1;	
THENCE North 44 degrees 42 minutes 59 seconds East, a distance of 120.33 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner at the beginning of a curve to the left;	THENCE with said curve to the left having a radius of 55.00 feet, a central angle of 27 degrees 35 minutes 07 seconds, an arc length of 26.48 feet, a chord bearing of South 06 degrees 41 minutes 15 seconds East, a distance of 26.22 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;	THENCE North 44 degrees 50 minutes 24 seconds West, a distance of 25.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner at the beginning of a curve to the right;	
THENCE North 44 degrees 42 minutes 59 seconds East, a distance of 120.33 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner at the beginning of a curve to the left;	THENCE with said curve to the left having a radius of 55.00 feet, a central angle of 27 degrees 35 minutes 07 seconds, an arc length of 26.48 feet, a chord bearing of South 06 degrees 41 minutes 15 seconds East, a distance of 26.22 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;	THENCE with said curve to the right having a radius of 200.00 feet, a central angle of 06 degrees 18 minutes 56 seconds, an arc length of 22.08 feet, a chord bearing of North 65 degrees 35 minutes 17 seconds East, a distance of 22.03 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;	
THENCE North 44 degrees 42 minutes 59 seconds East, a distance of 120.33 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner at the beginning of a curve to the left;	THENCE with said curve to the left having a radius of 55.00 feet, a central angle of 27 degrees 35 minutes 07 seconds, an arc length of 26.48 feet, a chord bearing of South 06 degrees 41 minutes 15 seconds East, a distance of 26.22 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;	THENCE North 68 degrees 44 minutes 40 seconds East, a distance of 111.76 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for the east corner of Lot 3, Block D of said Sonoma Verde Phase 1;	
THENCE North 44 degrees 42 minutes 59 seconds East, a distance of 120.33 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner at the beginning of a curve to the left;	THENCE with said curve to the left having a radius of 55.00 feet, a central angle of 27 degrees 35 minutes 07 seconds, an arc length of 26.48 feet, a chord bearing of South 06 degrees 41 minutes 15 seconds East, a distance of 26.22 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;	THENCE North 16 degrees 47 minutes 30 seconds West, a distance of 125.10 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for the north corner of Lot 3, Block D of said Sonoma Verde Phase 1;	
THENCE North 44 degrees 42 minutes 59 seconds East, a distance of 120.33 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner at the beginning of a curve to the left;	THENCE with said curve to the left having a radius of 55.00 feet, a central angle of 27 degrees 35 minutes 07 seconds, an arc length of 26.48 feet, a chord bearing of South 06 degrees 41 minutes 15 seconds East, a distance of 26.22 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;	THENCE North 73 degrees 12 minutes 30 seconds East, a distance of 0.93 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;	
THENCE North 44 degrees 42 minutes 59 seconds East, a distance of 120.33 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner at the beginning of a curve to the left;	THENCE with said curve to the left having a radius of 55.00 feet, a central angle of 27 degrees 35 minutes 07 seconds, an arc length of 26.48 feet, a chord bearing of South 06 degrees 41 minutes 15 seconds East, a distance of 26.22 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;		

1384

FINAL PLAT

SONOMA VERDE PHASE 1B

TRACT 1 - 30.487 ACRES

TRACT 2 - 23.842 ACRES

TRACT 3 - 1.633 ACRES

TOTAL - 55.962 ACRES

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

Owner: MC 550 LAND HOLDINGS, L.P. F.C. CUNY CORP. MADDOX SURVEYING

#2 Horizon Court 42 Haven Court P.O. Box 2169

Heath, Texas 75032 Heath, Texas 75032 Fomey, Texas 75126

(972) 772-8400 (409) 402-7300 (972) 584-4316

June 14, 2016 FIRM RECD NO. 10601280

Sheet 6 of 7

LEGAL DESCRIPTION:
TRACT 3

WHEREAS, MC 550 Land Holdings, L.P. is the owner of a tract of land recorded in Volume 5585, Page 296, of the Deed Records of Rockwall County, Texas, located in the King Lathan Survey, Abstract No. 133, situated in the City of McLeod-Chisholm and Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found on the easterly line of Sonoma Verde Phase 1 an addition to the City of McLeod-Chisholm as recorded in Cabinet 1, Slide 87 of the Plat Records Rockwall County, Texas, said point also being the proposed east corner of Lot 22, Block V of Tract 2 of this plat and at the beginning of a curve to the left;

THENCE with said curve to the left and said easterly line, having a radius of 100.00 feet, a central angle of 34 degrees 54 minutes 55 seconds, an arc length of 60.94 feet, a chord bearing of North 55 degrees 48 minutes 56 seconds East, a distance of 60.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;

THENCE through the interior of said MC 550 tract the following courses and distances;

THENCE South 34 degrees 11 minutes 04 seconds East, a distance of 184.04 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner at the beginning of a curve to the left;

THENCE with said curve to the left having a radius of 370.00 feet, a central angle of 52 degrees 58 minutes 09 seconds, an arc length of 342.06 feet, a chord bearing of South 80 degrees 40 minutes 09 seconds East, a distance of 330.01 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;

THENCE South 87 degrees 09 minutes 14 seconds East, a distance of 132.38 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner at the beginning of a curve to the left;

THENCE with said curve to the left having a radius of 300.00 feet, a central angle of 14 degrees 34 minutes 29 seconds, an arc length of 76.31 feet, a chord bearing of North 89 degrees 04 minutes 46 seconds East, a distance of 76.11 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner at the beginning of a reverse curve to the right;

THENCE with said reverse curve to the right having a radius of 300.00 feet, a central angle of 14 degrees 33 minutes 32 seconds, an arc length of 76.29 feet, a chord bearing of North 89 degrees 26 minutes 40 seconds East, a distance of 76.03 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner at the beginning of a compound curve to continuing to the right;

THENCE with said compound curve continuing to the right having a radius of 340.00 feet, a central angle of 39 degrees 11 minutes 02 seconds, an arc length of 232.52 feet, a chord bearing of South 64 degrees 28 minutes 33 seconds East, a distance of 228.02 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;

THENCE South 44 degrees 38 minutes 41 seconds East, a distance of 40.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner lying in League Road same being the southeasterly line of said MC 550 tract;

THENCE South 45 degrees 21 minutes 19 seconds West along said southeasterly line and said League Road, a distance of 80.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;

THENCE departing said southeasterly line and said League Road and through the interior of said MC 550 tract the following courses and distances;

THENCE North 44 degrees 38 minutes 41 seconds West, a distance of 40.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner at the beginning of a curve to the left;

THENCE with said curve to the left having a radius of 280.00 feet, a central angle of 49 degrees 30 minutes 13 seconds, an arc length of 183.80 feet, a chord bearing of North 65 degrees 13 minutes 39 seconds West, a distance of 180.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner at the beginning of a reverse curve to the right;

THENCE with said reverse curve to the right having a radius of 300.00 feet, a central angle of 14 degrees 22

minutes 21 seconds, an arc length of 75.25 feet, a chord bearing of North 83 degrees 14 minutes 57 seconds West, a distance of 75.06 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner at the beginning of a second reverse curve to the left;

THENCE with said reverse curve to the left having a radius of 300.00 feet, a central angle of 14 degrees 22 minutes 18 seconds, an arc length of 75.25 feet, a chord bearing of North 83 degrees 20 minutes 02 seconds West, a distance of 75.05 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;

THENCE North 87 degrees 09 minutes 14 seconds West, a distance of 123.79 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 430.00 feet, a central angle of 52 degrees 58 minutes 09 seconds, an arc length of 397.53 feet, a chord bearing of North 60 degrees 40 minutes 09 seconds West, a distance of 383.52 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" for corner;

THENCE North 34 degrees 11 minutes 04 seconds West, a distance of 184.04 feet to the POINT OF BEGINNING containing 71,126 square feet, or 1.639 acres of land.

SURVEYORS CERTIFICATE

I, HEREBY CERTIFY, THAT I PREPARED THIS SURVEY PLAT SHOWN HEREON FROM AN ACTUAL SURVEY ON THE GROUND BY ME AND THAT ALL CORNERS ARE MARKED, AND THAT ALL DIMENSIONS SHOWN THEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND FURTHERMORE THERE ARE NO ENCROACHMENTS, PROTRUSIONS, IMPROVEMENTS, EASEMENTS, RIGHT-OF-WAY, OR 100 YEAR FLOOD PLAIN AFFECTING THE PROPERTY EXCEPT AS SHOWN THEREON.

WITNESS UNDER MY HAND THIS 21 DAY OF JUN 2016.

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



STATE OF TEXAS:

COUNTY OF KAUFMAN:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED, BRIAN J. MADDOX, KNOWN TO BE THE PERSON WHOSE NAME SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

SEVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21 DAY OF JUNE, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



APPROVED

I hereby certify that the above and foregoing plat of Sonoma Verde Phase 1B to the City of McLeod-Chisholm, Texas was approved by the Mayor of the City of McLeod-Chisholm on the 20th day of June, 2016.

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

Said Addition shall be subject to all the requirements of the Platting Ordinance of the City of McLeod-Chisholm.

Witness my hand this 20th day of June, 2016.

Stephanie Holcomb
City Secretary
City of McLeod-Chisholm, Texas

Recommended for Final Approval:

Stephanie Holcomb
Chairman
Planning & Zoning Commission

Approved: *[Signature]*

Mayor
City of McLeod-Chisholm, Texas

Date June 22, 2016

Date June 22, 2016

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

THAT WE, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS SONOMA VERDE PHASE 1B AN ADDITION TO THE CITY OF MCLEOD-CHISHOLM, ROCKWALL COUNTY, TEXAS AND DO HEREBY TRANSFER TO PUBLIC USE THE STREET RIGHT-OF-WAYS SHOWN HEREIN WHICH ARE CONTEMPLATED TO BE FINANCED WITH PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS AND WHICH ARE TO BE MAINTAINED FOREVER EITHER THROUGH PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS OR BY THE HOMEOWNERS ASSOCIATION, BUT STREETS AND OTHER PUBLIC IMPROVEMENTS TO BE CONSTRUCTED WITHIN SUCH RIGHT-OF-WAY ARE NOT HEREBY DEDICATED AS SUCH, AND MAY EITHER BE ACQUIRED OR CONSTRUCTED WITH PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS OR TRANSFERRED BY SEPARATE INSTRUMENT. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR PURPOSES INDICATED, BUT PUBLIC IMPROVEMENTS TO BE CONSTRUCTED WITHIN SUCH EASEMENTS ARE NOT HEREBY DEDICATED AS SUCH, AND MAY EITHER BE ACQUIRED OR CONSTRUCTED WITH PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS OR TRANSFERRED BY SEPARATE INSTRUMENT. THE UTILITY AND ACCESS EASEMENTS SHALL BE OPEN TO THE PUBLIC, FIRE AND POLICE UNITS, GARBAGE AND RUBBISH COLLECTION AGENCIES, AND ALL PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PAYING ON THE UTILITY AND ACCESS EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED, RECONSTRUCTED, OR REPLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN. SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING OR DESIRING TO USE THE SAME, ALL, AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL, OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM WITHIN THE EASEMENTS, AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT TO INGRESS AND EGRESS TO AND FROM SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL, OR PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE AND SERVICE REQUIRED OR ORDINARILY REQUIRED IN CONNECTION WITH THE OPERATION OF SUCH UTILITY. THIS PLAT IS APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF MCLEOD-CHISHOLM, ROCKWALL COUNTY, TEXAS.

NOT WITHSTANDING ANY DEDICATOR LANGUAGE CONTAINED ON THIS PLAT, WHETHER IN THIS OWNER'S CERTIFICATE OR OTHERWISE, THE CITY AND OWNER ACKNOWLEDGE AND CONFIRM THAT THESE IMPROVEMENTS, INCLUDING ANY REAL ESTATE REQUIRED FOR SUCH IMPROVEMENTS, IDENTIFIED AS AUTHORIZED IMPROVEMENTS IN THAT CERTAIN FID SERVICE AND ASSESSMENT PLAN APPROVED BY CITY COUNCIL ON JANUARY 19, 2015, AND ATTACHED TO CITY ORDINANCE NO. 2015-02, ARE NOT DEDICATED BY THIS PLAT. INSTEAD, THE CITY INTENDS TO ACQUIRE OR CONSTRUCT SUCH IMPROVEMENTS WITH THE PROCEEDS OF PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS OR BOND PROCEEDS THE REPAYMENT OF WHICH IS SECURED BY SUCH ASSESSMENTS.

OWNER'S MC 550 INVESTORS L.P. &
MC 550 LAND HOLDINGS L.P.

Ramona B. Pate
BY: MANAGER OF MC 550 LP L.P.,
General partner of each

STATE OF TEXAS:

COUNTY OF ROCKWALL:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED, *Ramona B. Pate*, KNOWN TO BE THE PERSON WHOSE NAME SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

SEVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21 DAY OF June, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



1337

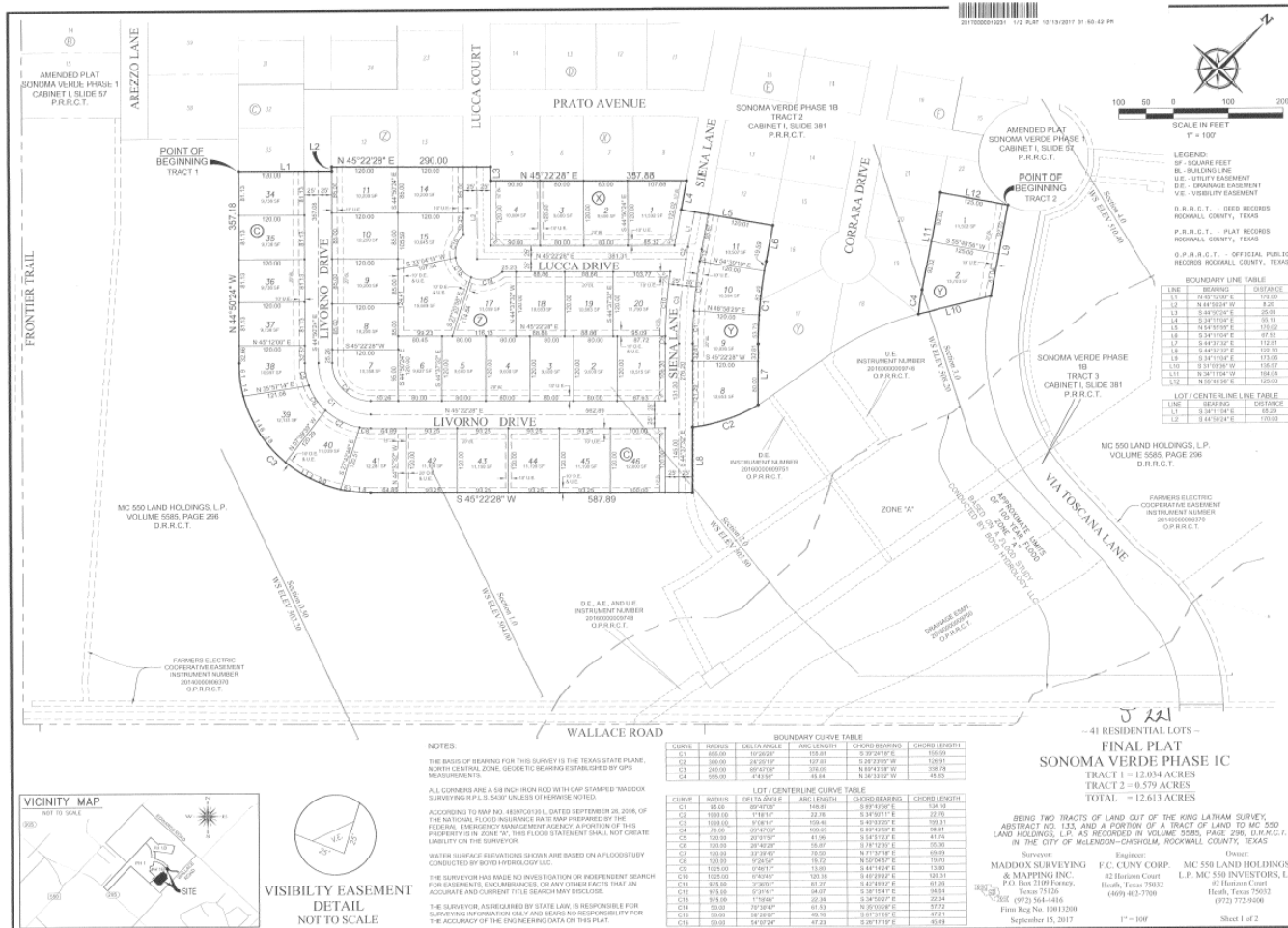
**FINAL PLAT
SONOMA VERDE PHASE 1B**

TRACT 1 - 30.487 ACRES
TRACT 2 - 23.842 ACRES
TRACT 3 - 1.633 ACRES
TOTAL - 55.962 ACRES

BEING THREE TRACTS OF LAND OUT OF THE KING LATHAN SURVEY, ABSTRACT NO. 133, AND A PORTION OF A TRACT OF LAND TO MC 550 LAND HOLDINGS, L.P. AS RECORDED IN VOLUME 5585, PAGE 296, OF THE DEED RECORDS IN THE CITY OF MCLEOD-CHISHOLM, ROCKWALL COUNTY, TEXAS

Owner: MC 550 LAND HOLDINGS, L.P. F.C. CUNY CORP. MADDOX SURVEYING
MC 550 INVESTORS, L.P. 82 Horizon Court P.O. Box 2109
82 Horizon Court Heath, Texas 75126
Heath, Texas 75126 (972) 564-4416
(972) 772-4400 (409) 402-7700
June 14, 2016 Sheet 7 of 7

EXHIBIT A-3 – FINAL PLAT FOR IMPROVEMENT AREA #1C



SONOMA PUBLIC IMPROVEMENT DISTRICT
PRELIMINARY AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

THAT WE DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS SONOMA VERDE PHASE 1C, AN ADDITION TO THE CITY OF MCLENDON-CHISHOLM, ROCKWALL COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PRIVATE USE AND TO BE MAINTAINED FOREVER THE STREETS AND ALLEYS THEREON TO THE HOME OWNERS ASSOCIATION. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR PURPOSES INDICATED. THE UTILITY AND ACCESS EASEMENTS SHALL BE OPEN TO THE PUBLIC. FIRE AND POLICE UNITS, GARBAGE AND RUBBISH COLLECTION AGENCIES, AND ALL PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE, THE MAINTENANCE OF PAVING ON THE UTILITY AND ACCESS EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED, RECONSTRUCTED, OR REPLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING OR DESIRING TO USE THE SAME, ALL, AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL, OR PART OF ANY BUILDING, FENCE, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE EASEMENTS, AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT TO INGRESS AND EGRESS TO AND FROM SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE AND SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF MCLENDON-CHISHOLM, ROCKWALL COUNTY, TEXAS.

NOT WITHSTANDING ANY DEDICATOR LANGUAGE CONTAINED ON THIS PLAT, WHETHER IN THIS OWNERS CERTIFICATE OR OTHERWISE, THE CITY AND OWNER ACKNOWLEDGE AND CONFIRM THAT THOSE IMPROVEMENTS, INCLUDING ANY REAL ESTATE REQUIRED FOR SUCH IMPROVEMENTS, IDENTIFIED AS AUTHORIZED IMPROVEMENTS IN THAT CERTAIN PID SERVICE AND ASSESSMENT PLAN APPROVED BY CITY COUNCIL ON JUNE 13, 2017 AND ATTACHED TO CITY ORDINANCE NO. 2017-181, ARE NOT DEDICATED BY THIS PLAT. INSTEAD, THE CITY INTENDS TO ACQUIRE OR CONSTRUCT SUCH IMPROVEMENTS WITH THE PROCEEDS OF PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS OR BOND PROCEEDS THE REPAYMENT OF WHICH IS SECURED BY SUD ASSESSMENTS.

OWNERS: MC 550 INVESTORS L.P. &
MC 550 LAND HOLDINGS L.P.

Randy Fields
BY: MANAGER OF MC 550 L.P. LLC,
General partner of each

STATE OF TEXAS §
COUNTY OF ROCKWALL §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED *Randy Fields*, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10th DAY OF October, 2017.

Luisa Palomera
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

APPROVED

I hereby certify that the above and foregoing Plat of SONOMA VERDE PHASE 1C in the City of Mcleendon-Chisholm, Texas was approved by the Mayor of the City of Mcleendon-Chisholm on the 10 day of October, 2017.

I do approve that the installation of the approved Plat for such Addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one year from the date of this approval. An extension may be granted by the City Council.

Said Addition shall be subject to all the requirements of the Planning Ordinance of the City of Mcleendon-Chisholm.

Witness my hand this 10 day of October, 2017.

Luisa Palomera
City of Mcleendon-Chisholm, Texas

RECOMMENDED FOR FINAL APPROVAL:

Rhonda K Davis
Chairman
Planning & Zoning Commission

Randy Fields
Approved
City of Mcleendon-Chisholm, Texas

FILED AND RECORDED
OFFICIAL Public Records
MAY 11 2017
Rockwall County, Texas
NO INDEMNITY AS TO DEED
\$100.00
2017022219201

Hein

COPY

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF ROCKWALL §

TRACT 1
LEGAL DESCRIPTION:

WHEREAS, MC 550 Land Holdings, L.P. is the owner of a tract of land recorded in Volume 5585, Page 296, of the Deed Records of Rockwall County, Texas, located in the King Latham Survey, Abstract No. 133, situated in the City of Mcleendon-Chisholm and Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for the most westerly southwest corner of Tract 2 of Sonoma Verde Phase 1B an addition to The City of Mcleendon-Chisholm as recorded in Cabinet I, Slide 381 of the Plat Records of Rockwall County, Texas, same being the northwest corner of Tract 3 of said Sonoma Verde Phase 1B and lying on the westerly line of Via Toscana Lane, (a 60' right-of-way);

THENCE along the southerly line of said Tract 2 the following courses and distances;

THENCE North 45 degrees 22 minutes 00 seconds East, a distance of 170.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

THENCE North 44 degrees 50 minutes 24 seconds West, a distance of 8.20 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

THENCE North 48 degrees 22 minutes 28 seconds East, a distance of 200.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

THENCE South 44 degrees 59 minutes 24 seconds East, a distance of 25.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

THENCE North 45 degrees 22 minutes 28 seconds East, a distance of 357.88 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

THENCE South 34 degrees 11 minutes 04 seconds East, a distance of 55.13 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

THENCE North 64 degrees 59 minutes 55 seconds East, a distance of 170.02 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

THENCE South 34 degrees 11 minutes 04 seconds East, a distance of 67.52 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner at the beginning of a curve to the left;

THENCE with said curve to the left having a radius of 855.00 feet, a central angle of 10 degrees 26 minutes 28 seconds, an arc length of 155.81 feet, a chord bearing of South 39 degrees 24 minutes 18 seconds East, a distance of 155.69 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

THENCE South 44 degrees 37 minutes 32 seconds East, a distance of 112.81 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for the most southerly southwest corner of said Tract 2 and at the beginning of a curve to the right;

THENCE departing said Tract 2 southerly line and through the interior of the aforementioned MC 550 Land Holdings tract the following courses and distances;

THENCE with said curve to the right having a radius of 300.00 feet, a central angle of 24 degrees 25 minutes 19 seconds, an arc length of 127.87 feet, a chord bearing of South 28 degrees 23 minutes 08 seconds West, a distance of 126.91 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 44 degrees 37 minutes 32 seconds East, a distance of 122.18 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 45 degrees 22 minutes 28 seconds West, a distance of 587.89 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 240.00 feet, a central angle of 24 degrees 4 minutes 08 seconds, an arc length of 376.09 feet, a chord bearing of North 89 degrees 43 minutes 58 seconds West, a distance of 338.78 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE North 44 degrees 50 minutes 24 seconds West, a distance of 367.18 feet to the POINT OF BEGINNING containing 524.204 square Feet, or 12.034 acres of land.

TRACT 2 LEGAL DESCRIPTION:

WHEREAS, MC 550 Land Holdings, L.P. is the owner of a tract of land recorded in Volume 5585, Page 296, of the Deed Records of Rockwall County, Texas, located in the King Latham Survey, Abstract No. 133, situated in the City of Mcleendon-Chisholm and Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for east corner of Tract 2 of Sonoma Verde Phase 1B, an addition to The City of Mcleendon-Chisholm as recorded in Cabinet I, Slide 381 of the Plat Records of Rockwall County, Texas, same being the northwest corner of Tract 3 of said Sonoma Verde Phase 1B and lying on the westerly line of Via Toscana Lane, (a 60' right-of-way);

THENCE South 34 degrees 11 minutes 04 seconds East along the westerly line of said Via Toscana Lane, a distance of 173.08 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 31 degrees 03 minutes 36 seconds West departing the westerly line of said Via Toscana Lane and through the interior of said MC 550 tract, a distance of 135.57 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for the southeast corner of said Tract 2, said point also lying at the beginning of a curve to the right;

THENCE with said curve to the right and along the easterly line of said Tract 2 having a radius of 555.00 feet, a central angle of 04 degrees 43 minutes 56 seconds, an arc length of 45.34 feet, a chord bearing of North 38 degrees 33 minutes 02 seconds West, a distance of 45.83 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

THENCE North 34 degrees 11 minutes 04 seconds West continuing along the easterly line of said Tract 2, a distance of 184.04 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

THENCE North 55 degrees 48 minutes 50 seconds East continuing along the easterly line of said Tract 2, a distance of 125.00 feet to the POINT OF BEGINNING containing 25.205 square Feet, or 0.579 of an acre of land.

SURVEYORS CERTIFICATE

I, HEREBY CERTIFY, THAT I PREPARED THIS SURVEY PLAT SHOWN HEREON FROM AN ACTUAL SURVEY ON THE GROUND BY ME AND THAT ALL CORNERS ARE MARKED, AND THAT ALL DIMENSIONS SHOWN THEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND FURTHERMORE THERE ARE NO ENCROACHMENTS, PROTRUSIONS, IMPROVEMENTS, EASEMENTS, RIGHT-OF-WAY, OR 100 YEAR FLOOD PLAIN AFFECTING THE PROPERTY EXCEPT AS SHOWN THEREON.

WITNESS UNDER MY HAND THIS 3rd DAY OF October, 2017.

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

STATE OF TEXAS §
COUNTY OF KAUFMAN §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED *Brian J. Maddox*, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 3rd DAY OF October, 2017.

Alison M. Stewart
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

ALISON M. STEWART
Notary Public, State of Texas
Comm. Expires 01-01-2020
Notary ID: 122810483

41 RESIDENTIAL LOTS - J 222

FINAL PLAT
SONOMA VERDE PHASE 1C
TRACT 1 = 12.034 ACRES
TRACT 2 = 0.579 ACRES
TOTAL = 12.613 ACRES

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

Surveyor: MADDOX SURVEYING & MAPPING INC. P.O. Box 2109 Forney, Texas 75126 (972) 564-4416 Firm Reg. No. 148117008 September 15, 2017

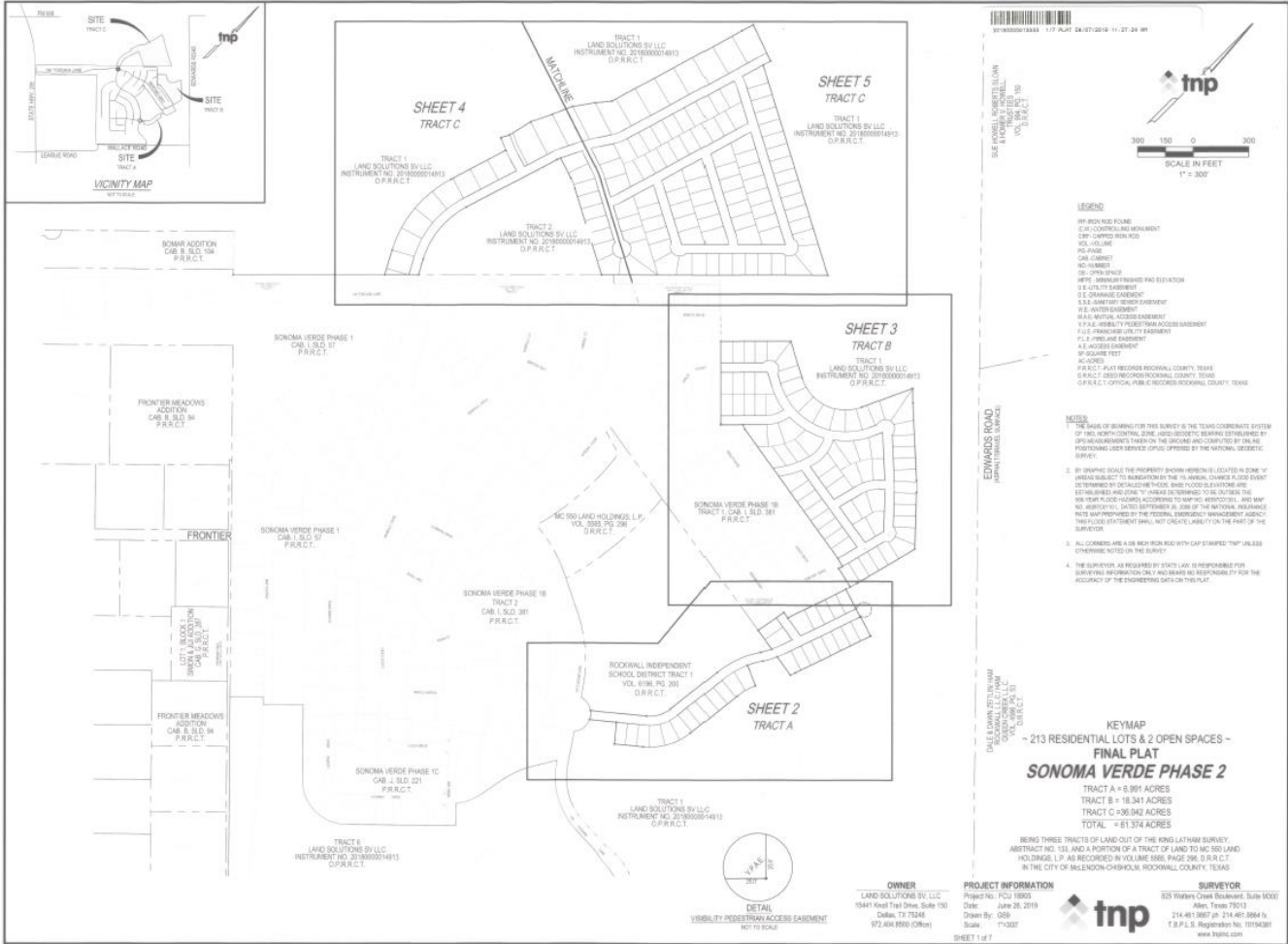
Engineer: F.C. CLUNT CORP. 42 Houston Court Heath, Texas 75032 (409) 402-7700

Owner: MC 550 LAND HOLDINGS, L.P. 82 Houston Court Heath, Texas 75032 (972) 772-9400

1" = 100' Sheet 2 of 2

SONOMA PUBLIC IMPROVEMENT DISTRICT
PRELIMINARY AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN

EXHIBIT A-4 – FINAL PLAT FOR IMPROVEMENT AREA #2



**SONOMA PUBLIC IMPROVEMENT DISTRICT
PRELIMINARY AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN**

58





**SONOMA PUBLIC IMPROVEMENT DISTRICT
PRELIMINARY AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN**

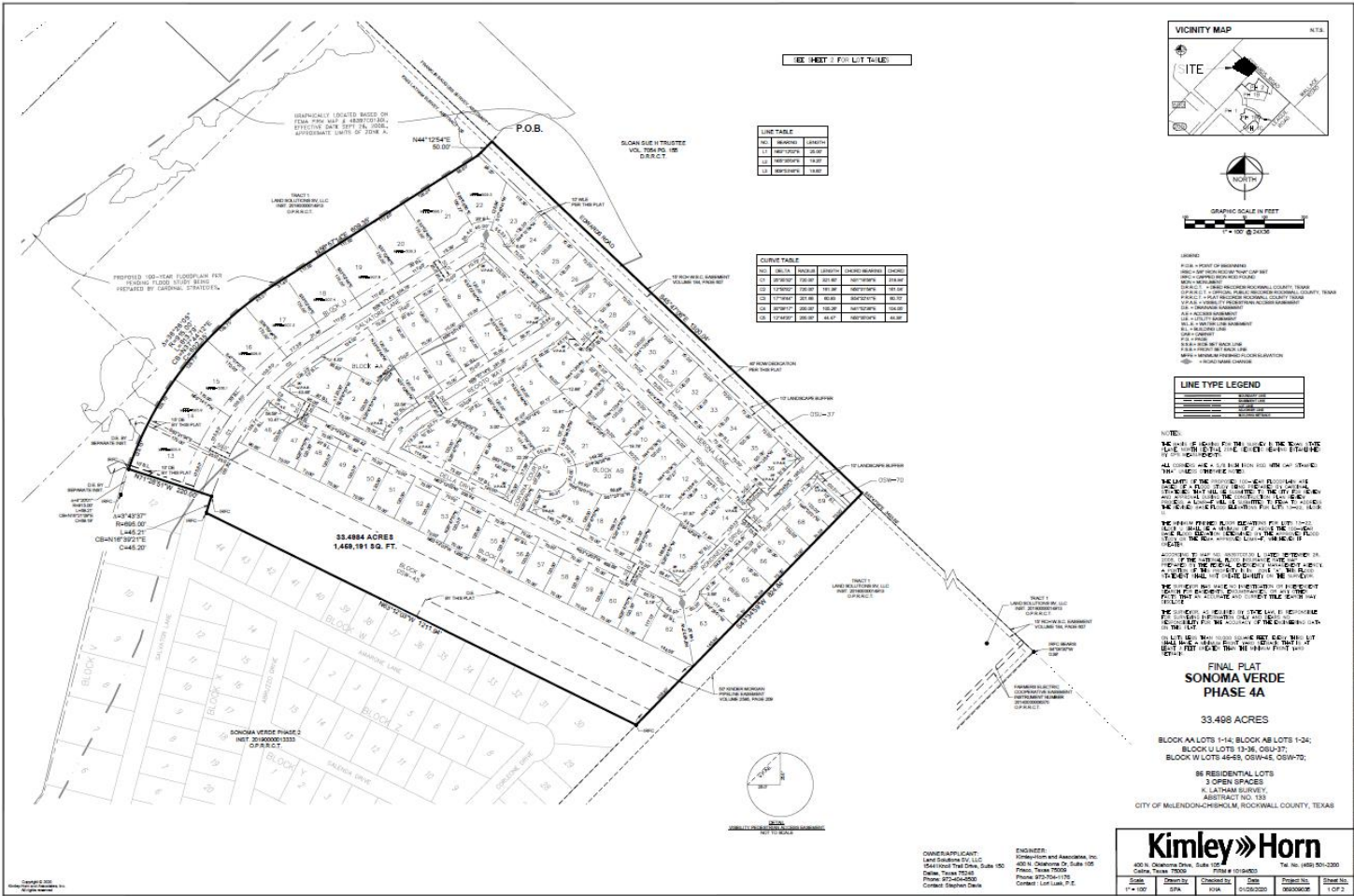




OWNER'S CERTIFICATE STATE OF TEXAS COUNTY OF ROCKWALL That we, do hereby adopt this plat designating the herein described property as <u>SONOMA VERDE PHASE 2</u> in addition to the city of McLENDON-CHISHOLM, ROCKWALL COUNTY, TEXAS and do hereby transfer to public use the street right-of-way shown herein which are contemplated to be financed with public improvement district assessments and which are to be maintained forever either through public improvement district assessments or by the Homeowners Association, but reserves and other public improvements to be constructed within such right-of-way are not hereby dedicated as such, and may either be acquired or constructed with public improvement district assessments or transferred by separate instrument. The assessments shown thereon are hereby reserved for purposes indicated, but public improvements to be constructed within such assessments are not hereby designated as such, and may either be acquired or constructed with public improvement district assessments or transferred by separate instrument. The utility and sewer assessments shall be open to the public, and public water, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and sewer assessments is the responsibility of the property owner, as building, fences, trees, shrubs, or other improvements or growth shall be constructed, reconstructed, or replaced upon, over or across the assessments as shown. Said assessments being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use the same. All, and any public utility shall have the right to remove and have removed all or part of any building, fence, trees, shrubs or other improvements or growth which in any way interferes or interfere with the construction, maintenance or efficiency of its respective system within the assessments, and all public utilities shall at all times have the full right to ingress and egress to and from said assessments for the purpose of constructing, reconstructing, inspecting, maintaining and making to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of raising meters and any maintenance and service required or ordinarily performed by that utility. This plat is approved subject to all Planning Ordinance, rules, regulations and resolutions of the city of McLENDON-CHISHOLM, ROCKWALL COUNTY, TEXAS. NOTwithstanding any dedicatory language contained on this plat, whether in this owner's certificate or otherwise, the city and owner acknowledge and confirm that these improvements, including any real estate required for such improvements, identified as authorized improvements in that certain PSD service and assessment plan approved by city council on June 18, 2019 are not dedicated by this plat. Instead, the city intends to acquire or construct such improvements with the proceeds of public improvement district assessments or bond proceeds the repayment of which is secured by such assessments.	APPROVED I hereby certify that the above and foregoing plat of Sonoma Verde Phase 2 to the City of McLENDON-CHISHOLM, TEXAS was approved by the Mayor of the City of McLENDON-CHISHOLM on the <u>6th</u> day of <u>August</u>, 2019. This approval shall be invalid unless the approved Plat for such Addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one year from said date of final approval. An extension may be granted by the City Council. Said Addition shall be subject to all the requirements of the Platting Ordinance of the City of McLENDON-CHISHOLM. Witness my hand this 6th day of August, 2019. City Secretary City of McLENDON-CHISHOLM, TEXAS <i>Shel Palmer</i> Date: <u>8/6/2019</u> Recommended for Final Approval: Chairman Planning and Zoning Commission City of McLENDON-CHISHOLM, TEXAS <i>Robert J. Adams</i> Date: <u>8/6/2019</u> Mayor City of McLENDON-CHISHOLM, TEXAS <i>Keith W. Hall</i> Date: <u>8/6/2019</u>
OWNER: Land Solutions BV LLC a Delaware limited liability company By: <i>[Signature]</i> Name: <u>Spencer Taylor</u> Title: <u>Manager</u> STATE OF TEXAS COUNTY OF ROCKWALL Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared: <u>Spencer Taylor</u>, known to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed. given under my hand and seal of office this the <u>6th</u> day of <u>August</u>, 2019. <i>Karen M. Shannon</i> Notary Public in and for the State of Texas	Filed and Recorded Official Public Records Rockwall County, Texas Recorded in Volume 11, Page 46 BOOK 00 2019080610009 <i>[Signature]</i>
SURVEYOR'S CERTIFICATE I, hereby certify, that I prepared this Survey Plat shown herein from an actual survey on the ground by me and that all corners are marked, and that all dimensions shown thereon are true and correct to the best of my knowledge and belief, and furthermore to the best of my knowledge and belief there are no encroachments, partitions, improvements, easements, right-of-way, or 100 year flood plain affecting the property shown as shown herein. Witness under my hand this the <u>5th</u> day of <u>August</u>, 2019. <i>[Signature]</i> Brian J. MacDox Surveyor No. 10194081 Tracy Lee and Patricia Lee 200 Powers Creek Boulevard, Suite 1000 Allen, Texas 75013 214.461.9867 or 214.461.9868 T.O.P.L.S. Registration No. 10194081 www.tnpsurvey.com STATE OF TEXAS COUNTY OF DALLAS Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared: <u>Brian J. MacDox</u>, known to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed. given under my hand and seal of office this the <u>5th</u> day of <u>August</u>, 2019. <i>Anna Pekarala Purpur</i> Notary Public in and for the State of Texas	~ 213 RESIDENTIAL LOTS & 2 OPEN SPACES ~ FINAL PLAT SONOMA VERDE PHASE 2 TRACT A = 6.891 ACRES TRACT B = 16.341 ACRES TRACT C = 96.042 ACRES TOTAL = 61.374 ACRES BEING THREE TRACTS OF LAND OUT OF THE KING LATHAM SURVEY, ABSTRACT NO. 133, AND A PORTION OF A TRACT OF LAND TO MC 580 LAND HOLDINGS, L.P. AS RECORDED IN VOLUME 9991, PAGE 386, D-5-R-6-1, IN THE CITY OF McLENDON-CHISHOLM, ROCKWALL COUNTY, TEXAS. OWNER LAND SOLUTIONS BV, LLC 15441 Forest Trail Drive, Suite 150 Dallas, TX 75248 972.454.8500 (Office) PROJECT INFORMATION Project No.: FCU 18003 Date: June 26, 2019 Drawn By: GSB Scale: N/A SHEET 7 of 7 SURVEYOR 825 Waters Creek Boulevard, Suite 1000 Allen, Texas 75013 214.461.9867 or 214.461.9868 T.O.P.L.S. Registration No. 10194081 www.tnpsurvey.com tnp

**SONOMA PUBLIC IMPROVEMENT DISTRICT
PRELIMINARY AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN**

EXHIBIT A-5 – FINAL PLAT FOR IMPROVEMENT AREA #3



SONOMA PUBLIC IMPROVEMENT DISTRICT
PRELIMINARY AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN



EXHIBIT B – AUTHORIZED IMPROVEMENTS

	Total Costs	Phase 1		Improvement Area #1C		Improvement Area #2		Improvement Area #3	
		% ¹	Cost	% ¹	Cost	% ¹	Cost	%	Cost
Major Improvements²									
Roadway Improvements	\$ 321,346	33.74%	\$ 108,423	3.98%	\$ 12,797	18.38%	\$ 59,075	17.29%	\$ 55,574
Water Distribution System Improvements	78,085	33.74%	26,346	3.98%	3,110	18.38%	14,355	17.29%	13,504
Sanitary Sewer Collection System Improvements	1,525,144	33.74%	514,587	3.98%	60,738	18.38%	280,379	17.29%	263,748
Storm Drainage Collection System Improvements	82,153	33.74%	27,719	3.98%	3,272	18.38%	15,103	17.29%	14,208
Contingency for hard costs	156,764	33.74%	52,892	3.98%	6,243	18.38%	28,819	17.29%	27,111
Soft Costs ¹	68,625	33.74%	23,154	3.98%	2,733	18.38%	12,616	17.29%	11,868
	<u>\$ 2,232,117</u>		<u>\$ 753,121</u>		<u>\$ 88,893</u>		<u>\$ 410,347</u>		<u>\$ 386,012</u>
Phase 1 Improvements									
Road Improvements	\$ 3,498,998	100.00%	\$ 3,498,998	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -
Water Improvements	1,579,466	100.00%	1,579,466	0.00%	-	0.00%	-	0.00%	-
Sanitary Sewer Improvements	1,012,461	100.00%	1,012,461	0.00%	-	0.00%	-	0.00%	-
Storm Drainage Improvements	1,617,278	100.00%	1,617,278	0.00%	-	0.00%	-	0.00%	-
Contingency for hard costs	794,730	100.00%	794,730	0.00%	-	0.00%	-	0.00%	-
Soft Costs ¹	1,612,175	100.00%	1,612,175	0.00%	-	0.00%	-	0.00%	-
	<u>\$ 10,115,108</u>		<u>\$ 10,115,108</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ -</u>
Phase 2 Improvements									
Road Improvements	\$ 2,349,701	0.00%	\$ -	17.81%	\$ 418,379	82.19%	\$ 1,931,322	0.00%	\$ -
Water Improvements	1,008,093	0.00%	-	17.81%	179,497	82.19%	828,596	0.00%	-
Sanitary Sewer Improvements	920,852	0.00%	-	17.81%	163,963	82.19%	756,889	0.00%	-
Storm Drainage Improvements	1,777,546	0.00%	-	17.81%	316,503	82.19%	1,461,043	0.00%	-
Soft Costs ¹	1,579,069	0.00%	-	17.81%	281,163	82.19%	1,297,906	0.00%	-
	<u>\$ 7,635,261</u>		<u>\$ -</u>		<u>\$ 1,359,505</u>		<u>\$ 6,275,756</u>		<u>\$ -</u>
Improvement Area #3 Improvements									
Roads	\$ 1,457,927	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	100.00%	\$ 1,457,927
Water	516,335	0.00%	-	0.00%	-	0.00%	-	100.00%	516,335
Sanitary Sewer	516,558	0.00%	-	0.00%	-	0.00%	-	100.00%	516,558
Storm Drainage	862,993	0.00%	-	0.00%	-	0.00%	-	100.00%	862,993
Soft Costs	1,833,475	0.00%	-	0.00%	-	0.00%	-	100.00%	1,833,475
	<u>\$ 5,187,289</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ 5,187,289</u>
PID Establishment Costs and Bond Issuance Costs⁴									
PID legal fees	\$ 560,568		\$ 276,000		\$ 50,669		\$ 233,899		\$ -
MIA PID establishment costs	149,341		50,388		5,947		27,454		25,827
Phase 1 PID establishment costs	54,031		54,031		-		-		-
Phase 2 PID establishment costs	29,101		-		5,182		23,919		-
Phase 3 PID establishment costs	-		-		-		-		-
Debt Service Reserve	1,420,863		571,188		-		425,250		424,425
Capitalized Interest	703,183		-		-		366,583		336,600
Other Bond Issuance Costs ³	2,466,675		1,285,200		-		622,500		558,975
	<u>\$ 5,383,762</u>		<u>\$ 2,236,807</u>		<u>\$ 61,798</u>		<u>\$ 1,699,605</u>		<u>\$ 1,345,827</u>
Total	\$ 30,553,537		\$ 13,105,036		\$ 1,510,196		\$ 8,385,708		\$ 6,919,128

Notes:

- 1) Soft costs include engineering, design, surveying, geotechnical and materials testing, general contractor, project general conditions, ROW dedication, City inspection fees, etc.
- 2) Major Improvements totals and allocations for Phase 1, Improvement Area #1C, and Improvement Area #2 per the 2019 MuniCap SAP.
- 3) Includes Underwriter's Discount, financial advisors, bond counsel, deposit to the Administrative Fund, rounding amounts, etc.
- 4) PID Establishment Costs and Bond Issuance Costs are estimates only for Improvement Area #3.

EXHIBIT C – SERVICE PLAN

Phase 1						
Annual Installment Due		1/31/2021	1/31/2022	1/31/2023	1/31/2024	1/31/2025
Principal		\$ 230,000.00	\$ 255,000.00	\$ 265,000.00	\$ 275,000.00	\$ 285,000.00
Interest		\$ 329,442.36	\$ 298,850.00	\$ 288,650.00	\$ 278,050.00	\$ 267,050.00
	(1)	\$ 559,442.36	\$ 553,850.00	\$ 553,650.00	\$ 553,050.00	\$ 552,050.00
<i>Administrative Expenses</i>						
Administrative Costs		\$ 47,031.19	\$ 47,971.82	\$ 48,931.25	\$ 49,909.88	\$ 50,908.08
Maintenance and Operation Costs		\$ 22,568.00	\$ 22,568.00	\$ 22,568.00	\$ 22,568.00	\$ 22,568.00
	(2)	\$ 69,599.19	\$ 70,539.82	\$ 71,499.25	\$ 72,477.88	\$ 73,476.08
Total Annual Installment	(3) = (1) + (2)	\$ 629,041.55	\$ 624,389.82	\$ 625,149.25	\$ 625,527.88	\$ 625,526.08

Improvement Area #1C						
Annual Installment Due		1/31/2021	1/31/2022	1/31/2023	1/31/2024	1/31/2025
Principal		\$ 11,577.08	\$ 12,609.75	\$ 13,734.54	\$ 23,081.10	\$ 24,447.50
Interest		\$ 115,075.08	\$ 114,042.41	\$ 112,917.62	\$ 74,127.75	\$ 72,761.35
	(1)	\$ 126,652.16	\$ 126,652.16	\$ 126,652.16	\$ 97,208.86	\$ 97,208.86
<i>Administrative Expenses</i>						
Administrative Costs		\$ 6,552.26	\$ 6,683.31	\$ 6,816.98	\$ 6,953.32	\$ 7,092.38
Maintenance and Operation Costs		\$ 2,542.00	\$ 2,542.00	\$ 2,542.00	\$ 2,542.00	\$ 2,542.00
	(2)	\$ 9,094.26	\$ 9,225.31	\$ 9,358.98	\$ 9,495.32	\$ 9,634.38
Total Annual Installment	(3) = (1) + (2)	\$ 135,746.42	\$ 135,877.47	\$ 136,011.13	\$ 106,704.17	\$ 106,843.24

Improvement Area #2						
Annual Installment Due		1/31/2021	1/31/2022	1/31/2023	1/31/2024	1/31/2025
Principal		\$ 110,000.00	\$ 115,000.00	\$ 120,000.00	\$ 125,000.00	\$ 130,000.00
Interest		\$ 261,412.50	\$ 257,562.50	\$ 253,537.50	\$ 249,337.50	\$ 244,962.50
	(1)	\$ 371,412.50	\$ 372,562.50	\$ 373,537.50	\$ 374,337.50	\$ 374,962.50
<i>Administrative Expenses</i>						
Administrative Costs		\$ 31,616.54	\$ 32,248.87	\$ 32,893.85	\$ 33,551.73	\$ 34,222.76
Maintenance and Operation Costs		\$ 13,206.00	\$ 13,206.00	\$ 13,206.00	\$ 13,206.00	\$ 13,206.00
	(2)	\$ 44,822.54	\$ 45,454.87	\$ 46,099.85	\$ 46,757.73	\$ 47,428.76
Additional Interest	(3)	\$ 31,125.00	\$ 30,575.00	\$ 30,000.00	\$ 29,400.00	\$ 28,775.00
Total Annual Installment	(4) = (1) + (2) + (3)	\$ 447,360.04	\$ 448,592.37	\$ 449,637.35	\$ 450,495.23	\$ 451,166.26

Improvement Area #3						
Annual Installment Due		1/31/2021	1/31/2022	1/31/2023	1/31/2024	1/31/2025
Principal		\$ -	\$ 85,000.00	\$ 90,000.00	\$ 95,000.00	\$ 100,000.00
Interest		\$ 168,300.00	\$ 336,600.00	\$ 331,925.00	\$ 326,975.00	\$ 321,750.00
Capitalized Interest		\$ (168,300.00)	\$ (168,300.00)	\$ -	\$ -	\$ -
	(1)	\$ -	\$ 253,300.00	\$ 421,925.00	\$ 421,975.00	\$ 421,750.00
<i>Administrative Expenses</i>						
Administrative Costs		\$ 35,000.00	\$ 35,700.00	\$ 36,414.00	\$ 37,142.28	\$ 37,885.13
Maintenance and Operation Costs		\$ -	\$ 11,470.00	\$ 11,470.00	\$ 11,470.00	\$ 11,470.00
	(2)	\$ 35,000.00	\$ 47,170.00	\$ 47,884.00	\$ 48,612.28	\$ 49,355.13
Additional Interest	(3)	\$ -	\$ 30,600.00	\$ 30,175.00	\$ 29,725.00	\$ 29,250.00
Total Annual Installment	(4) = (1) + (2) + (3)	\$ 35,000.00	\$ 331,070.00	\$ 499,984.00	\$ 500,312.28	\$ 500,355.13

EXHIBIT D – SOURCES AND USES OF FUNDS

	Phase 1	Improvement Area #1C	Improvement Area #2	Improvement Area #3
Sources				
Phase 1 Assessments	\$ 10,135,000	\$ -	\$ -	\$ -
Improvement Area #1C Assessments ²	-	1,290,079	-	-
Improvement Area #2 Assessments ²	-	-	6,225,000	-
Improvement Area #3 Assessments ²	-	-	-	6,120,000
Owner Contribution ¹	2,970,036	220,117	2,160,708	799,128
Total Sources	\$ 13,105,036	\$ 1,510,196	\$ 8,385,708	\$ 6,919,128
Uses				
Major Improvements	\$ 753,121	\$ 88,893	\$ 410,347	\$ 386,012
Phase 1 Improvements	10,115,108	-	-	-
Phase 2 Improvements	-	1,359,505	6,275,756	-
Phase 3 Improvements	-	-	-	5,187,289
	\$ 10,868,229	\$ 1,448,398	\$ 6,686,103	\$ 5,573,301
PID Establishment Costs and Bond Issuance Costs				
PID legal fees	\$ 276,000	\$ 50,669	\$ 233,899	\$ -
MIA PID establishment costs	50,388	5,947	27,454	25,827
Phase 1 PID establishment costs	54,031	-	-	-
Phase 2 PID establishment costs	-	5,182	23,919	-
Phase 3 PID establishment costs	-	-	-	-
Debt Service Reserve	571,188	-	425,250	424,425
Capitalized Interest	-	-	366,583	336,600
Other bond issuance Costs	1,285,200	-	622,500	558,975
	\$ 2,236,807	\$ 61,798	\$ 1,699,605	\$ 1,345,827
Total Uses	\$ 13,105,036	\$ 1,510,196	\$ 8,385,708	\$ 6,919,128

Notes:

- 1) Not reimbursable to Owner through Assessments.
- 2) Figures shown are the amounts levied pursuant the applicable Assessment Ordinance.

EXHIBIT E-1 – PHASE 1 ASSESSMENT ROLL

Property ID	Legal Description	Notes	Lot Type	Phase 1	
				Outstanding Assessment	Annual Installment Due 1/31/2021
86960	SONOMA VERDE PHASE 1, BLOCK A, LOT 1, OPEN SPACE		Non Benefitted	\$ -	\$ -
86961	SONOMA VERDE PHASE 1, BLOCK A, LOT 2		6	\$ 37,082.65	\$ 2,490.69
86962	SONOMA VERDE PHASE 1, BLOCK A, LOT 3		6	\$ 37,082.65	\$ 2,490.69
86963	SONOMA VERDE PHASE 1, BLOCK A, LOT 4		6	\$ 37,082.65	\$ 2,490.69
86964	SONOMA VERDE PHASE 1, BLOCK A, LOT 5		6	\$ 37,082.65	\$ 2,490.69
86965	SONOMA VERDE PHASE 1, BLOCK A, LOT 6		6	\$ 37,082.65	\$ 2,490.69
86966	SONOMA VERDE PHASE 1, BLOCK A, LOT 7		6	\$ 37,082.65	\$ 2,490.69
86967	SONOMA VERDE PHASE 1, BLOCK A, LOT 8		6	\$ 37,082.65	\$ 2,490.69
86968	SONOMA VERDE PHASE 1, BLOCK A, LOT 9		6	\$ 37,082.65	\$ 2,490.69
86969	SONOMA VERDE PHASE 1, BLOCK A, LOT 10, OPEN SPACE		Non Benefitted	\$ -	\$ -
86970	SONOMA VERDE PHASE 1, BLOCK B, LOT 1R1, ACRES .493, (REPLAT 2019)		2	\$ 38,473.24	\$ 2,581.76
86971	SONOMA VERDE PHASE 1, BLOCK B, LOT 2		2	\$ 38,473.24	\$ 2,581.76
86972	SONOMA VERDE PHASE 1, BLOCK B, LOT 3		2	\$ 38,473.24	\$ 2,581.76
86973	SONOMA VERDE PHASE 1, BLOCK B, LOT 4		2	\$ 38,473.24	\$ 2,581.76
86974	SONOMA VERDE PHASE 1, BLOCK B, LOT 5		2	\$ 38,473.24	\$ 2,581.76
86975	SONOMA VERDE PHASE 1, BLOCK B, LOT 6		2	\$ 38,473.24	\$ 2,581.76
86976	SONOMA VERDE PHASE 1, BLOCK B, LOT 7		2	\$ 38,473.24	\$ 2,581.76
86977	SONOMA VERDE PHASE 1, BLOCK B, LOT 8		2	\$ 38,473.24	\$ 2,581.76
86978	SONOMA VERDE PHASE 1, BLOCK B, LOT 9		2	\$ 38,473.24	\$ 2,581.76
86979	SONOMA VERDE PHASE 1, BLOCK B, LOT 10		2	\$ 38,473.24	\$ 2,581.76
86980	SONOMA VERDE PHASE 1, BLOCK B, LOT 11		2	\$ 38,473.24	\$ 2,581.76
86981	SONOMA VERDE PHASE 1, BLOCK B, LOT 12		2	\$ 38,473.24	\$ 2,581.76
86982	SONOMA VERDE PHASE 1, BLOCK B, LOT 13		2	\$ 38,473.24	\$ 2,581.76
86983	SONOMA VERDE PHASE 1, BLOCK B, LOT 14		2	\$ 38,473.24	\$ 2,581.76
86984	SONOMA VERDE PHASE 1, BLOCK B, LOT 15		2	\$ 38,473.24	\$ 2,581.76
86985	SONOMA VERDE PHASE 1, BLOCK C, LOT 1		3	\$ 29,666.12	\$ 2,004.95
86986	SONOMA VERDE PHASE 1, BLOCK C, LOT 2		3	\$ 29,666.12	\$ 2,004.95
86987	SONOMA VERDE PHASE 1, BLOCK C, LOT 3		3	\$ 29,666.12	\$ 2,004.95
86988	SONOMA VERDE PHASE 1, BLOCK C, LOT 4		3	\$ 29,666.12	\$ 2,004.95
86989	SONOMA VERDE PHASE 1, BLOCK C, LOT 5		4	\$ 26,884.92	\$ 1,822.80

Property ID	Legal Description	Notes	Lot Type	Phase 1	
				Outstanding Assessment	Annual Installment Due 1/31/2021
86990	SONOMA VERDE PHASE 1, BLOCK C, LOT 6		4	\$ 26,884.92	\$ 1,822.80
86991	SONOMA VERDE PHASE 1, BLOCK C, LOT 7		4	\$ 26,884.92	\$ 1,822.80
86992	SONOMA VERDE PHASE 1, BLOCK C, LOT 8		4	\$ 26,884.92	\$ 1,822.80
86993	SONOMA VERDE PHASE 1, BLOCK C, LOT 9		4	\$ 26,884.92	\$ 1,822.80
86994	SONOMA VERDE PHASE 1, BLOCK C, LOT 10		4	\$ 26,884.92	\$ 1,822.80
86995	SONOMA VERDE PHASE 1, BLOCK C, LOT 11		4	\$ 26,884.92	\$ 1,822.80
86996	SONOMA VERDE PHASE 1, BLOCK C, LOT 12		4	\$ 26,884.92	\$ 1,822.80
86997	SONOMA VERDE PHASE 1, BLOCK C, LOT 13		4	\$ 26,884.92	\$ 1,822.80
86998	SONOMA VERDE PHASE 1, BLOCK C, LOT 14		4	\$ 26,884.92	\$ 1,822.80
86999	SONOMA VERDE PHASE 1, BLOCK C, LOT 15		4	\$ 26,884.92	\$ 1,822.80
87000	SONOMA VERDE PHASE 1, BLOCK C, LOT 16		4	\$ 26,884.92	\$ 1,822.80
87001	SONOMA VERDE PHASE 1, BLOCK C, LOT 17		4	\$ 26,884.92	\$ 1,822.80
87002	SONOMA VERDE PHASE 1, BLOCK C, LOT 18		4	\$ 26,884.92	\$ 1,822.80
87003	SONOMA VERDE PHASE 1, BLOCK C, LOT 19		4	\$ 26,884.92	\$ 1,822.80
87004	SONOMA VERDE PHASE 1, BLOCK C, LOT 20		4	\$ 26,884.92	\$ 1,822.80
87005	SONOMA VERDE PHASE 1, BLOCK C, LOT 21		4	\$ 26,884.92	\$ 1,822.80
87006	SONOMA VERDE PHASE 1, BLOCK C, LOT 22		4	\$ 26,884.92	\$ 1,822.80
87007	SONOMA VERDE PHASE 1, BLOCK C, LOT 23		4	\$ 26,884.92	\$ 1,822.80
87008	SONOMA VERDE PHASE 1, BLOCK C, LOT 24		4	\$ 26,884.92	\$ 1,822.80
87009	SONOMA VERDE PHASE 1, BLOCK C, LOT 25		4	\$ 26,884.92	\$ 1,822.80
87010	SONOMA VERDE PHASE 1, BLOCK C, LOT 26		4	\$ 26,884.92	\$ 1,822.80
87011	SONOMA VERDE PHASE 1, BLOCK C, LOT 27	[a]	4	\$ -	\$ 62.00
87012	SONOMA VERDE PHASE 1, BLOCK C, LOT 28		4	\$ 26,884.92	\$ 1,822.80
87013	SONOMA VERDE PHASE 1, BLOCK C, LOT 29		4	\$ 26,884.92	\$ 1,822.80
87014	SONOMA VERDE PHASE 1, BLOCK C, LOT 30		4	\$ 26,884.92	\$ 1,822.80
87015	SONOMA VERDE PHASE 1, BLOCK C, LOT 31		4	\$ 26,884.92	\$ 1,822.80
87016	SONOMA VERDE PHASE 1, BLOCK C, LOT 58		2	\$ 38,473.24	\$ 2,581.76
87017	SONOMA VERDE PHASE 1, BLOCK C, LOT 59		2	\$ 38,473.24	\$ 2,581.76
87018	SONOMA VERDE PHASE 1, BLOCK C, LOT 60		2	\$ 38,473.24	\$ 2,581.76
87019	SONOMA VERDE PHASE 1, BLOCK C, LOT 61		2	\$ 38,473.24	\$ 2,581.76

Property ID	Legal Description	Notes	Lot Type	Phase 1	
				Outstanding Assessment	Annual Installment Due 1/31/2021
87020	SONOMA VERDE PHASE 1, BLOCK C, LOT 62		2	\$ 38,473.24	\$ 2,581.76
87021	SONOMA VERDE PHASE 1, BLOCK C, LOT 63		2	\$ 38,473.24	\$ 2,581.76
87022	SONOMA VERDE PHASE 1, BLOCK C, LOT 64		2	\$ 38,473.24	\$ 2,581.76
87023	SONOMA VERDE PHASE 1, BLOCK C, LOT 65		2	\$ 38,473.24	\$ 2,581.76
87024	SONOMA VERDE PHASE 1, BLOCK C, LOT 66		2	\$ 38,473.24	\$ 2,581.76
87025	SONOMA VERDE PHASE 1, BLOCK C, LOT 67		2	\$ 38,473.24	\$ 2,581.76
87026	SONOMA VERDE PHASE 1, BLOCK C, LOT 68		2	\$ 38,473.24	\$ 2,581.76
87027	SONOMA VERDE PHASE 1, BLOCK C, LOT 69		2	\$ 38,473.24	\$ 2,581.76
87028	SONOMA VERDE PHASE 1, BLOCK C, LOT 70		2	\$ 38,473.24	\$ 2,581.76
87029	SONOMA VERDE PHASE 1, BLOCK C, LOT 71		2	\$ 38,473.24	\$ 2,581.76
87030	SONOMA VERDE PHASE 1, BLOCK D, LOT 1		4	\$ 26,884.92	\$ 1,822.80
87031	SONOMA VERDE PHASE 1, BLOCK D, LOT 2		4	\$ 26,884.92	\$ 1,822.80
87032	SONOMA VERDE PHASE 1, BLOCK D, LOT 3		4	\$ 26,884.92	\$ 1,822.80
87033	SONOMA VERDE PHASE 1, BLOCK D, LOT 24		4	\$ 26,884.92	\$ 1,822.80
87034	SONOMA VERDE PHASE 1, BLOCK D, LOT 25		4	\$ 26,884.92	\$ 1,822.80
87035	SONOMA VERDE PHASE 1, BLOCK D, LOT 26		4	\$ 26,884.92	\$ 1,822.80
87036	SONOMA VERDE PHASE 1, BLOCK D, LOT 27, Undivided Interest 50%		4	\$ 26,884.92	\$ 1,822.80
87037	SONOMA VERDE PHASE 1, BLOCK D, LOT 28		4	\$ 26,884.92	\$ 1,822.80
87038	SONOMA VERDE PHASE 1, BLOCK D, LOT 29		4	\$ 26,884.92	\$ 1,822.80
87039	SONOMA VERDE PHASE 1, BLOCK D, LOT 30		4	\$ 26,884.92	\$ 1,822.80
87040	SONOMA VERDE PHASE 1, BLOCK E, LOT 1		4	\$ 26,884.92	\$ 1,822.80
87041	SONOMA VERDE PHASE 1, BLOCK E, LOT 2		4	\$ 26,884.92	\$ 1,822.80
87042	SONOMA VERDE PHASE 1, BLOCK E, LOT 3		4	\$ 26,884.92	\$ 1,822.80
87043	SONOMA VERDE PHASE 1, BLOCK E, LOT 4		4	\$ 26,884.92	\$ 1,822.80
87044	SONOMA VERDE PHASE 1, BLOCK E, LOT 5		4	\$ 26,884.92	\$ 1,822.80
87045	SONOMA VERDE PHASE 1, BLOCK E, LOT 26		4	\$ 26,884.92	\$ 1,822.80
87046	SONOMA VERDE PHASE 1, BLOCK F, LOT 1		3	\$ 29,666.12	\$ 2,004.95
87047	SONOMA VERDE PHASE 1, BLOCK F, LOT 2		3	\$ 29,666.12	\$ 2,004.95
87048	SONOMA VERDE PHASE 1, BLOCK F, LOT 3		3	\$ 29,666.12	\$ 2,004.95
87049	SONOMA VERDE PHASE 1, BLOCK F, LOT 4		3	\$ 29,666.12	\$ 2,004.95

Property ID	Legal Description	Notes	Lot Type	Phase 1	
				Outstanding Assessment	Annual Installment Due 1/31/2021
87050	SONOMA VERDE PHASE 1, BLOCK F, LOT 5		3	\$ 29,666.12	\$ 2,004.95
87051	SONOMA VERDE PHASE 1, BLOCK F, LOT 6		3	\$ 29,666.12	\$ 2,004.95
87052	SONOMA VERDE PHASE 1, BLOCK F, LOT 7		3	\$ 29,666.12	\$ 2,004.95
87053	SONOMA VERDE PHASE 1, BLOCK F, LOT 8		3	\$ 29,666.12	\$ 2,004.95
87054	SONOMA VERDE PHASE 1, BLOCK F, LOT 9		3	\$ 29,666.12	\$ 2,004.95
87055	SONOMA VERDE PHASE 1, BLOCK F, LOT 10		3	\$ 29,666.12	\$ 2,004.95
87056	SONOMA VERDE PHASE 1, BLOCK F, LOT 11		3	\$ 29,666.12	\$ 2,004.95
87057	SONOMA VERDE PHASE 1, BLOCK F, LOT 12		3	\$ 29,666.12	\$ 2,004.95
87058	SONOMA VERDE PHASE 1, BLOCK F, LOT 13		3	\$ 29,666.12	\$ 2,004.95
87059	SONOMA VERDE PHASE 1, BLOCK F, LOT 14		3	\$ 29,666.12	\$ 2,004.95
87060	SONOMA VERDE PHASE 1, BLOCK F, LOT 15, OPEN SPACE		Non Benefitted	\$ -	\$ -
87061	SONOMA VERDE PHASE 1, BLOCK F, LOT 27		4	\$ 26,884.92	\$ 1,822.80
87062	SONOMA VERDE PHASE 1, BLOCK F, LOT 28		4	\$ 26,884.92	\$ 1,822.80
87063	SONOMA VERDE PHASE 1, BLOCK F, LOT 29		4	\$ 26,884.92	\$ 1,822.80
87064	SONOMA VERDE PHASE 1, BLOCK F, LOT 30		4	\$ 26,884.92	\$ 1,822.80
87065	SONOMA VERDE PHASE 1, BLOCK F, LOT 31		4	\$ 26,884.92	\$ 1,822.80
87066	SONOMA VERDE PHASE 1, BLOCK F, LOT 32		4	\$ 26,884.92	\$ 1,822.80
87067	SONOMA VERDE PHASE 1, BLOCK G, LOT 1		3	\$ 29,666.12	\$ 2,004.95
87068	SONOMA VERDE PHASE 1, BLOCK G, LOT 2		3	\$ 29,666.12	\$ 2,004.95
87069	SONOMA VERDE PHASE 1, BLOCK G, LOT 3		3	\$ 29,666.12	\$ 2,004.95
87070	SONOMA VERDE PHASE 1, BLOCK G, LOT 4		3	\$ 29,666.12	\$ 2,004.95
87071	SONOMA VERDE PHASE 1, BLOCK G, LOT 5		3	\$ 29,666.12	\$ 2,004.95
87072	SONOMA VERDE PHASE 1, BLOCK G, LOT 6		3	\$ 29,666.12	\$ 2,004.95
87073	SONOMA VERDE PHASE 1, BLOCK G, LOT 7		5	\$ 21,322.52	\$ 1,458.50
87074	SONOMA VERDE PHASE 1, BLOCK G, LOT 8		5	\$ 21,322.52	\$ 1,458.50
87075	SONOMA VERDE PHASE 1, BLOCK G, LOT 9		5	\$ 21,322.52	\$ 1,458.50
87076	SONOMA VERDE PHASE 1, BLOCK G, LOT 10		5	\$ 21,322.52	\$ 1,458.50
87077	SONOMA VERDE PHASE 1, BLOCK G, LOT 11		5	\$ 21,322.52	\$ 1,458.50
87078	SONOMA VERDE PHASE 1, BLOCK G, LOT 12		5	\$ 21,322.52	\$ 1,458.50
87079	SONOMA VERDE PHASE 1, BLOCK G, LOT 13		5	\$ 21,322.52	\$ 1,458.50

Property ID	Legal Description	Notes	Lot Type	Phase 1	
				Outstanding Assessment	Annual Installment Due 1/31/2021
87080	SONOMA VERDE PHASE 1, BLOCK G, LOT 14		5	\$ 21,322.52	\$ 1,458.50
87081	SONOMA VERDE PHASE 1, BLOCK G, LOT 15		5	\$ 21,322.52	\$ 1,458.50
87082	SONOMA VERDE PHASE 1, BLOCK G, LOT 16		5	\$ 21,322.52	\$ 1,458.50
87083	SONOMA VERDE PHASE 1, BLOCK G, LOT 17		5	\$ 21,322.52	\$ 1,458.50
87084	SONOMA VERDE PHASE 1, BLOCK G, LOT 18		5	\$ 21,322.52	\$ 1,458.50
87085	SONOMA VERDE PHASE 1, BLOCK G, LOT 19		5	\$ 21,322.52	\$ 1,458.50
87086	SONOMA VERDE PHASE 1, BLOCK G, LOT 20		5	\$ 21,322.52	\$ 1,458.50
87087	SONOMA VERDE PHASE 1, BLOCK G, LOT 21		5	\$ 21,322.52	\$ 1,458.50
87088	SONOMA VERDE PHASE 1, BLOCK G, LOT 22		5	\$ 21,322.52	\$ 1,458.50
87089	SONOMA VERDE PHASE 1, BLOCK G, LOT 23		5	\$ 21,322.52	\$ 1,458.50
87090	SONOMA VERDE PHASE 1, BLOCK G, LOT 24		5	\$ 21,322.52	\$ 1,458.50
87091	SONOMA VERDE PHASE 1, BLOCK G, LOT 25		5	\$ 21,322.52	\$ 1,458.50
87092	SONOMA VERDE PHASE 1, BLOCK G, LOT 26		5	\$ 21,322.52	\$ 1,458.50
87093	SONOMA VERDE PHASE 1, BLOCK G, LOT 27		5	\$ 21,322.52	\$ 1,458.50
87094	SONOMA VERDE PHASE 1, BLOCK G, LOT 28		5	\$ 21,322.52	\$ 1,458.50
87095	SONOMA VERDE PHASE 1, BLOCK G, LOT 29		5	\$ 21,322.52	\$ 1,458.50
87096	SONOMA VERDE PHASE 1, BLOCK G, LOT 30		5	\$ 21,322.52	\$ 1,458.50
87097	SONOMA VERDE PHASE 1, BLOCK H, LOT 1		3	\$ 29,666.12	\$ 2,004.95
87098	SONOMA VERDE PHASE 1, BLOCK H, LOT 2		3	\$ 29,666.12	\$ 2,004.95
87099	SONOMA VERDE PHASE 1, BLOCK H, LOT 3		3	\$ 29,666.12	\$ 2,004.95
87100	SONOMA VERDE PHASE 1, BLOCK H, LOT 4		3	\$ 29,666.12	\$ 2,004.95
87101	SONOMA VERDE PHASE 1, BLOCK H, LOT 5		3	\$ 29,666.12	\$ 2,004.95
87102	SONOMA VERDE PHASE 1, BLOCK H, LOT 6		3	\$ 29,666.12	\$ 2,004.95
87103	SONOMA VERDE PHASE 1, BLOCK H, LOT 7, OPEN SPACE		Non Benefitted	\$ -	\$ -
87104	SONOMA VERDE PHASE 1, BLOCK H, LOT 8		4	\$ 26,884.92	\$ 1,822.80
87105	SONOMA VERDE PHASE 1, BLOCK H, LOT 9		5	\$ 21,322.52	\$ 1,458.50
87106	SONOMA VERDE PHASE 1, BLOCK H, LOT 10		5	\$ 21,322.52	\$ 1,458.50
87107	SONOMA VERDE PHASE 1, BLOCK H, LOT 11		5	\$ 21,322.52	\$ 1,458.50
87108	SONOMA VERDE PHASE 1, BLOCK H, LOT 12		4	\$ 26,884.92	\$ 1,822.80
87109	SONOMA VERDE PHASE 1, BLOCK H, LOT 13		4	\$ 26,884.92	\$ 1,822.80

Property ID	Legal Description	Notes	Lot Type	Phase 1	
				Outstanding Assessment	Annual Installment Due 1/31/2021
87110	SONOMA VERDE PHASE 1, BLOCK H, LOT 14		4	\$ 26,884.92	\$ 1,822.80
87111	SONOMA VERDE PHASE 1, BLOCK H, LOT 15		5	\$ 21,322.52	\$ 1,458.50
87112	SONOMA VERDE PHASE 1, BLOCK H, LOT 16		5	\$ 21,322.52	\$ 1,458.50
87113	SONOMA VERDE PHASE 1, BLOCK H, LOT 17		5	\$ 21,322.52	\$ 1,458.50
87114	SONOMA VERDE PHASE 1, BLOCK H, LOT 18		5	\$ 21,322.52	\$ 1,458.50
87115	SONOMA VERDE PHASE 1, BLOCK H, LOT 19		5	\$ 21,322.52	\$ 1,458.50
87116	SONOMA VERDE PHASE 1, BLOCK H, LOT 20		5	\$ 21,322.52	\$ 1,458.50
87117	SONOMA VERDE PHASE 1, BLOCK H, LOT 21		5	\$ 21,322.52	\$ 1,458.50
87118	SONOMA VERDE PHASE 1, BLOCK H, LOT 22		5	\$ 21,322.52	\$ 1,458.50
87119	SONOMA VERDE PHASE 1, BLOCK H, LOT 23		5	\$ 21,322.52	\$ 1,458.50
87120	SONOMA VERDE PHASE 1, BLOCK I, LOT 1		5	\$ 21,322.52	\$ 1,458.50
87121	SONOMA VERDE PHASE 1, BLOCK I, LOT 2		5	\$ 21,322.52	\$ 1,458.50
87122	SONOMA VERDE PHASE 1, BLOCK I, LOT 3		5	\$ 21,322.52	\$ 1,458.50
87123	SONOMA VERDE PHASE 1, BLOCK I, LOT 4		5	\$ 21,322.52	\$ 1,458.50
87124	SONOMA VERDE PHASE 1, BLOCK J, LOT 1		5	\$ 21,322.52	\$ 1,458.50
87125	SONOMA VERDE PHASE 1, BLOCK J, LOT 2		5	\$ 21,322.52	\$ 1,458.50
87126	SONOMA VERDE PHASE 1, BLOCK J, LOT 3		5	\$ 21,322.52	\$ 1,458.50
87127	SONOMA VERDE PHASE 1, BLOCK J, LOT 4		5	\$ 21,322.52	\$ 1,458.50
87128	SONOMA VERDE PHASE 1, BLOCK J, LOT 5		5	\$ 21,322.52	\$ 1,458.50
87129	SONOMA VERDE PHASE 1, BLOCK J, LOT 6		5	\$ 21,322.52	\$ 1,458.50
87130	SONOMA VERDE PHASE 1, BLOCK J, LOT 7		5	\$ 21,322.52	\$ 1,458.50
87131	SONOMA VERDE PHASE 1, BLOCK J, LOT 8		5	\$ 21,322.52	\$ 1,458.50
87132	SONOMA VERDE PHASE 1, BLOCK J, LOT 9		5	\$ 21,322.52	\$ 1,458.50
87133	SONOMA VERDE PHASE 1, BLOCK J, LOT 10		5	\$ 21,322.52	\$ 1,458.50
87134	SONOMA VERDE PHASE 1, BLOCK J, LOT 11		5	\$ 21,322.52	\$ 1,458.50
87135	SONOMA VERDE PHASE 1, BLOCK J, LOT 12		5	\$ 21,322.52	\$ 1,458.50
87136	SONOMA VERDE PHASE 1, BLOCK J, LOT 13		5	\$ 21,322.52	\$ 1,458.50
87137	SONOMA VERDE PHASE 1, BLOCK L, LOT 1, AMENITY CENTER		Non Benefitted	\$ -	\$ -
87138	SONOMA VERDE PHASE 1, BLOCK K, LOT 1, OPEN SPACE		Non Benefitted	\$ -	\$ -
87139	SONOMA VERDE PHASE 1, BLOCK L, LOT 2, PIPELINE EASEMENT		Non Benefitted	\$ -	\$ -

Property ID	Legal Description	Notes	Lot Type	Phase 1	
				Outstanding Assessment	Annual Installment Due 1/31/2021
87140	SONOMA VERDE PHASE 1, BLOCK M, LOT 1, OPEN SPACE		Non Benefitted	\$ -	\$ -
89847	SONOMA VERDE PH 1B, BLOCK Z, LOT 12		4	\$ 26,884.92	\$ 1,822.80
89848	SONOMA VERDE PH 1B, BLOCK Z, LOT 13		4	\$ 26,884.92	\$ 1,822.80
89849	SONOMA VERDE PH 1B, BLOCK C, LOT 32		4	\$ 26,884.92	\$ 1,822.80
89850	SONOMA VERDE PH 1B, BLOCK C, LOT 33		4	\$ 26,884.92	\$ 1,822.80
89851	SONOMA VERDE PH 1B, BLOCK D, LOT 4		4	\$ 26,884.92	\$ 1,822.80
89852	SONOMA VERDE PH 1B, BLOCK D, LOT 5		4	\$ 26,884.92	\$ 1,822.80
89853	SONOMA VERDE PH 1B, BLOCK D, LOT 6		4	\$ 26,884.92	\$ 1,822.80
89854	SONOMA VERDE PH 1B, BLOCK D, LOT 7		4	\$ 26,884.92	\$ 1,822.80
89855	SONOMA VERDE PH 1B, BLOCK D, LOT 8		4	\$ 26,884.92	\$ 1,822.80
89856	SONOMA VERDE PH 1B, BLOCK D, LOT 9		4	\$ 26,884.92	\$ 1,822.80
89857	SONOMA VERDE PH 1B, BLOCK D, LOT 10		4	\$ 26,884.92	\$ 1,822.80
89858	SONOMA VERDE PH 1B, BLOCK D, LOT 11		4	\$ 26,884.92	\$ 1,822.80
89859	SONOMA VERDE PH 1B, BLOCK D, LOT 12		4	\$ 26,884.92	\$ 1,822.80
89860	SONOMA VERDE PH 1B, BLOCK D, LOT 13		4	\$ 26,884.92	\$ 1,822.80
89861	SONOMA VERDE PH 1B, BLOCK D, LOT 14		4	\$ 26,884.92	\$ 1,822.80
89862	SONOMA VERDE PH 1B, BLOCK D, LOT 15	[a]	4	\$ -	\$ 62.00
89863	SONOMA VERDE PH 1B, BLOCK D, LOT 16		4	\$ 26,884.92	\$ 1,822.80
89864	SONOMA VERDE PH 1B, BLOCK D, LOT 17		4	\$ 26,884.92	\$ 1,822.80
89865	SONOMA VERDE PH 1B, BLOCK D, LOT 18		4	\$ 26,884.92	\$ 1,822.80
89866	SONOMA VERDE PH 1B, BLOCK D, LOT 19		4	\$ 26,884.92	\$ 1,822.80
89867	SONOMA VERDE PH 1B, BLOCK D, LOT 20		4	\$ 26,884.92	\$ 1,822.80
89868	SONOMA VERDE PH 1B, BLOCK D, LOT 21		4	\$ 26,884.92	\$ 1,822.80
89869	SONOMA VERDE PH 1B, BLOCK D, LOT 22		4	\$ 26,884.92	\$ 1,822.80
89870	SONOMA VERDE PH 1B, BLOCK D, LOT 23		4	\$ 26,884.92	\$ 1,822.80
89871	SONOMA VERDE PH 1B, BLOCK E, LOT 6		4	\$ 26,884.92	\$ 1,822.80
89872	SONOMA VERDE PH 1B, BLOCK E, LOT 7		4	\$ 26,884.92	\$ 1,822.80
89873	SONOMA VERDE PH 1B, BLOCK E, LOT 8		4	\$ 26,884.92	\$ 1,822.80
89874	SONOMA VERDE PH 1B, BLOCK E, LOT 9		4	\$ 26,884.92	\$ 1,822.80
89875	SONOMA VERDE PH 1B, BLOCK E, LOT 10		4	\$ 26,884.92	\$ 1,822.80

Property ID	Legal Description	Notes	Lot Type	Phase 1	
				Outstanding Assessment	Annual Installment Due 1/31/2021
89876	SONOMA VERDE PH 1B, BLOCK E, LOT 11		4	\$ 26,884.92	\$ 1,822.80
89877	SONOMA VERDE PH 1B, BLOCK E, LOT 12		4	\$ 26,884.92	\$ 1,822.80
89878	SONOMA VERDE PH 1B, BLOCK E, LOT 13		4	\$ 26,884.92	\$ 1,822.80
89879	SONOMA VERDE PH 1B, BLOCK E, LOT 14		4	\$ 26,884.92	\$ 1,822.80
89880	SONOMA VERDE PH 1B, BLOCK E, LOT 15		4	\$ 26,884.92	\$ 1,822.80
89881	SONOMA VERDE PH 1B, BLOCK E, LOT 16		4	\$ 26,884.92	\$ 1,822.80
89882	SONOMA VERDE PH 1B, BLOCK E, LOT 17		4	\$ 26,884.92	\$ 1,822.80
89883	SONOMA VERDE PH 1B, BLOCK E, LOT 18		4	\$ 26,884.92	\$ 1,822.80
89884	SONOMA VERDE PH 1B, BLOCK E, LOT 19		4	\$ 26,884.92	\$ 1,822.80
89885	SONOMA VERDE PH 1B, BLOCK E, LOT 20		4	\$ 26,884.92	\$ 1,822.80
89886	SONOMA VERDE PH 1B, BLOCK E, LOT 21		4	\$ 26,884.92	\$ 1,822.80
89887	SONOMA VERDE PH 1B, BLOCK E, LOT 22		4	\$ 26,884.92	\$ 1,822.80
89888	SONOMA VERDE PH 1B, BLOCK E, LOT 23		4	\$ 26,884.92	\$ 1,822.80
89889	SONOMA VERDE PH 1B, BLOCK E, LOT 24		4	\$ 26,884.92	\$ 1,822.80
89890	SONOMA VERDE PH 1B, BLOCK E, LOT 25		4	\$ 26,884.92	\$ 1,822.80
89891	SONOMA VERDE PH 1B, BLOCK F, LOT 16		4	\$ 26,884.92	\$ 1,822.80
89892	SONOMA VERDE PH 1B, BLOCK F, LOT 17		4	\$ 26,884.92	\$ 1,822.80
89893	SONOMA VERDE PH 1B, BLOCK F, LOT 18		4	\$ 26,884.92	\$ 1,822.80
89894	SONOMA VERDE PH 1B, BLOCK F, LOT 19		4	\$ 26,884.92	\$ 1,822.80
89895	SONOMA VERDE PH 1B, BLOCK F, LOT 20		4	\$ 26,884.92	\$ 1,822.80
89896	SONOMA VERDE PH 1B, BLOCK F, LOT 21		4	\$ 26,884.92	\$ 1,822.80
89897	SONOMA VERDE PH 1B, BLOCK F, LOT 22		4	\$ 26,884.92	\$ 1,822.80
89898	SONOMA VERDE PH 1B, BLOCK F, LOT 23		4	\$ 26,884.92	\$ 1,822.80
89899	SONOMA VERDE PH 1B, BLOCK F, LOT 24		4	\$ 26,884.92	\$ 1,822.80
89900	SONOMA VERDE PH 1B, BLOCK F, LOT 25		4	\$ 26,884.92	\$ 1,822.80
89901	SONOMA VERDE PH 1B, BLOCK F, LOT 26		4	\$ 26,884.92	\$ 1,822.80
89902	SONOMA VERDE PH 1B, BLOCK G, LOT 31		5	\$ 21,322.52	\$ 1,458.50
89903	SONOMA VERDE PH 1B, BLOCK G, LOT 32		5	\$ 21,322.52	\$ 1,458.50
89904	SONOMA VERDE PH 1B, BLOCK G, LOT 33		5	\$ 21,322.52	\$ 1,458.50
89905	SONOMA VERDE PH 1B, BLOCK G, LOT 34		5	\$ 21,322.52	\$ 1,458.50

Property ID	Legal Description	Notes	Lot Type	Phase 1	
				Outstanding Assessment	Annual Installment Due 1/31/2021
89906	SONOMA VERDE PH 1B, BLOCK G, LOT 35		5	\$ 21,322.52	\$ 1,458.50
89907	SONOMA VERDE PH 1B, BLOCK G, LOT 36		5	\$ 21,322.52	\$ 1,458.50
89908	SONOMA VERDE PH 1B, BLOCK G, LOT 37		5	\$ 21,322.52	\$ 1,458.50
89909	SONOMA VERDE PH 1B, BLOCK G, LOT 38		5	\$ 21,322.52	\$ 1,458.50
89910	SONOMA VERDE PH 1B, BLOCK G, LOT 39		5	\$ 21,322.52	\$ 1,458.50
89911	SONOMA VERDE PH 1B, BLOCK G, LOT 40		5	\$ 21,322.52	\$ 1,458.50
89912	SONOMA VERDE PH 1B, BLOCK G, LOT 41		5	\$ 21,322.52	\$ 1,458.50
89913	SONOMA VERDE PH 1B, BLOCK G, LOT 42		5	\$ 21,322.52	\$ 1,458.50
89914	SONOMA VERDE PH 1B, BLOCK G, LOT 43		5	\$ 21,322.52	\$ 1,458.50
89915	SONOMA VERDE PH 1B, BLOCK G, LOT 44		5	\$ 21,322.52	\$ 1,458.50
89916	SONOMA VERDE PH 1B, BLOCK K, LOT 1		5	\$ 21,322.52	\$ 1,458.50
89917	SONOMA VERDE PH 1B, BLOCK K, LOT 2		5	\$ 21,322.52	\$ 1,458.50
89918	SONOMA VERDE PH 1B, BLOCK K, LOT 3		5	\$ 21,322.52	\$ 1,458.50
89919	SONOMA VERDE PH 1B, BLOCK K, LOT 4		5	\$ 21,322.52	\$ 1,458.50
89920	SONOMA VERDE PH 1B, BLOCK K, LOT 5		5	\$ 21,322.52	\$ 1,458.50
89921	SONOMA VERDE PH 1B, BLOCK K, LOT 6		5	\$ 21,322.52	\$ 1,458.50
89922	SONOMA VERDE PH 1B, BLOCK K, LOT 7		5	\$ 21,322.52	\$ 1,458.50
89923	SONOMA VERDE PH 1B, BLOCK K, LOT 8		5	\$ 21,322.52	\$ 1,458.50
89924	SONOMA VERDE PH 1B, BLOCK K, LOT 9		5	\$ 21,322.52	\$ 1,458.50
89925	SONOMA VERDE PH 1B, BLOCK K, LOT 10		5	\$ 21,322.52	\$ 1,458.50
89926	SONOMA VERDE PH 1B, BLOCK K, LOT 11		5	\$ 21,322.52	\$ 1,458.50
89927	SONOMA VERDE PH 1B, BLOCK K, LOT 12		5	\$ 21,322.52	\$ 1,458.50
89928	SONOMA VERDE PH 1B, BLOCK K, LOT 13		5	\$ 21,322.52	\$ 1,458.50
89929	SONOMA VERDE PH 1B, BLOCK K, LOT 14		5	\$ 21,322.52	\$ 1,458.50
89930	SONOMA VERDE PH 1B, BLOCK K, LOT 15		5	\$ 21,322.52	\$ 1,458.50
89931	SONOMA VERDE PH 1B, BLOCK L, LOT 1		5	\$ 21,322.52	\$ 1,458.50
89932	SONOMA VERDE PH 1B, BLOCK L, LOT 2		5	\$ 21,322.52	\$ 1,458.50
89933	SONOMA VERDE PH 1B, BLOCK L, LOT 3		5	\$ 21,322.52	\$ 1,458.50
89934	SONOMA VERDE PH 1B, BLOCK L, LOT 4		5	\$ 21,322.52	\$ 1,458.50
89935	SONOMA VERDE PH 1B, BLOCK L, LOT 5		5	\$ 21,322.52	\$ 1,458.50

Property ID	Legal Description	Notes	Lot Type	Phase 1	
				Outstanding Assessment	Annual Installment Due 1/31/2021
89936	SONOMA VERDE PH 1B, BLOCK L, LOT 6		5	\$ 21,322.52	\$ 1,458.50
89937	SONOMA VERDE PH 1B, BLOCK L, LOT 7		5	\$ 21,322.52	\$ 1,458.50
89938	SONOMA VERDE PH 1B, BLOCK L, LOT 8		5	\$ 21,322.52	\$ 1,458.50
89939	SONOMA VERDE PH 1B, BLOCK L, LOT 9		5	\$ 21,322.52	\$ 1,458.50
89940	SONOMA VERDE PH 1B, BLOCK L, LOT 10		5	\$ 21,322.52	\$ 1,458.50
89941	SONOMA VERDE PH 1B, BLOCK L, LOT 11		5	\$ 21,322.52	\$ 1,458.50
89942	SONOMA VERDE PH 1B, BLOCK L, LOT 12		5	\$ 21,322.52	\$ 1,458.50
89943	SONOMA VERDE PH 1B, BLOCK L, LOT 13		5	\$ 21,322.52	\$ 1,458.50
89944	SONOMA VERDE PH 1B, BLOCK L, LOT 14		5	\$ 21,322.52	\$ 1,458.50
89945	SONOMA VERDE PH 1B, BLOCK L, LOT 15		5	\$ 21,322.52	\$ 1,458.50
89946	SONOMA VERDE PH 1B, BLOCK L, LOT 16		5	\$ 21,322.52	\$ 1,458.50
89947	SONOMA VERDE PH 1B, BLOCK L, LOT 17		5	\$ 21,322.52	\$ 1,458.50
89948	SONOMA VERDE PH 1B, BLOCK L, LOT 18		5	\$ 21,322.52	\$ 1,458.50
89949	SONOMA VERDE PH 1B, BLOCK L, LOT 19		5	\$ 21,322.52	\$ 1,458.50
89950	SONOMA VERDE PH 1B, BLOCK L, LOT 20		5	\$ 21,322.52	\$ 1,458.50
89951	SONOMA VERDE PH 1B, BLOCK L, LOT 21		5	\$ 21,322.52	\$ 1,458.50
89952	SONOMA VERDE PH 1B, BLOCK L, LOT 22		5	\$ 21,322.52	\$ 1,458.50
89953	SONOMA VERDE PH 1B, BLOCK L, LOT 23		5	\$ 21,322.52	\$ 1,458.50
89954	SONOMA VERDE PH 1B, BLOCK L, LOT 24		5	\$ 21,322.52	\$ 1,458.50
89955	SONOMA VERDE PH 1B, BLOCK L, LOT 25		5	\$ 21,322.52	\$ 1,458.50
89956	SONOMA VERDE PH 1B, BLOCK L, LOT 26		5	\$ 21,322.52	\$ 1,458.50
89957	SONOMA VERDE PH 1B, BLOCK L, LOT 27		5	\$ 21,322.52	\$ 1,458.50
89958	SONOMA VERDE PH 1B, BLOCK L, LOT 28		5	\$ 21,322.52	\$ 1,458.50
89959	SONOMA VERDE PH 1B, BLOCK L, LOT 29		5	\$ 21,322.52	\$ 1,458.50
89960	SONOMA VERDE PH 1B, BLOCK L, LOT 30		5	\$ 21,322.52	\$ 1,458.50
89961	SONOMA VERDE PH 1B, BLOCK L, LOT 31		5	\$ 21,322.52	\$ 1,458.50
89962	SONOMA VERDE PH 1B, BLOCK L, LOT 32		5	\$ 21,322.52	\$ 1,458.50
89963	SONOMA VERDE PH 1B, BLOCK L, LOT 33		5	\$ 21,322.52	\$ 1,458.50
89964	SONOMA VERDE PH 1B, BLOCK L, LOT 34		5	\$ 21,322.52	\$ 1,458.50
89965	SONOMA VERDE PH 1B, BLOCK L, LOT 35		5	\$ 21,322.52	\$ 1,458.50

Property ID	Legal Description	Notes	Lot Type	Phase 1	
				Outstanding Assessment	Annual Installment Due 1/31/2021
89966	SONOMA VERDE PH 1B, BLOCK L, LOT 36		5	\$ 21,322.52	\$ 1,458.50
89967	SONOMA VERDE PH 1B, BLOCK L, LOT 37		5	\$ 21,322.52	\$ 1,458.50
89968	SONOMA VERDE PH 1B, BLOCK L, LOT 38		5	\$ 21,322.52	\$ 1,458.50
89969	SONOMA VERDE PH 1B, BLOCK L, LOT 39		5	\$ 21,322.52	\$ 1,458.50
89970	SONOMA VERDE PH 1B, BLOCK L, LOT 40		5	\$ 21,322.52	\$ 1,458.50
89971	SONOMA VERDE PH 1B, BLOCK L, LOT 41		5	\$ 21,322.52	\$ 1,458.50
89972	SONOMA VERDE PH 1B, BLOCK L, LOT 42		5	\$ 21,322.52	\$ 1,458.50
89973	SONOMA VERDE PH 1B, BLOCK L, LOT 43		5	\$ 21,322.52	\$ 1,458.50
89974	SONOMA VERDE PH 1B, BLOCK L, LOT 44		5	\$ 21,322.52	\$ 1,458.50
89975	SONOMA VERDE PH 1B, BLOCK L, LOT 45		5	\$ 21,322.52	\$ 1,458.50
89976	SONOMA VERDE PH 1B, BLOCK L, LOT 46		5	\$ 21,322.52	\$ 1,458.50
89977	SONOMA VERDE PH 1B, BLOCK L, LOT 47		5	\$ 21,322.52	\$ 1,458.50
89978	SONOMA VERDE PH 1B, BLOCK L, LOT 48		5	\$ 21,322.52	\$ 1,458.50
89979	SONOMA VERDE PH 1B, BLOCK L, LOT 49		5	\$ 21,322.52	\$ 1,458.50
89980	SONOMA VERDE PH 1B, BLOCK L, LOT 50		5	\$ 21,322.52	\$ 1,458.50
89981	SONOMA VERDE PH 1B, BLOCK L, LOT 51		5	\$ 21,322.52	\$ 1,458.50
89982	SONOMA VERDE PH 1B, BLOCK L, LOT 52		5	\$ 21,322.52	\$ 1,458.50
89983	SONOMA VERDE PH 1B, BLOCK L, LOT 53		5	\$ 21,322.52	\$ 1,458.50
89984	SONOMA VERDE PH 1B, BLOCK M, LOT 1		5	\$ 21,322.52	\$ 1,458.50
89985	SONOMA VERDE PH 1B, BLOCK M, LOT 2		5	\$ 21,322.52	\$ 1,458.50
89986	SONOMA VERDE PH 1B, BLOCK M, LOT 3		5	\$ 21,322.52	\$ 1,458.50
89987	SONOMA VERDE PH 1B, BLOCK M, LOT 4		5	\$ 21,322.52	\$ 1,458.50
89988	SONOMA VERDE PH 1B, BLOCK M, LOT 5		5	\$ 21,322.52	\$ 1,458.50
89989	SONOMA VERDE PH 1B, BLOCK M, LOT 6		5	\$ 21,322.52	\$ 1,458.50
89990	SONOMA VERDE PH 1B, BLOCK M, LOT 7		5	\$ 21,322.52	\$ 1,458.50
89991	SONOMA VERDE PH 1B, BLOCK M, LOT 8		5	\$ 21,322.52	\$ 1,458.50
89992	SONOMA VERDE PH 1B, BLOCK M, LOT 9		5	\$ 21,322.52	\$ 1,458.50
89993	SONOMA VERDE PH 1B, BLOCK M, LOT 10		5	\$ 21,322.52	\$ 1,458.50
89994	SONOMA VERDE PH 1B, BLOCK M, LOT 11		5	\$ 21,322.52	\$ 1,458.50
89995	SONOMA VERDE PH 1B, BLOCK M, LOT 12		5	\$ 21,322.52	\$ 1,458.50

Property ID	Legal Description	Notes	Lot Type	Phase 1	
				Outstanding Assessment	Annual Installment Due 1/31/2021
89996	SONOMA VERDE PH 1B, BLOCK M, LOT 13		5	\$ 21,322.52	\$ 1,458.50
89997	SONOMA VERDE PH 1B, BLOCK M, LOT 14		5	\$ 21,322.52	\$ 1,458.50
89998	SONOMA VERDE PH 1B, BLOCK M, LOT 15		5	\$ 21,322.52	\$ 1,458.50
89999	SONOMA VERDE PH 1B, BLOCK M, LOT 16		5	\$ 21,322.52	\$ 1,458.50
90000	SONOMA VERDE PH 1B, BLOCK M, LOT 17		5	\$ 21,322.52	\$ 1,458.50
90001	SONOMA VERDE PH 1B, BLOCK M, LOT 18		5	\$ 21,322.52	\$ 1,458.50
90002	SONOMA VERDE PH 1B, BLOCK M, LOT 19		5	\$ 21,322.52	\$ 1,458.50
90003	SONOMA VERDE PH 1B, BLOCK M, LOT 20		5	\$ 21,322.52	\$ 1,458.50
90004	SONOMA VERDE PH 1B, BLOCK M, LOT 21		5	\$ 21,322.52	\$ 1,458.50
90005	SONOMA VERDE PH 1B, BLOCK M, LOT 22		5	\$ 21,322.52	\$ 1,458.50
90006	SONOMA VERDE PH 1B, BLOCK N, LOT 48		5	\$ 21,322.52	\$ 1,458.50
90007	SONOMA VERDE PH 1B, BLOCK N, LOT 49		5	\$ 21,322.52	\$ 1,458.50
90008	SONOMA VERDE PH 1B, BLOCK N, LOT 50		5	\$ 21,322.52	\$ 1,458.50
90009	SONOMA VERDE PH 1B, BLOCK N, LOT 51		5	\$ 21,322.52	\$ 1,458.50
90010	SONOMA VERDE PH 1B, BLOCK N, LOT 52		5	\$ 21,322.52	\$ 1,458.50
90011	SONOMA VERDE PH 1B, BLOCK N, LOT 53		5	\$ 21,322.52	\$ 1,458.50
90012	SONOMA VERDE PH 1B, BLOCK O, LOT 9		5	\$ 21,322.52	\$ 1,458.50
90013	SONOMA VERDE PH 1B, BLOCK O, LOT 10		5	\$ 21,322.52	\$ 1,458.50
90014	SONOMA VERDE PH 1B, BLOCK O, LOT 11		5	\$ 21,322.52	\$ 1,458.50
90015	SONOMA VERDE PH 1B, BLOCK O, LOT 12		5	\$ 21,322.52	\$ 1,458.50
90016	SONOMA VERDE PH 1B, BLOCK O, LOT 13		5	\$ 21,322.52	\$ 1,458.50
90017	SONOMA VERDE PH 1B, BLOCK O, LOT 14		5	\$ 21,322.52	\$ 1,458.50
90018	SONOMA VERDE PH 1B, BLOCK O, LOT 15		5	\$ 21,322.52	\$ 1,458.50
90019	SONOMA VERDE PH 1B, BLOCK O, LOT 16		5	\$ 21,322.52	\$ 1,458.50
90020	SONOMA VERDE PH 1B, BLOCK P, LOT 4		5	\$ 21,322.52	\$ 1,458.50
90021	SONOMA VERDE PH 1B, BLOCK P, LOT 5		5	\$ 21,322.52	\$ 1,458.50
90022	SONOMA VERDE PH 1B, BLOCK P, LOT 6		5	\$ 21,322.52	\$ 1,458.50
90023	SONOMA VERDE PH 1B, BLOCK P, LOT 7		5	\$ 21,322.52	\$ 1,458.50
90024	SONOMA VERDE PH 1B, BLOCK X, LOT 5		4	\$ 26,884.92	\$ 1,822.80
90025	SONOMA VERDE PH 1B, BLOCK X, LOT 6		4	\$ 26,884.92	\$ 1,822.80

Property ID	Legal Description	Notes	Lot Type	Phase 1	
				Outstanding Assessment	Annual Installment Due 1/31/2021
90026	SONOMA VERDE PH 1B, BLOCK X, LOT 7		4	\$ 26,884.92	\$ 1,822.80
90027	SONOMA VERDE PH 1B, BLOCK X, LOT 8		4	\$ 26,884.92	\$ 1,822.80
90028	SONOMA VERDE PH 1B, BLOCK Y, LOT 12		4	\$ 26,884.92	\$ 1,822.80
90029	SONOMA VERDE PH 1B, BLOCK Y, LOT 13		4	\$ 26,884.92	\$ 1,822.80
90030	SONOMA VERDE PH 1B, BLOCK Y, LOT 14		4	\$ 26,884.92	\$ 1,822.80
90031	SONOMA VERDE PH 1B, BLOCK Y, LOT 15		4	\$ 26,884.92	\$ 1,822.80
90032	SONOMA VERDE PH 1B, BLOCK Y, LOT 16		4	\$ 26,884.92	\$ 1,822.80
90033	SONOMA VERDE PH 1B, BLOCK Y, LOT 17		4	\$ 26,884.92	\$ 1,822.80
90034	SONOMA VERDE PH 1B, BLOCK Y, LOT 18		4	\$ 26,884.92	\$ 1,822.80
90035	SONOMA VERDE PH 1B, BLOCK Y, LOT 19		4	\$ 26,884.92	\$ 1,822.80
90036	SONOMA VERDE PH 1B, BLOCK Y, LOT 20		4	\$ 26,884.92	\$ 1,822.80
90037	SONOMA VERDE PH 1B, BLOCK Y, LOT 21		4	\$ 26,884.92	\$ 1,822.80
90038	SONOMA VERDE PH 1B, BLOCK Y, LOT 22, OPEN SPACE		Non Benefitted	\$ -	\$ -
101862	SONOMA VERDE PHASE 1, BLOCK B, LOT 1R2, ACRES 0.037, (REPLAT 2019)		Non Benefitted	\$ -	\$ -
Total				\$ 9,260,000.00	\$ 629,041.55

Notes:

[a] Assessment prepaid in full.

EXHIBIT E-2 – PHASE 1 ANNUAL INSTALLMENTS

Installment Due 1/31	Administrative Expenses				
	Principal	Interest	Administrative Costs	Maintenance and Operation Costs	Total
2021	\$ 230,000.00	\$ 329,442.36	\$ 47,031.19	\$ 22,568.00	\$ 629,041.55
2022	\$ 255,000.00	\$ 298,850.00	\$ 47,971.82	\$ 22,568.00	\$ 624,389.82
2023	\$ 265,000.00	\$ 288,650.00	\$ 48,931.25	\$ 22,568.00	\$ 625,149.25
2024	\$ 275,000.00	\$ 278,050.00	\$ 49,909.88	\$ 22,568.00	\$ 625,527.88
2025	\$ 285,000.00	\$ 267,050.00	\$ 50,908.08	\$ 22,568.00	\$ 625,526.08
2026	\$ 295,000.00	\$ 255,650.00	\$ 51,926.24	\$ 22,568.00	\$ 625,144.24
2027	\$ 305,000.00	\$ 243,850.00	\$ 52,964.76	\$ 22,568.00	\$ 624,382.76
2028	\$ 320,000.00	\$ 231,650.00	\$ 54,024.06	\$ 22,568.00	\$ 628,242.06
2029	\$ 330,000.00	\$ 218,850.00	\$ 55,104.54	\$ 22,568.00	\$ 626,522.54
2030	\$ 340,000.00	\$ 205,650.00	\$ 56,206.63	\$ 22,568.00	\$ 624,424.63
2031	\$ 355,000.00	\$ 192,050.00	\$ 57,330.76	\$ 22,568.00	\$ 626,948.76
2032	\$ 360,000.00	\$ 183,175.00	\$ 58,477.38	\$ 22,568.00	\$ 624,220.38
2033	\$ 370,000.00	\$ 174,175.00	\$ 59,646.92	\$ 22,568.00	\$ 626,389.92
2034	\$ 375,000.00	\$ 164,925.00	\$ 60,839.86	\$ 22,568.00	\$ 623,332.86
2035	\$ 385,000.00	\$ 155,550.00	\$ 62,056.66	\$ 22,568.00	\$ 625,174.66
2036	\$ 395,000.00	\$ 145,925.00	\$ 63,297.79	\$ 22,568.00	\$ 626,790.79
2037	\$ 405,000.00	\$ 132,100.00	\$ 64,563.75	\$ 22,568.00	\$ 624,231.75
2038	\$ 420,000.00	\$ 117,925.00	\$ 65,855.02	\$ 22,568.00	\$ 626,348.02
2039	\$ 430,000.00	\$ 103,225.00	\$ 67,172.13	\$ 22,568.00	\$ 622,965.13
2040	\$ 445,000.00	\$ 88,175.00	\$ 68,515.57	\$ 22,568.00	\$ 624,258.57
2041	\$ 460,000.00	\$ 72,600.00	\$ 69,885.88	\$ 22,568.00	\$ 625,053.88
2042	\$ 470,000.00	\$ 58,800.00	\$ 71,283.60	\$ 22,568.00	\$ 622,651.60
2043	\$ 485,000.00	\$ 44,700.00	\$ 72,709.27	\$ 22,568.00	\$ 624,977.27
2044	\$ 495,000.00	\$ 30,150.00	\$ 74,163.45	\$ 22,568.00	\$ 621,881.45
2045	\$ 510,000.00	\$ 15,300.00	\$ 75,646.72	\$ 22,568.00	\$ 623,514.72
Total	\$ 9,260,000.00	\$ 4,296,467.36	\$ 1,506,423.22	\$ 564,200.00	\$ 15,627,090.58

Note: The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Interest is calculated at an average coupon of 3.18%. The Annual Installment due January 31, 2021 for Phase 1 was approved by the City Council on July 28, 2020 via Ordinance No. 2020-08.

EXHIBIT F-1 –IMPROVEMENT AREA #1C ASSESSMENT ROLL

Property ID	Legal Description	Lot Type	Improvement Area #1C	
			Outstanding Assessment	Annual Installment Due
95434	SONOMA VERDE PH 1C, BLOCK C, LOT 34	4	\$ 31,465.35	\$ 3,310.89
95435	SONOMA VERDE PH 1C, BLOCK C, LOT 35	4	\$ 31,465.35	\$ 3,310.89
95436	SONOMA VERDE PH 1C, BLOCK C, LOT 36	4	\$ 31,465.35	\$ 3,310.89
95437	SONOMA VERDE PH 1C, BLOCK C, LOT 37	4	\$ 31,465.35	\$ 3,310.89
95438	SONOMA VERDE PH 1C, BLOCK C, LOT 38	4	\$ 31,465.35	\$ 3,310.89
95439	SONOMA VERDE PH 1C, BLOCK C, LOT 39	4	\$ 31,465.35	\$ 3,310.89
95440	SONOMA VERDE PH 1C, BLOCK C, LOT 40	4	\$ 31,465.35	\$ 3,310.89
95441	SONOMA VERDE PH 1C, BLOCK C, LOT 41	4	\$ 31,465.35	\$ 3,310.89
95442	SONOMA VERDE PH 1C, BLOCK C, LOT 42	4	\$ 31,465.35	\$ 3,310.89
95443	SONOMA VERDE PH 1C, BLOCK C, LOT 43	4	\$ 31,465.35	\$ 3,310.89
95444	SONOMA VERDE PH 1C, BLOCK C, LOT 44	4	\$ 31,465.35	\$ 3,310.89
95445	SONOMA VERDE PH 1C, BLOCK C, LOT 45	4	\$ 31,465.35	\$ 3,310.89
95446	SONOMA VERDE PH 1C, BLOCK C, LOT 46	4	\$ 31,465.35	\$ 3,310.89
95447	SONOMA VERDE PH 1C, BLOCK X, LOT 1	4	\$ 31,465.35	\$ 3,310.89
95448	SONOMA VERDE PH 1C, BLOCK X, LOT 2	4	\$ 31,465.35	\$ 3,310.89
95449	SONOMA VERDE PH 1C, BLOCK X, LOT 3	4	\$ 31,465.35	\$ 3,310.89
95450	SONOMA VERDE PH 1C, BLOCK X, LOT 4	4	\$ 31,465.35	\$ 3,310.89
95451	SONOMA VERDE PH 1C, BLOCK Y, LOT 1	4	\$ 31,465.35	\$ 3,310.89
95452	SONOMA VERDE PH 1C, BLOCK Y, LOT 2	4	\$ 31,465.35	\$ 3,310.89
95453	SONOMA VERDE PH 1C, BLOCK Y, LOT 8	4	\$ 31,465.35	\$ 3,310.89
95454	SONOMA VERDE PH 1C, BLOCK Y, LOT 9	4	\$ 31,465.35	\$ 3,310.89
95455	SONOMA VERDE PH 1C, BLOCK Y, LOT 10	4	\$ 31,465.35	\$ 3,310.89
95456	SONOMA VERDE PH 1C, BLOCK Y, LOT 11	4	\$ 31,465.35	\$ 3,310.89
95457	SONOMA VERDE PH 1C, BLOCK Z, LOT 1	4	\$ 31,465.35	\$ 3,310.89
95458	SONOMA VERDE PH 1C, BLOCK Z, LOT 2	4	\$ 31,465.35	\$ 3,310.89
95459	SONOMA VERDE PH 1C, BLOCK Z, LOT 3	4	\$ 31,465.35	\$ 3,310.89
95460	SONOMA VERDE PH 1C, BLOCK Z, LOT 4	4	\$ 31,465.35	\$ 3,310.89
95461	SONOMA VERDE PH 1C, BLOCK Z, LOT 5	4	\$ 31,465.35	\$ 3,310.89
95462	SONOMA VERDE PH 1C, BLOCK Z, LOT 6	4	\$ 31,465.35	\$ 3,310.89
95463	SONOMA VERDE PH 1C, BLOCK Z, LOT 7	4	\$ 31,465.35	\$ 3,310.89
95464	SONOMA VERDE PH 1C, BLOCK Z, LOT 8	4	\$ 31,465.35	\$ 3,310.89
95465	SONOMA VERDE PH 1C, BLOCK Z, LOT 9	4	\$ 31,465.35	\$ 3,310.89
95466	SONOMA VERDE PH 1C, BLOCK Z, LOT 10	4	\$ 31,465.35	\$ 3,310.89
95467	SONOMA VERDE PH 1C, BLOCK Z, LOT 11	4	\$ 31,465.35	\$ 3,310.89
95468	SONOMA VERDE PH 1C, BLOCK Z, LOT 14	4	\$ 31,465.35	\$ 3,310.89
95469	SONOMA VERDE PH 1C, BLOCK Z, LOT 15	4	\$ 31,465.35	\$ 3,310.89
95470	SONOMA VERDE PH 1C, BLOCK Z, LOT 16	4	\$ 31,465.35	\$ 3,310.89
95471	SONOMA VERDE PH 1C, BLOCK Z, LOT 17	4	\$ 31,465.35	\$ 3,310.89
95472	SONOMA VERDE PH 1C, BLOCK Z, LOT 18	4	\$ 31,465.35	\$ 3,310.89
95473	SONOMA VERDE PH 1C, BLOCK Z, LOT 19	4	\$ 31,465.35	\$ 3,310.89
95474	SONOMA VERDE PH 1C, BLOCK Z, LOT 20	4	\$ 31,465.35	\$ 3,310.89
Total			\$ 1,290,079.39	\$ 135,746.42

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

Administrative Expenses						
Installment Due 1/31	Principal	Interest	Administrative Costs	Maintenance and Operation Costs	Total Annual Installment	
2021	\$ 11,577.08	\$ 115,075.08	\$ 6,552.26	\$ 2,542.00	\$ 135,746.42	
2022	\$ 12,609.75	\$ 114,042.41	\$ 6,683.31	\$ 2,542.00	\$ 135,877.47	
2023	\$ 13,734.54	\$ 112,917.62	\$ 6,816.98	\$ 2,542.00	\$ 136,011.13	
2024	\$ 23,081.10	\$ 74,127.75	\$ 6,953.32	\$ 2,542.00	\$ 106,704.17	
2025	\$ 24,447.50	\$ 72,761.35	\$ 7,092.38	\$ 2,542.00	\$ 106,843.24	
2026	\$ 25,894.79	\$ 71,314.06	\$ 7,234.23	\$ 2,542.00	\$ 106,985.09	
2027	\$ 27,427.77	\$ 69,781.09	\$ 7,378.91	\$ 2,542.00	\$ 107,129.77	
2028	\$ 29,051.49	\$ 68,157.37	\$ 7,526.49	\$ 2,542.00	\$ 107,277.35	
2029	\$ 30,771.34	\$ 66,437.52	\$ 7,677.02	\$ 2,542.00	\$ 107,427.88	
2030	\$ 32,593.00	\$ 64,615.85	\$ 7,830.56	\$ 2,542.00	\$ 107,581.42	
2031	\$ 34,522.51	\$ 62,686.35	\$ 7,987.17	\$ 2,542.00	\$ 107,738.03	
2032	\$ 36,566.24	\$ 60,642.62	\$ 8,146.92	\$ 2,542.00	\$ 107,897.77	
2033	\$ 38,730.96	\$ 58,477.89	\$ 8,309.86	\$ 2,542.00	\$ 108,060.71	
2034	\$ 41,023.83	\$ 56,185.02	\$ 8,476.05	\$ 2,542.00	\$ 108,226.91	
2035	\$ 43,452.45	\$ 53,756.41	\$ 8,645.57	\$ 2,542.00	\$ 108,396.43	
2036	\$ 46,024.83	\$ 51,184.03	\$ 8,818.49	\$ 2,542.00	\$ 108,569.34	
2037	\$ 48,749.50	\$ 48,459.36	\$ 8,994.86	\$ 2,542.00	\$ 108,745.71	
2038	\$ 51,635.47	\$ 45,573.39	\$ 9,174.75	\$ 2,542.00	\$ 108,925.61	
2039	\$ 54,692.29	\$ 42,516.57	\$ 9,358.25	\$ 2,542.00	\$ 109,109.10	
2040	\$ 57,930.07	\$ 39,278.78	\$ 9,545.41	\$ 2,542.00	\$ 109,296.27	
2041	\$ 61,359.53	\$ 35,849.32	\$ 9,736.32	\$ 2,542.00	\$ 109,487.18	
2042	\$ 64,992.02	\$ 32,216.84	\$ 9,931.05	\$ 2,542.00	\$ 109,681.90	
2043	\$ 68,839.55	\$ 28,369.31	\$ 10,129.67	\$ 2,542.00	\$ 109,880.52	
2044	\$ 72,914.85	\$ 24,294.01	\$ 10,332.26	\$ 2,542.00	\$ 110,083.12	
2045	\$ 77,231.41	\$ 19,977.45	\$ 10,538.91	\$ 2,542.00	\$ 110,289.76	
2046	\$ 81,803.51	\$ 15,405.35	\$ 10,749.69	\$ 2,542.00	\$ 110,500.54	
2047	\$ 86,646.27	\$ 10,562.58	\$ 10,964.68	\$ 2,542.00	\$ 110,715.54	
2048	\$ 91,775.73	\$ 5,433.12	\$ 11,183.97	\$ 2,542.00	\$ 110,934.83	
Total	\$ 1,290,079.39	\$ 1,520,098.49	\$ 242,769.35	\$ 71,176.00	\$ 3,124,123.23	

Note: 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. The Annual Installment due January 31, 2021 for Improvement Area #1C was approved by the City Council on July 28, 2020 via Ordinance No. 2020-08.

EXHIBIT G-1 –IMPROVEMENT AREA #2 ASSESSMENT ROLL

Property ID	Legal Description	Lot Type	Improvement Area #2	
			Outstanding Assessment	Installment Due 1/31/21
101420	SONOMA VERDE PHASE 2, BLOCK M, LOT 23	5	\$ 26,085.56	\$ 1,882.64
101421	SONOMA VERDE PHASE 2, BLOCK M, LOT 24	5	\$ 26,085.56	\$ 1,882.64
101422	SONOMA VERDE PHASE 2, BLOCK N, LOT 43	5	\$ 26,085.56	\$ 1,882.64
101423	SONOMA VERDE PHASE 2, BLOCK N, LOT 44	5 - Prepaid	\$ -	\$ 62.00
101424	SONOMA VERDE PHASE 2, BLOCK N, LOT 45	5	\$ 26,085.56	\$ 1,882.64
101425	SONOMA VERDE PHASE 2, BLOCK N, LOT 46	5	\$ 26,085.56	\$ 1,882.64
101426	SONOMA VERDE PHASE 2, BLOCK N, LOT 47	5	\$ 26,085.56	\$ 1,882.64
101427	SONOMA VERDE PHASE 2, BLOCK N, LOT 54	5	\$ 26,085.56	\$ 1,882.64
101428	SONOMA VERDE PHASE 2, BLOCK N, LOT 55	5	\$ 26,085.56	\$ 1,882.64
101429	SONOMA VERDE PHASE 2, BLOCK N, LOT 56	5	\$ 26,085.56	\$ 1,882.64
101430	SONOMA VERDE PHASE 2, BLOCK N, LOT 57	5	\$ 26,085.56	\$ 1,882.64
101431	SONOMA VERDE PHASE 2, BLOCK N, LOT 58	5	\$ 26,085.56	\$ 1,882.64
101432	SONOMA VERDE PHASE 2, BLOCK N, LOT 59	5	\$ 26,085.56	\$ 1,882.64
101433	SONOMA VERDE PHASE 2, BLOCK N, LOT 60	5	\$ 26,085.56	\$ 1,882.64
101434	SONOMA VERDE PHASE 2, BLOCK N, LOT 61	5	\$ 26,085.56	\$ 1,882.64
101435	SONOMA VERDE PHASE 2, BLOCK N, LOT 62	5	\$ 26,085.56	\$ 1,882.64
101436	SONOMA VERDE PHASE 2, BLOCK N, LOT 63	5	\$ 26,085.56	\$ 1,882.64
101437	SONOMA VERDE PHASE 2, BLOCK N, LOT 64	5	\$ 26,085.56	\$ 1,882.64
101438	SONOMA VERDE PHASE 2, BLOCK N, LOT 65	5	\$ 26,085.56	\$ 1,882.64
101439	SONOMA VERDE PHASE 2, BLOCK N, LOT 66	5	\$ 26,085.56	\$ 1,882.64
101440	SONOMA VERDE PHASE 2, BLOCK N, LOT 67	5	\$ 26,085.56	\$ 1,882.64
101441	SONOMA VERDE PHASE 2, BLOCK N, LOT 68	5	\$ 26,085.56	\$ 1,882.64
101442	SONOMA VERDE PHASE 2, BLOCK N, LOT 69	5	\$ 26,085.56	\$ 1,882.64
101443	SONOMA VERDE PHASE 2, BLOCK N, LOT 70	5	\$ 26,085.56	\$ 1,882.64
101444	SONOMA VERDE PHASE 2, BLOCK N, LOT 71	5	\$ 26,085.56	\$ 1,882.64
101445	SONOMA VERDE PHASE 2, BLOCK N, LOT 72	5	\$ 26,085.56	\$ 1,882.64
101446	SONOMA VERDE PHASE 2, BLOCK N, LOT 73	5	\$ 26,085.56	\$ 1,882.64
101447	SONOMA VERDE PHASE 2, BLOCK N, LOT 74	5	\$ 26,085.56	\$ 1,882.64
101448	SONOMA VERDE PHASE 2, BLOCK N, LOT 75	5	\$ 26,085.56	\$ 1,882.64
101449	SONOMA VERDE PHASE 2, BLOCK N, LOT 76	5	\$ 26,085.56	\$ 1,882.64
101450	SONOMA VERDE PHASE 2, BLOCK N, LOT 77	5	\$ 26,085.56	\$ 1,882.64
101451	SONOMA VERDE PHASE 2, BLOCK N, LOT 78	5	\$ 26,085.56	\$ 1,882.64
101452	SONOMA VERDE PHASE 2, BLOCK N, LOT 79	5	\$ 26,085.56	\$ 1,882.64
101453	SONOMA VERDE PHASE 2, BLOCK N, LOT 80	5	\$ 26,085.56	\$ 1,882.64
101454	SONOMA VERDE PHASE 2, BLOCK N, LOT 81	5	\$ 26,085.56	\$ 1,882.64
101455	SONOMA VERDE PHASE 2, BLOCK N, LOT 82	5	\$ 26,085.56	\$ 1,882.64
101456	SONOMA VERDE PHASE 2, BLOCK N, LOT 83	5	\$ 26,085.56	\$ 1,882.64
101457	SONOMA VERDE PHASE 2, BLOCK N, LOT 84	5	\$ 26,085.56	\$ 1,882.64
101458	SONOMA VERDE PHASE 2, BLOCK N, LOT 85	5	\$ 26,085.56	\$ 1,882.64
101459	SONOMA VERDE PHASE 2, BLOCK N, LOT 86	5	\$ 26,085.56	\$ 1,882.64
101460	SONOMA VERDE PHASE 2, BLOCK O, LOT 1	5	\$ 26,085.56	\$ 1,882.64
101461	SONOMA VERDE PHASE 2, BLOCK O, LOT 2	5	\$ 26,085.56	\$ 1,882.64
101462	SONOMA VERDE PHASE 2, BLOCK O, LOT 3	5	\$ 26,085.56	\$ 1,882.64
101463	SONOMA VERDE PHASE 2, BLOCK O, LOT 4	5	\$ 26,085.56	\$ 1,882.64
101464	SONOMA VERDE PHASE 2, BLOCK O, LOT 5	5	\$ 26,085.56	\$ 1,882.64
101465	SONOMA VERDE PHASE 2, BLOCK O, LOT 6	5	\$ 26,085.56	\$ 1,882.64
101466	SONOMA VERDE PHASE 2, BLOCK O, LOT 7	5	\$ 26,085.56	\$ 1,882.64
101467	SONOMA VERDE PHASE 2, BLOCK O, LOT 8	5	\$ 26,085.56	\$ 1,882.64
101468	SONOMA VERDE PHASE 2, BLOCK P, LOT 1	5	\$ 26,085.56	\$ 1,882.64
101469	SONOMA VERDE PHASE 2, BLOCK P, LOT 2	5	\$ 26,085.56	\$ 1,882.64

Property ID	Legal Description	Lot Type	Improvement Area #2	
			Outstanding Assessment	Installment Due 1/31/21
101470	SONOMA VERDE PHASE 2, BLOCK P, LOT 3	5	\$ 26,085.56	\$ 1,882.64
101471	SONOMA VERDE PHASE 2, BLOCK P, LOT 8	5	\$ 26,085.56	\$ 1,882.64
101472	SONOMA VERDE PHASE 2, BLOCK P, LOT 9	5	\$ 26,085.56	\$ 1,882.64
101473	SONOMA VERDE PHASE 2, BLOCK P, LOT 10	5	\$ 26,085.56	\$ 1,882.64
101474	SONOMA VERDE PHASE 2, BLOCK P, LOT 11	5	\$ 26,085.56	\$ 1,882.64
101475	SONOMA VERDE PHASE 2, BLOCK Q, LOT 1	5	\$ 26,085.56	\$ 1,882.64
101476	SONOMA VERDE PHASE 2, BLOCK Q, LOT 2	5	\$ 26,085.56	\$ 1,882.64
101477	SONOMA VERDE PHASE 2, BLOCK Q, LOT 3	5	\$ 26,085.56	\$ 1,882.64
101478	SONOMA VERDE PHASE 2, BLOCK Q, LOT 4	5	\$ 26,085.56	\$ 1,882.64
101479	SONOMA VERDE PHASE 2, BLOCK Q, LOT 5	5	\$ 26,085.56	\$ 1,882.64
101480	SONOMA VERDE PHASE 2, BLOCK Q, LOT 6	5	\$ 26,085.56	\$ 1,882.64
101481	SONOMA VERDE PHASE 2, BLOCK Q, LOT 7	5	\$ 26,085.56	\$ 1,882.64
101482	SONOMA VERDE PHASE 2, BLOCK Q, LOT 8	5	\$ 26,085.56	\$ 1,882.64
101483	SONOMA VERDE PHASE 2, BLOCK Q, LOT 9	5	\$ 26,085.56	\$ 1,882.64
101484	SONOMA VERDE PHASE 2, BLOCK R, LOT 1	5	\$ 26,085.56	\$ 1,882.64
101485	SONOMA VERDE PHASE 2, BLOCK R, LOT 2	5	\$ 26,085.56	\$ 1,882.64
101486	SONOMA VERDE PHASE 2, BLOCK R, LOT 3	5	\$ 26,085.56	\$ 1,882.64
101487	SONOMA VERDE PHASE 2, BLOCK R, LOT 4	5	\$ 26,085.56	\$ 1,882.64
101488	SONOMA VERDE PHASE 2, BLOCK R, LOT 5	5	\$ 26,085.56	\$ 1,882.64
101489	SONOMA VERDE PHASE 2, BLOCK R, LOT 6	5	\$ 26,085.56	\$ 1,882.64
101490	SONOMA VERDE PHASE 2, BLOCK R, LOT 7	5	\$ 26,085.56	\$ 1,882.64
101491	SONOMA VERDE PHASE 2, BLOCK R, LOT 8	5	\$ 26,085.56	\$ 1,882.64
101492	SONOMA VERDE PHASE 2, BLOCK R, LOT 9	5	\$ 26,085.56	\$ 1,882.64
101493	SONOMA VERDE PHASE 2, BLOCK R, LOT 10	5	\$ 26,085.56	\$ 1,882.64
101494	SONOMA VERDE PHASE 2, BLOCK S, LOT 1	5	\$ 26,085.56	\$ 1,882.64
101495	SONOMA VERDE PHASE 2, BLOCK S, LOT 2	5	\$ 26,085.56	\$ 1,882.64
101496	SONOMA VERDE PHASE 2, BLOCK S, LOT 3	5	\$ 26,085.56	\$ 1,882.64
101497	SONOMA VERDE PHASE 2, BLOCK S, LOT 4	5	\$ 26,085.56	\$ 1,882.64
101498	SONOMA VERDE PHASE 2, BLOCK S, LOT 5	5	\$ 26,085.56	\$ 1,882.64
101499	SONOMA VERDE PHASE 2, BLOCK T, LOT 1	5	\$ 26,085.56	\$ 1,882.64
101500	SONOMA VERDE PHASE 2, BLOCK T, LOT 2	5	\$ 26,085.56	\$ 1,882.64
101501	SONOMA VERDE PHASE 2, BLOCK T, LOT 3	5	\$ 26,085.56	\$ 1,882.64
101502	SONOMA VERDE PHASE 2, BLOCK T, LOT 4	5	\$ 26,085.56	\$ 1,882.64
101503	SONOMA VERDE PHASE 2, BLOCK T, LOT 5	5	\$ 26,085.56	\$ 1,882.64
101504	SONOMA VERDE PHASE 2, BLOCK T, LOT 6	5	\$ 26,085.56	\$ 1,882.64
101505	SONOMA VERDE PHASE 2, BLOCK T, LOT 7	5	\$ 26,085.56	\$ 1,882.64
101506	SONOMA VERDE PHASE 2, BLOCK T, LOT 8	5	\$ 26,085.56	\$ 1,882.64
101507	SONOMA VERDE PHASE 2, BLOCK T, LOT 9	5	\$ 26,085.56	\$ 1,882.64
101508	SONOMA VERDE PHASE 2, BLOCK T, LOT 10	5	\$ 26,085.56	\$ 1,882.64
101509	SONOMA VERDE PHASE 2, BLOCK T, LOT 11	5	\$ 26,085.56	\$ 1,882.64
101510	SONOMA VERDE PHASE 2, BLOCK T, LOT 12	5	\$ 26,085.56	\$ 1,882.64
101511	SONOMA VERDE PHASE 2, BLOCK T, LOT 13	5	\$ 26,085.56	\$ 1,882.64
101512	SONOMA VERDE PHASE 2, BLOCK T, LOT 14	5	\$ 26,085.56	\$ 1,882.64
101513	SONOMA VERDE PHASE 2, BLOCK T, LOT 15	5	\$ 26,085.56	\$ 1,882.64
101514	SONOMA VERDE PHASE 2, BLOCK T, LOT 16	5	\$ 26,085.56	\$ 1,882.64
101515	SONOMA VERDE PHASE 2, BLOCK T, LOT 17	5	\$ 26,085.56	\$ 1,882.64
101516	SONOMA VERDE PHASE 2, BLOCK T, LOT 18	5	\$ 26,085.56	\$ 1,882.64
101517	SONOMA VERDE PHASE 2, BLOCK T, LOT 19	5	\$ 26,085.56	\$ 1,882.64
101518	SONOMA VERDE PHASE 2, BLOCK T, LOT 20	5	\$ 26,085.56	\$ 1,882.64
101519	SONOMA VERDE PHASE 2, BLOCK T, LOT 21	5	\$ 26,085.56	\$ 1,882.64

Property ID	Legal Description	Lot Type	Improvement Area #2	
			Outstanding Assessment	Installment Due 1/31/21
101520	SONOMA VERDE PHASE 2, BLOCK U, LOT 1	3	\$ 36,292.95	\$ 2,593.20
101521	SONOMA VERDE PHASE 2, BLOCK U, LOT 2	3	\$ 36,292.95	\$ 2,593.20
101522	SONOMA VERDE PHASE 2, BLOCK U, LOT 3	3	\$ 36,292.95	\$ 2,593.20
101523	SONOMA VERDE PHASE 2, BLOCK U, LOT 4	3	\$ 36,292.95	\$ 2,593.20
101524	SONOMA VERDE PHASE 2, BLOCK U, LOT 5	3	\$ 36,292.95	\$ 2,593.20
101525	SONOMA VERDE PHASE 2, BLOCK U, LOT 6	3	\$ 36,292.95	\$ 2,593.20
101526	SONOMA VERDE PHASE 2, BLOCK U, LOT 7	3	\$ 36,292.95	\$ 2,593.20
101527	SONOMA VERDE PHASE 2, BLOCK U, LOT 8	3	\$ 36,292.95	\$ 2,593.20
101528	SONOMA VERDE PHASE 2, BLOCK V, LOT 1	2	\$ 47,067.42	\$ 3,344.65
101529	SONOMA VERDE PHASE 2, BLOCK V, LOT 2	2	\$ 47,067.42	\$ 3,344.65
101530	SONOMA VERDE PHASE 2, BLOCK V, LOT 3	2	\$ 47,067.42	\$ 3,344.65
101531	SONOMA VERDE PHASE 2, BLOCK V, LOT 4	2	\$ 47,067.42	\$ 3,344.65
101532	SONOMA VERDE PHASE 2, BLOCK V, LOT 5	2	\$ 47,067.42	\$ 3,344.65
101533	SONOMA VERDE PHASE 2, BLOCK V, LOT 6	2	\$ 47,067.42	\$ 3,344.65
101534	SONOMA VERDE PHASE 2, BLOCK V, LOT 7	2	\$ 47,067.42	\$ 3,344.65
101535	SONOMA VERDE PHASE 2, BLOCK V, LOT 8	2	\$ 47,067.42	\$ 3,344.65
101536	SONOMA VERDE PHASE 2, BLOCK V, LOT 9	2	\$ 47,067.42	\$ 3,344.65
101537	SONOMA VERDE PHASE 2, BLOCK V, LOT 10	2	\$ 47,067.42	\$ 3,344.65
101538	SONOMA VERDE PHASE 2, BLOCK V, LOT 11	2	\$ 47,067.42	\$ 3,344.65
101539	SONOMA VERDE PHASE 2, BLOCK V, LOT 12	2	\$ 47,067.42	\$ 3,344.65
101540	SONOMA VERDE PHASE 2, BLOCK W, LOT 1	10	\$ 29,691.31	\$ 2,134.42
101541	SONOMA VERDE PHASE 2, BLOCK W, LOT 2	10	\$ 29,691.31	\$ 2,134.42
101542	SONOMA VERDE PHASE 2, BLOCK W, LOT 3	10	\$ 29,691.31	\$ 2,134.42
101543	SONOMA VERDE PHASE 2, BLOCK W, LOT 4	10	\$ 29,691.31	\$ 2,134.42
101544	SONOMA VERDE PHASE 2, BLOCK W, LOT 5	10	\$ 29,691.31	\$ 2,134.42
101545	SONOMA VERDE PHASE 2, BLOCK W, LOT 6	10	\$ 29,691.31	\$ 2,134.42
101546	SONOMA VERDE PHASE 2, BLOCK W, LOT 7	10	\$ 29,691.31	\$ 2,134.42
101547	SONOMA VERDE PHASE 2, BLOCK W, LOT 8	10	\$ 29,691.31	\$ 2,134.42
101548	SONOMA VERDE PHASE 2, BLOCK W, LOT 9	10	\$ 29,691.31	\$ 2,134.42
101549	SONOMA VERDE PHASE 2, BLOCK W, LOT 10	10	\$ 29,691.31	\$ 2,134.42
101550	SONOMA VERDE PHASE 2, BLOCK W, LOT 11	10	\$ 29,691.31	\$ 2,134.42
101551	SONOMA VERDE PHASE 2, BLOCK W, LOT 12	10	\$ 29,691.31	\$ 2,134.42
101552	SONOMA VERDE PHASE 2, BLOCK W, LOT 13	10 - Prepaid	\$ -	\$ 62.00
101553	SONOMA VERDE PHASE 2, BLOCK W, LOT 14	10	\$ 29,691.31	\$ 2,134.42
101554	SONOMA VERDE PHASE 2, BLOCK W, LOT 15	10	\$ 29,691.31	\$ 2,134.42
101555	SONOMA VERDE PHASE 2, BLOCK W, LOT 16	10	\$ 29,691.31	\$ 2,134.42
101556	SONOMA VERDE PHASE 2, BLOCK W, LOT 17	10	\$ 29,691.31	\$ 2,134.42
101557	SONOMA VERDE PHASE 2, BLOCK W, LOT 18	10	\$ 29,691.31	\$ 2,134.42
101558	SONOMA VERDE PHASE 2, BLOCK W, LOT 19	10	\$ 29,691.31	\$ 2,134.42
101559	SONOMA VERDE PHASE 2, BLOCK W, LOT 20	10	\$ 29,691.31	\$ 2,134.42
101560	SONOMA VERDE PHASE 2, BLOCK W, LOT 21	10	\$ 29,691.31	\$ 2,134.42
101561	SONOMA VERDE PHASE 2, BLOCK W, LOT 22	10	\$ 29,691.31	\$ 2,134.42
101562	SONOMA VERDE PHASE 2, BLOCK W, LOT 23	10	\$ 29,691.31	\$ 2,134.42
101563	SONOMA VERDE PHASE 2, BLOCK W, LOT 24	10	\$ 29,691.31	\$ 2,134.42
101564	SONOMA VERDE PHASE 2, BLOCK W, LOT 25	10	\$ 29,691.31	\$ 2,134.42
101565	SONOMA VERDE PHASE 2, BLOCK W, LOT 26	10	\$ 29,691.31	\$ 2,134.42
101566	SONOMA VERDE PHASE 2, BLOCK W, LOT 27	10	\$ 29,691.31	\$ 2,134.42
101567	SONOMA VERDE PHASE 2, BLOCK W, LOT 28	10	\$ 29,691.31	\$ 2,134.42
101568	SONOMA VERDE PHASE 2, BLOCK W, LOT 29	10	\$ 29,691.31	\$ 2,134.42
101569	SONOMA VERDE PHASE 2, BLOCK W, LOT 30	10	\$ 29,691.31	\$ 2,134.42

Property ID	Legal Description	Lot Type	Improvement Area #2	
			Outstanding Assessment	Installment Due 1/31/21
101570	SONOMA VERDE PHASE 2, BLOCK W, LOT 31	10	\$ 29,691.31	\$ 2,134.42
101571	SONOMA VERDE PHASE 2, BLOCK W, LOT 32	10	\$ 29,691.31	\$ 2,134.42
101572	SONOMA VERDE PHASE 2, BLOCK W, LOT 33	10	\$ 29,691.31	\$ 2,134.42
101573	SONOMA VERDE PHASE 2, BLOCK W, LOT 34	10	\$ 29,691.31	\$ 2,134.42
101574	SONOMA VERDE PHASE 2, BLOCK W, LOT 35	10	\$ 29,691.31	\$ 2,134.42
101575	SONOMA VERDE PHASE 2, BLOCK W, LOT 36	10	\$ 29,691.31	\$ 2,134.42
101576	SONOMA VERDE PHASE 2, BLOCK W, LOT 37	10	\$ 29,691.31	\$ 2,134.42
101577	SONOMA VERDE PHASE 2, BLOCK W, LOT 38	10	\$ 29,691.31	\$ 2,134.42
101578	SONOMA VERDE PHASE 2, BLOCK W, LOT 39	10	\$ 29,691.31	\$ 2,134.42
101579	SONOMA VERDE PHASE 2, BLOCK W, LOT 40	10	\$ 29,691.31	\$ 2,134.42
101580	SONOMA VERDE PHASE 2, BLOCK W, LOT 41	10	\$ 29,691.31	\$ 2,134.42
101581	SONOMA VERDE PHASE 2, BLOCK W, LOT 42	10	\$ 29,691.31	\$ 2,134.42
101582	SONOMA VERDE PHASE 2, BLOCK W, LOT 43	10	\$ 29,691.31	\$ 2,134.42
101583	SONOMA VERDE PHASE 2, BLOCK W, LOT 44	10	\$ 29,691.31	\$ 2,134.42
101584	SONOMA VERDE PHASE 2, BLOCK X, LOT 1	10	\$ 29,691.31	\$ 2,134.42
101585	SONOMA VERDE PHASE 2, BLOCK X, LOT 2	10	\$ 29,691.31	\$ 2,134.42
101586	SONOMA VERDE PHASE 2, BLOCK X, LOT 3	10	\$ 29,691.31	\$ 2,134.42
101587	SONOMA VERDE PHASE 2, BLOCK X, LOT 4	10	\$ 29,691.31	\$ 2,134.42
101588	SONOMA VERDE PHASE 2, BLOCK X, LOT 5	10	\$ 29,691.31	\$ 2,134.42
101589	SONOMA VERDE PHASE 2, BLOCK X, LOT 6	10	\$ 29,691.31	\$ 2,134.42
101590	SONOMA VERDE PHASE 2, BLOCK X, LOT 7	10	\$ 29,691.31	\$ 2,134.42
101591	SONOMA VERDE PHASE 2, BLOCK X, LOT 8	10	\$ 29,691.31	\$ 2,134.42
101592	SONOMA VERDE PHASE 2, BLOCK X, LOT 9	10	\$ 29,691.31	\$ 2,134.42
101593	SONOMA VERDE PHASE 2, BLOCK X, LOT 10	10	\$ 29,691.31	\$ 2,134.42
101594	SONOMA VERDE PHASE 2, BLOCK X, LOT 11	10	\$ 29,691.31	\$ 2,134.42
101595	SONOMA VERDE PHASE 2, BLOCK X, LOT 12	10	\$ 29,691.31	\$ 2,134.42
101596	SONOMA VERDE PHASE 2, BLOCK X, LOT 13	10	\$ 29,691.31	\$ 2,134.42
101597	SONOMA VERDE PHASE 2, BLOCK X, LOT 14	10	\$ 29,691.31	\$ 2,134.42
101598	SONOMA VERDE PHASE 2, BLOCK X, LOT 15	10	\$ 29,691.31	\$ 2,134.42
101599	SONOMA VERDE PHASE 2, BLOCK X, LOT 16	10	\$ 29,691.31	\$ 2,134.42
101600	SONOMA VERDE PHASE 2, BLOCK X, LOT 17	10	\$ 29,691.31	\$ 2,134.42
101601	SONOMA VERDE PHASE 2, BLOCK X, LOT 18	10	\$ 29,691.31	\$ 2,134.42
101602	SONOMA VERDE PHASE 2, BLOCK X, LOT 19	10	\$ 29,691.31	\$ 2,134.42
101603	SONOMA VERDE PHASE 2, BLOCK X, LOT 20	10	\$ 29,691.31	\$ 2,134.42
101604	SONOMA VERDE PHASE 2, BLOCK X, LOT 21	10	\$ 29,691.31	\$ 2,134.42
101605	SONOMA VERDE PHASE 2, BLOCK X, LOT 22	10	\$ 29,691.31	\$ 2,134.42
101606	SONOMA VERDE PHASE 2, BLOCK X, LOT 23	10	\$ 29,691.31	\$ 2,134.42
101607	SONOMA VERDE PHASE 2, BLOCK Y, LOT 1	10	\$ 29,691.31	\$ 2,134.42
101608	SONOMA VERDE PHASE 2, BLOCK Y, LOT 2	10	\$ 29,691.31	\$ 2,134.42
101609	SONOMA VERDE PHASE 2, BLOCK Y, LOT 3	10	\$ 29,691.31	\$ 2,134.42
101610	SONOMA VERDE PHASE 2, BLOCK Y, LOT 4	10	\$ 29,691.31	\$ 2,134.42
101611	SONOMA VERDE PHASE 2, BLOCK Y, LOT 5	10	\$ 29,691.31	\$ 2,134.42
101612	SONOMA VERDE PHASE 2, BLOCK Y, LOT 6	10	\$ 29,691.31	\$ 2,134.42
101613	SONOMA VERDE PHASE 2, BLOCK Y, LOT 7	10	\$ 29,691.31	\$ 2,134.42
101614	SONOMA VERDE PHASE 2, BLOCK Y, LOT 8	10	\$ 29,691.31	\$ 2,134.42
101615	SONOMA VERDE PHASE 2, BLOCK Y, LOT 9	10	\$ 29,691.31	\$ 2,134.42
101616	SONOMA VERDE PHASE 2, BLOCK Y, LOT 10	10	\$ 29,691.31	\$ 2,134.42
101617	SONOMA VERDE PHASE 2, BLOCK Y, LOT 11	10	\$ 29,691.31	\$ 2,134.42
101618	SONOMA VERDE PHASE 2, BLOCK Z, LOT 1	10	\$ 29,691.31	\$ 2,134.42
101619	SONOMA VERDE PHASE 2, BLOCK Z, LOT 2	10	\$ 29,691.31	\$ 2,134.42

Property ID	Legal Description	Lot Type	Improvement Area #2	
			Outstanding Assessment	Installment Due 1/31/21
101620	SONOMA VERDE PHASE 2, BLOCK Z, LOT 3	10	\$ 29,691.31	\$ 2,134.42
101621	SONOMA VERDE PHASE 2, BLOCK Z, LOT 4	10	\$ 29,691.31	\$ 2,134.42
101622	SONOMA VERDE PHASE 2, BLOCK Z, LOT 5	10	\$ 29,691.31	\$ 2,134.42
101623	SONOMA VERDE PHASE 2, BLOCK Z, LOT 6	10	\$ 29,691.31	\$ 2,134.42
101624	SONOMA VERDE PHASE 2, BLOCK Z, LOT 7	10	\$ 29,691.31	\$ 2,134.42
101625	SONOMA VERDE PHASE 2, BLOCK Z, LOT 8	10	\$ 29,691.31	\$ 2,134.42
101626	SONOMA VERDE PHASE 2, BLOCK Z, LOT 9	10	\$ 29,691.31	\$ 2,134.42
101627	SONOMA VERDE PHASE 2, BLOCK Z, LOT 10	10	\$ 29,691.31	\$ 2,134.42
101628	SONOMA VERDE PHASE 2, BLOCK Z, LOT 11	10	\$ 29,691.31	\$ 2,134.42
101629	SONOMA VERDE PHASE 2, BLOCK Z, LOT 12	10	\$ 29,691.31	\$ 2,134.42
101630	SONOMA VERDE PHASE 2, BLOCK Z, LOT 13	10	\$ 29,691.31	\$ 2,134.42
101631	SONOMA VERDE PHASE 2, BLOCK Z, LOT 14	10	\$ 29,691.31	\$ 2,134.42
101632	SONOMA VERDE PHASE 2, BLOCK Z, LOT 15	10	\$ 29,691.31	\$ 2,134.42
101633	SONOMA VERDE PHASE 2, LOT 1X	Non-Benefitted	\$ -	\$ -
101634	SONOMA VERDE PHASE 2, LOT 1X	Non-Benefitted	\$ -	\$ -
Total			\$ 6,169,223.13	\$ 443,753.25

Note: The Annual Installment billed due January 31, 2021 is less than the Annual Installment due shown on **Exhibit G-2** due to two Lots prepayment of Assessments in full.

EXHIBIT G-2 –IMPROVEMENT AREA #2 ANNUAL INSTALLMENTS

Annual Installment Due 1/31	Administrative Expenses						Total Annual Installment
	Principal	Interest	Additional Interest	Administrative Costs	Maintenance and Operation Costs		
2021	\$ 110,000.00	\$ 261,412.50	\$ 31,125.00	\$ 31,616.54	\$ 13,206.00	\$	447,360.04
2022	\$ 115,000.00	\$ 257,562.50	\$ 30,575.00	\$ 32,248.87	\$ 13,206.00	\$	448,592.37
2023	\$ 120,000.00	\$ 253,537.50	\$ 30,000.00	\$ 32,893.85	\$ 13,206.00	\$	449,637.35
2024	\$ 125,000.00	\$ 249,337.50	\$ 29,400.00	\$ 33,551.73	\$ 13,206.00	\$	450,495.23
2025	\$ 130,000.00	\$ 244,962.50	\$ 28,775.00	\$ 34,222.76	\$ 13,206.00	\$	451,166.26
2026	\$ 135,000.00	\$ 240,087.50	\$ 28,125.00	\$ 34,907.22	\$ 13,206.00	\$	451,325.72
2027	\$ 140,000.00	\$ 235,025.00	\$ 27,450.00	\$ 35,605.36	\$ 13,206.00	\$	451,286.36
2028	\$ 145,000.00	\$ 229,775.00	\$ 26,750.00	\$ 36,317.47	\$ 13,206.00	\$	451,048.47
2029	\$ 150,000.00	\$ 224,337.50	\$ 26,025.00	\$ 37,043.82	\$ 13,206.00	\$	450,612.32
2030	\$ 160,000.00	\$ 218,712.50	\$ 25,275.00	\$ 37,784.69	\$ 13,206.00	\$	454,978.19
2031	\$ 165,000.00	\$ 211,912.50	\$ 24,475.00	\$ 38,540.39	\$ 13,206.00	\$	453,133.89
2032	\$ 175,000.00	\$ 204,900.00	\$ 23,650.00	\$ 39,311.20	\$ 13,206.00	\$	456,067.20
2033	\$ 180,000.00	\$ 197,462.50	\$ 22,775.00	\$ 40,097.42	\$ 13,206.00	\$	453,540.92
2034	\$ 190,000.00	\$ 189,812.50	\$ 21,875.00	\$ 40,899.37	\$ 13,206.00	\$	455,792.87
2035	\$ 200,000.00	\$ 181,737.50	\$ 20,925.00	\$ 41,717.36	\$ 13,206.00	\$	457,585.86
2036	\$ 210,000.00	\$ 173,237.50	\$ 19,925.00	\$ 42,551.70	\$ 13,206.00	\$	458,920.20
2037	\$ 215,000.00	\$ 164,312.50	\$ 18,875.00	\$ 43,402.74	\$ 13,206.00	\$	454,796.24
2038	\$ 225,000.00	\$ 155,175.00	\$ 17,800.00	\$ 44,270.79	\$ 13,206.00	\$	455,451.79
2039	\$ 235,000.00	\$ 145,612.50	\$ 16,675.00	\$ 45,156.21	\$ 13,206.00	\$	455,649.71
2040	\$ 250,000.00	\$ 135,625.00	\$ 15,500.00	\$ 46,059.33	\$ 13,206.00	\$	460,390.33
2041	\$ 260,000.00	\$ 124,687.50	\$ 14,250.00	\$ 46,980.52	\$ 13,206.00	\$	459,124.02
2042	\$ 275,000.00	\$ 113,312.50	\$ 12,950.00	\$ 47,920.13	\$ 13,206.00	\$	462,388.63
2043	\$ 285,000.00	\$ 101,281.25	\$ 11,575.00	\$ 48,878.53	\$ 13,206.00	\$	459,940.78
2044	\$ 300,000.00	\$ 88,812.50	\$ 10,150.00	\$ 49,856.10	\$ 13,206.00	\$	462,024.60
2045	\$ 315,000.00	\$ 75,687.50	\$ 8,650.00	\$ 50,853.22	\$ 13,206.00	\$	463,396.72
2046	\$ 330,000.00	\$ 61,906.25	\$ 7,075.00	\$ 51,870.29	\$ 13,206.00	\$	464,057.54
2047	\$ 345,000.00	\$ 47,468.75	\$ 5,425.00	\$ 52,907.69	\$ 13,206.00	\$	464,007.44
2048	\$ 360,000.00	\$ 32,375.00	\$ 3,700.00	\$ 53,965.85	\$ 13,206.00	\$	463,246.85
2049	\$ 380,000.00	\$ 16,625.00	\$ 1,900.00	\$ 55,045.16	\$ 13,206.00	\$	466,776.16
Total	\$ 6,225,000.00	\$ 4,836,693.75	\$ 561,650.00	\$ 1,226,476.31	\$ 382,974.00	\$	13,232,794.06

Note: The figures shown above are estimates only and subject to change in Annual Service Plan Updates. The Annual Installment due January 31, 2021 for Improvement Area #2 was approved by the City Council on July 28, 2020 via Ordinance No. 2020-08.

EXHIBIT H-1 –IMPROVEMENT AREA #3 ASSESSMENT ROLL

Property ID	Improvement Area #3	
	Outstanding Assessment	Annual Installment Due 1/31/2021
Improvement Area #3 Initial Parcel	\$ 6,120,000.00	\$ 35,000.00
Total	\$ 6,120,000.00	\$ 35,000.00

Notes:

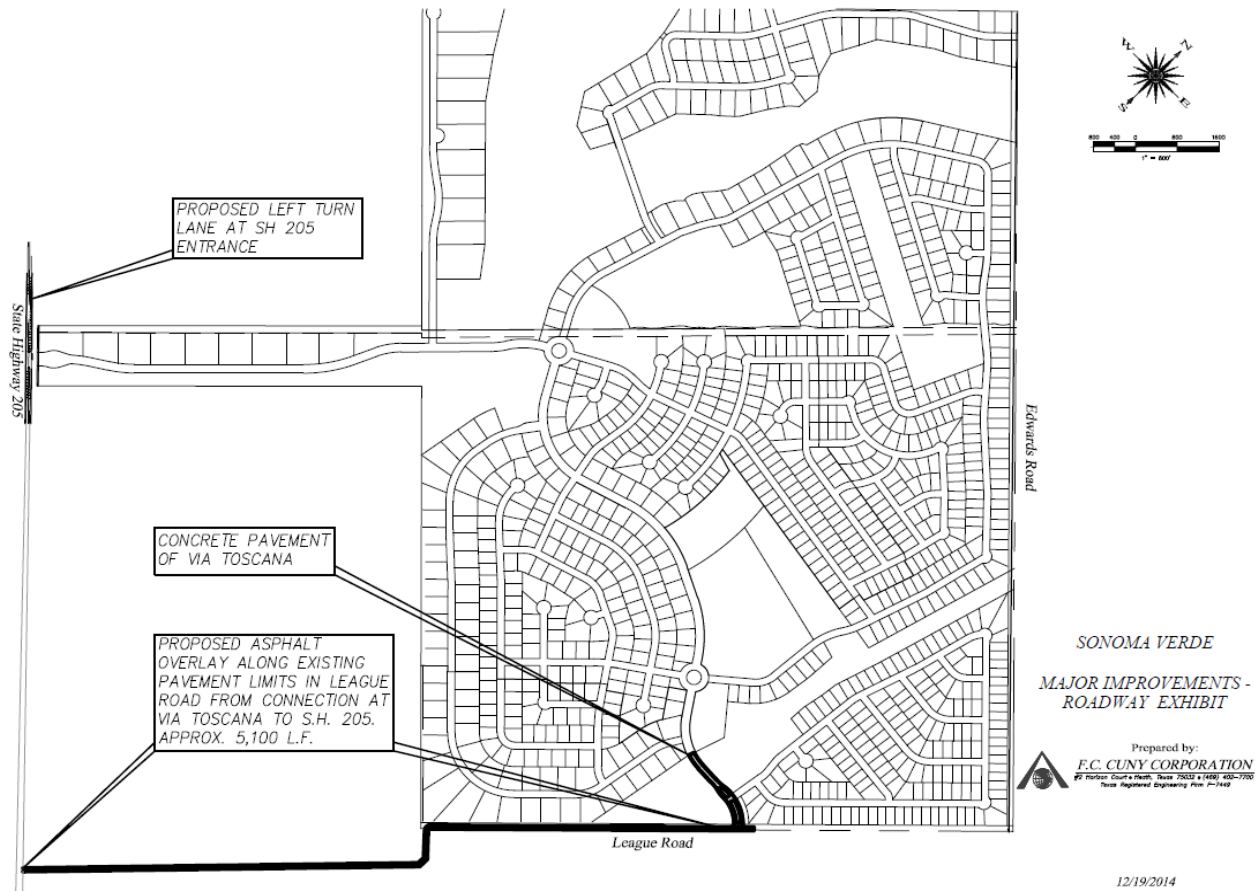
Improvement Area #3 Initial Parcel is wholly contained within Property ID 79963.

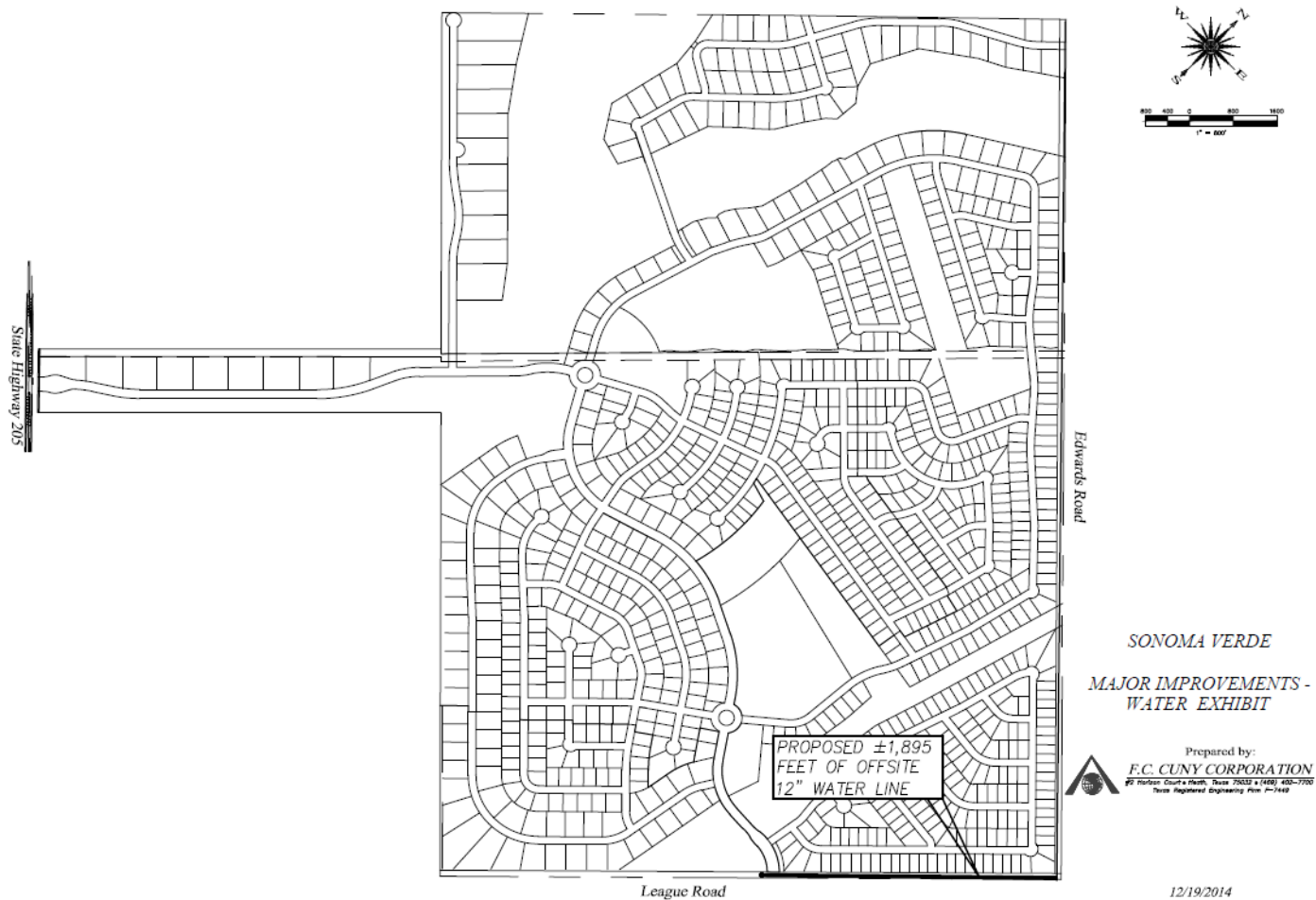
EXHIBIT H-2 –IMPROVEMENT AREA #3 ANNUAL INSTALLMENTS

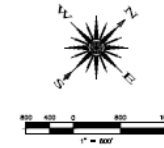
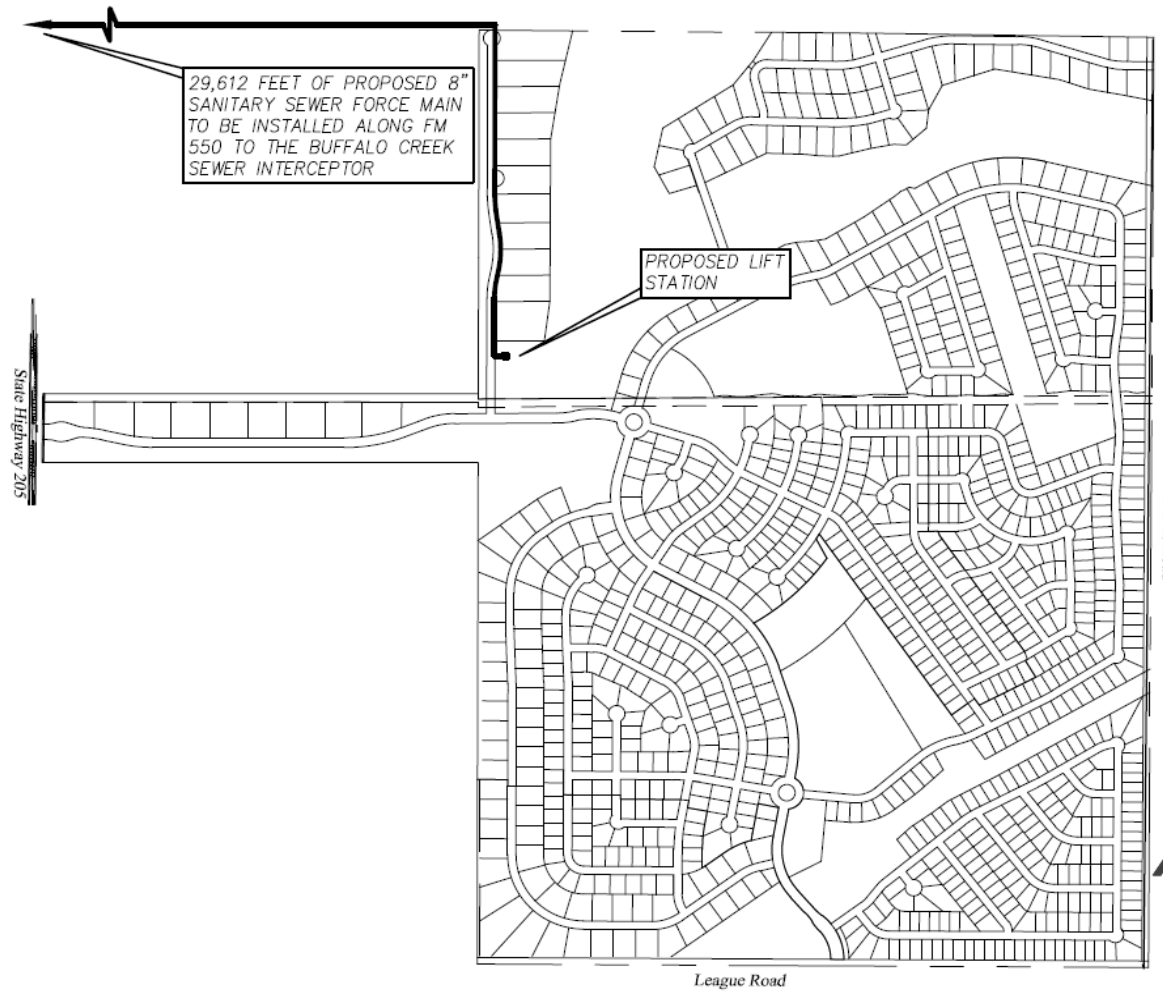
Administrative Expenses								
Annual Installment Due 1/31	Principal	Interest	Capitalized Interest	Additional Interest	Administrative Costs	Maintenance and Operation Costs	Reserve Fund	Total Annual Installment
2021	\$ -	\$ 168,300.00	\$ (168,300.00)	\$ -	\$ 35,000.00	\$ -	\$ -	\$ 35,000.00
2022	\$ 85,000.00	\$ 336,600.00	\$ (168,300.00)	\$ 30,600.00	\$ 35,700.00	\$ 11,470.00	\$ -	\$ 331,070.00
2023	\$ 90,000.00	\$ 331,925.00	\$ -	\$ 30,175.00	\$ 36,414.00	\$ 11,470.00	\$ -	\$ 499,984.00
2024	\$ 95,000.00	\$ 326,975.00	\$ -	\$ 29,725.00	\$ 37,142.28	\$ 11,470.00	\$ -	\$ 500,312.28
2025	\$ 100,000.00	\$ 321,750.00	\$ -	\$ 29,250.00	\$ 37,885.13	\$ 11,470.00	\$ -	\$ 500,355.13
2026	\$ 105,000.00	\$ 316,250.00	\$ -	\$ 28,750.00	\$ 38,642.83	\$ 11,470.00	\$ -	\$ 500,112.83
2027	\$ 110,000.00	\$ 310,475.00	\$ -	\$ 28,225.00	\$ 39,415.68	\$ 11,470.00	\$ -	\$ 499,585.68
2028	\$ 120,000.00	\$ 304,425.00	\$ -	\$ 27,675.00	\$ 40,204.00	\$ 11,470.00	\$ -	\$ 503,774.00
2029	\$ 125,000.00	\$ 297,825.00	\$ -	\$ 27,075.00	\$ 41,008.08	\$ 11,470.00	\$ -	\$ 502,378.08
2030	\$ 130,000.00	\$ 290,950.00	\$ -	\$ 26,450.00	\$ 41,828.24	\$ 11,470.00	\$ -	\$ 500,698.24
2031	\$ 135,000.00	\$ 283,800.00	\$ -	\$ 25,800.00	\$ 42,664.80	\$ 11,470.00	\$ -	\$ 498,734.80
2032	\$ 145,000.00	\$ 276,375.00	\$ -	\$ 25,125.00	\$ 43,518.10	\$ 11,470.00	\$ -	\$ 501,488.10
2033	\$ 150,000.00	\$ 268,400.00	\$ -	\$ 24,400.00	\$ 44,388.46	\$ 11,470.00	\$ -	\$ 498,658.46
2034	\$ 160,000.00	\$ 260,150.00	\$ -	\$ 23,650.00	\$ 45,276.23	\$ 11,470.00	\$ -	\$ 500,546.23
2035	\$ 170,000.00	\$ 251,350.00	\$ -	\$ 22,850.00	\$ 46,181.76	\$ 11,470.00	\$ -	\$ 501,851.76
2036	\$ 180,000.00	\$ 242,000.00	\$ -	\$ 22,000.00	\$ 47,105.39	\$ 11,470.00	\$ -	\$ 502,575.39
2037	\$ 190,000.00	\$ 232,100.00	\$ -	\$ 21,100.00	\$ 48,047.50	\$ 11,470.00	\$ -	\$ 502,717.50
2038	\$ 200,000.00	\$ 221,650.00	\$ -	\$ 20,150.00	\$ 49,008.45	\$ 11,470.00	\$ -	\$ 502,278.45
2039	\$ 210,000.00	\$ 210,650.00	\$ -	\$ 19,150.00	\$ 49,988.62	\$ 11,470.00	\$ -	\$ 501,258.62
2040	\$ 220,000.00	\$ 199,100.00	\$ -	\$ 18,100.00	\$ 50,988.39	\$ 11,470.00	\$ -	\$ 499,658.39
2041	\$ 235,000.00	\$ 187,000.00	\$ -	\$ 17,000.00	\$ 52,008.16	\$ 11,470.00	\$ -	\$ 502,478.16
2042	\$ 245,000.00	\$ 174,075.00	\$ -	\$ 15,825.00	\$ 53,048.32	\$ 11,470.00	\$ -	\$ 499,418.32
2043	\$ 260,000.00	\$ 160,600.00	\$ -	\$ 14,600.00	\$ 54,109.29	\$ 11,470.00	\$ -	\$ 500,779.29
2044	\$ 275,000.00	\$ 146,300.00	\$ -	\$ 13,300.00	\$ 55,191.47	\$ 11,470.00	\$ -	\$ 501,261.47
2045	\$ 290,000.00	\$ 131,175.00	\$ -	\$ 11,925.00	\$ 56,295.30	\$ 11,470.00	\$ -	\$ 500,865.30
2046	\$ 305,000.00	\$ 115,225.00	\$ -	\$ 10,475.00	\$ 57,421.21	\$ 11,470.00	\$ -	\$ 499,591.21
2047	\$ 325,000.00	\$ 98,450.00	\$ -	\$ 8,950.00	\$ 58,569.63	\$ 11,470.00	\$ -	\$ 502,439.63
2048	\$ 340,000.00	\$ 80,575.00	\$ -	\$ 7,325.00	\$ 59,741.03	\$ 11,470.00	\$ -	\$ 499,111.03
2049	\$ 360,000.00	\$ 61,875.00	\$ -	\$ 5,625.00	\$ 60,935.85	\$ 11,470.00	\$ -	\$ 499,905.85
2050	\$ 380,000.00	\$ 42,075.00	\$ -	\$ 3,825.00	\$ 62,154.56	\$ 11,470.00	\$ -	\$ 499,524.56
2051	\$ 385,000.00	\$ 21,175.00	\$ -	\$ 1,925.00	\$ 63,397.66	\$ 11,470.00	\$ (424,425.00)	\$ 58,542.66
Total	\$ 6,120,000.00	\$ 6,669,575.00	\$ (336,600.00)	\$ 591,025.00	\$ 1,483,280.43	\$ 344,100.00	\$ (424,425.00)	\$ 14,446,955.43

Note: 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 is shown at 5.5% for illustrative purposes only.

EXHIBIT I-1 – MAPS OF MAJOR IMPROVEMENTS



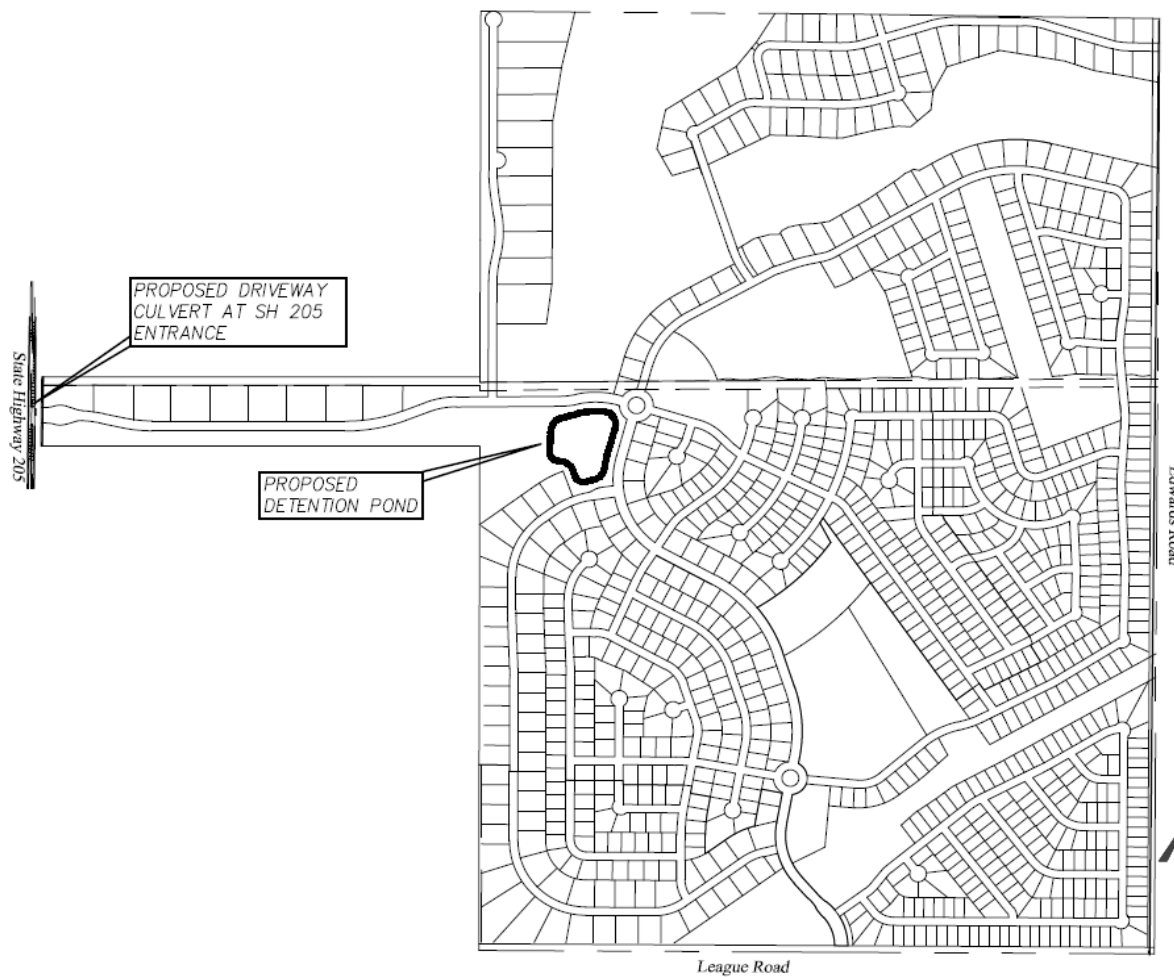




SONOMA VERDE
**MAJOR IMPROVEMENTS -
WASTE WATER EXHIBIT**

Prepared by:
F.C. CUNY CORPORATION
201 Wolfson Court • North • Suite 200 • 4080 • 4080-1700
Texas Registered Engineering Firm P-1410

12/19/2014

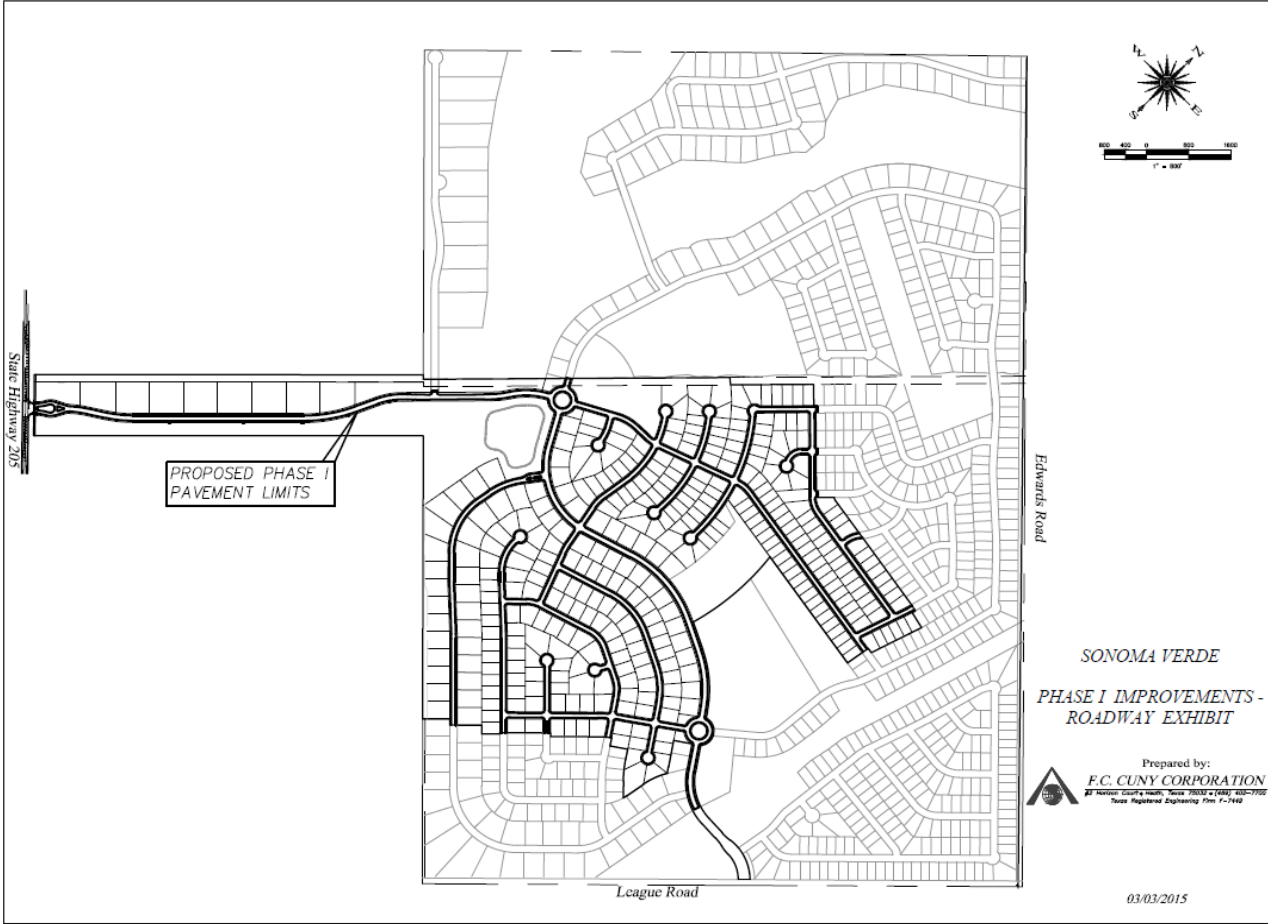


SONOMA VERDE
MAJOR IMPROVEMENTS -
DRAINAGE EXHIBIT

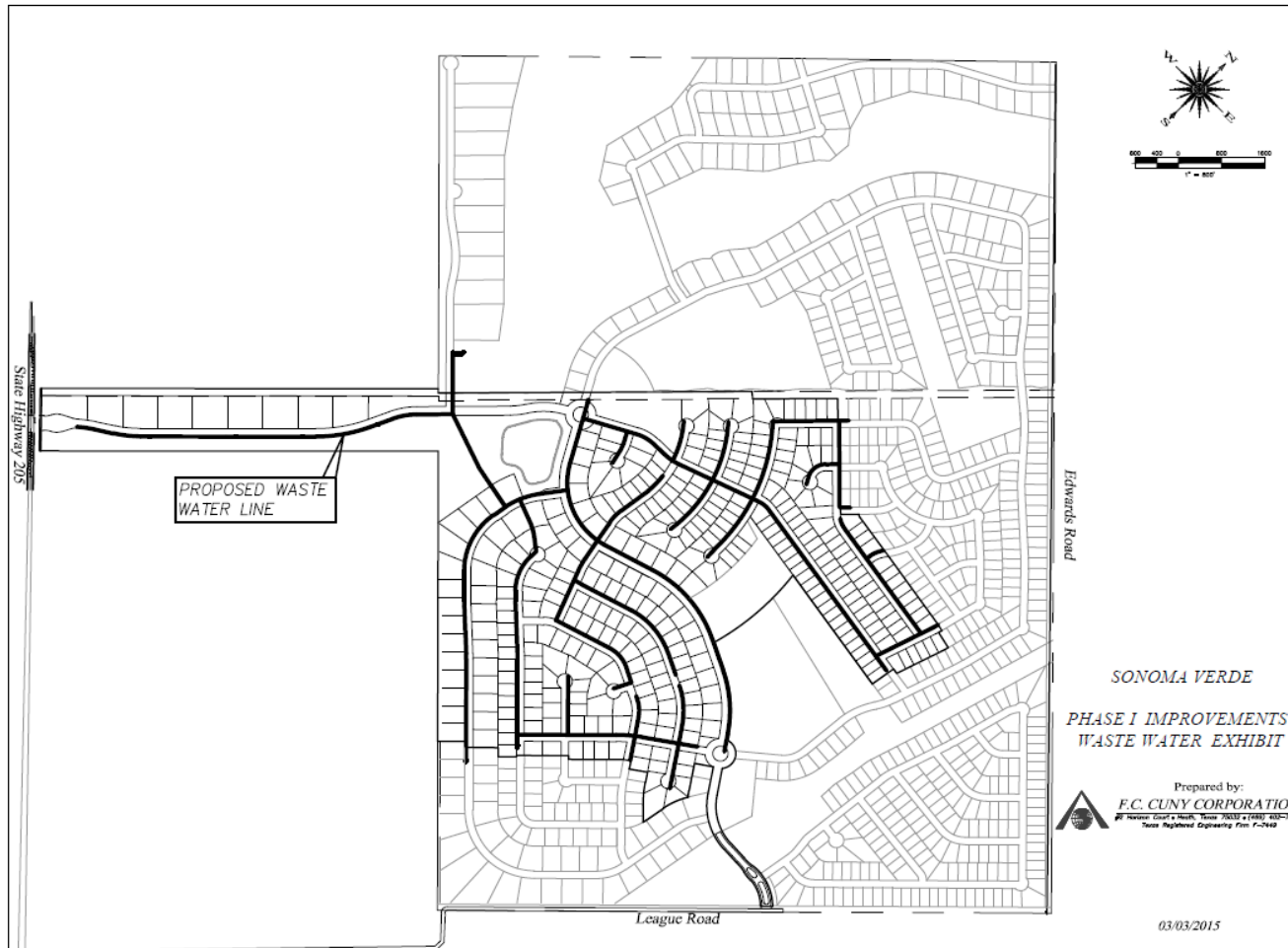
Prepared by:
F.C. CUNY CORPORATION
PE Number: C-001476-0001, Texas 70532 & 14080, 405-7770
Texas Registered Engineering Firm #7419

12/19/2014

EXHIBIT I-2 – MAPS OF PHASE 1 IMPROVEMENTS







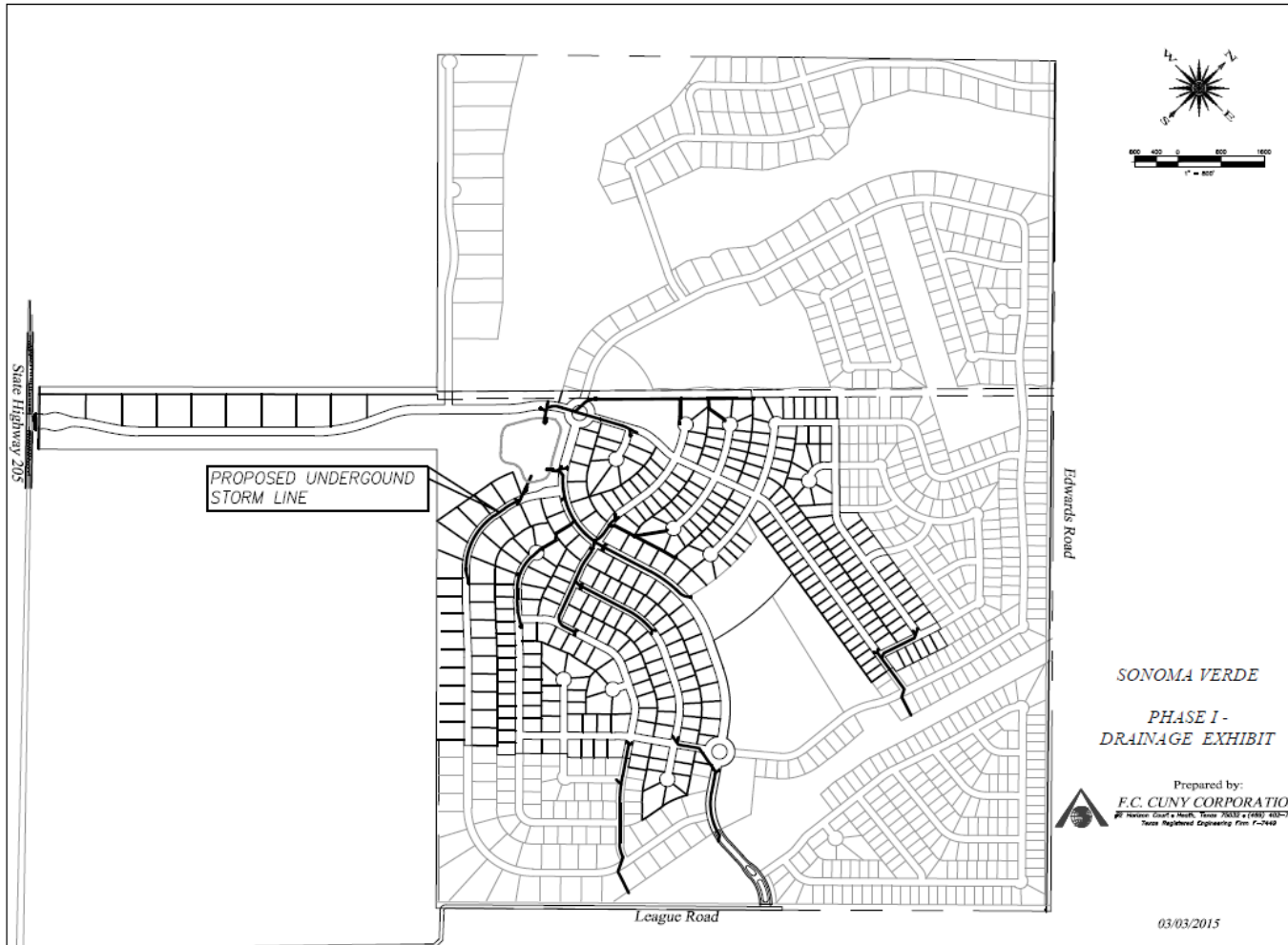
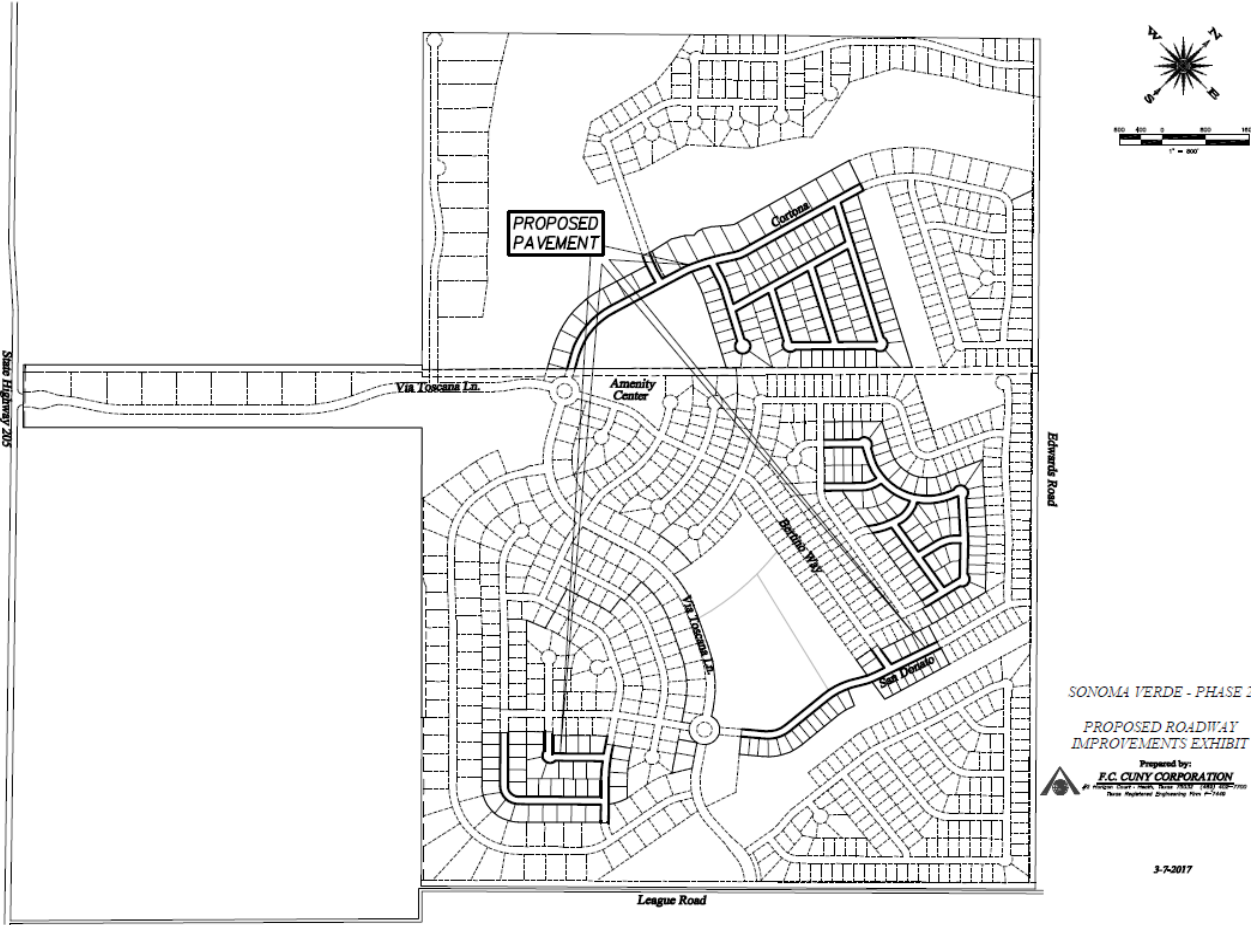
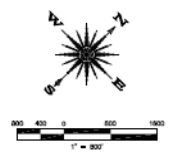
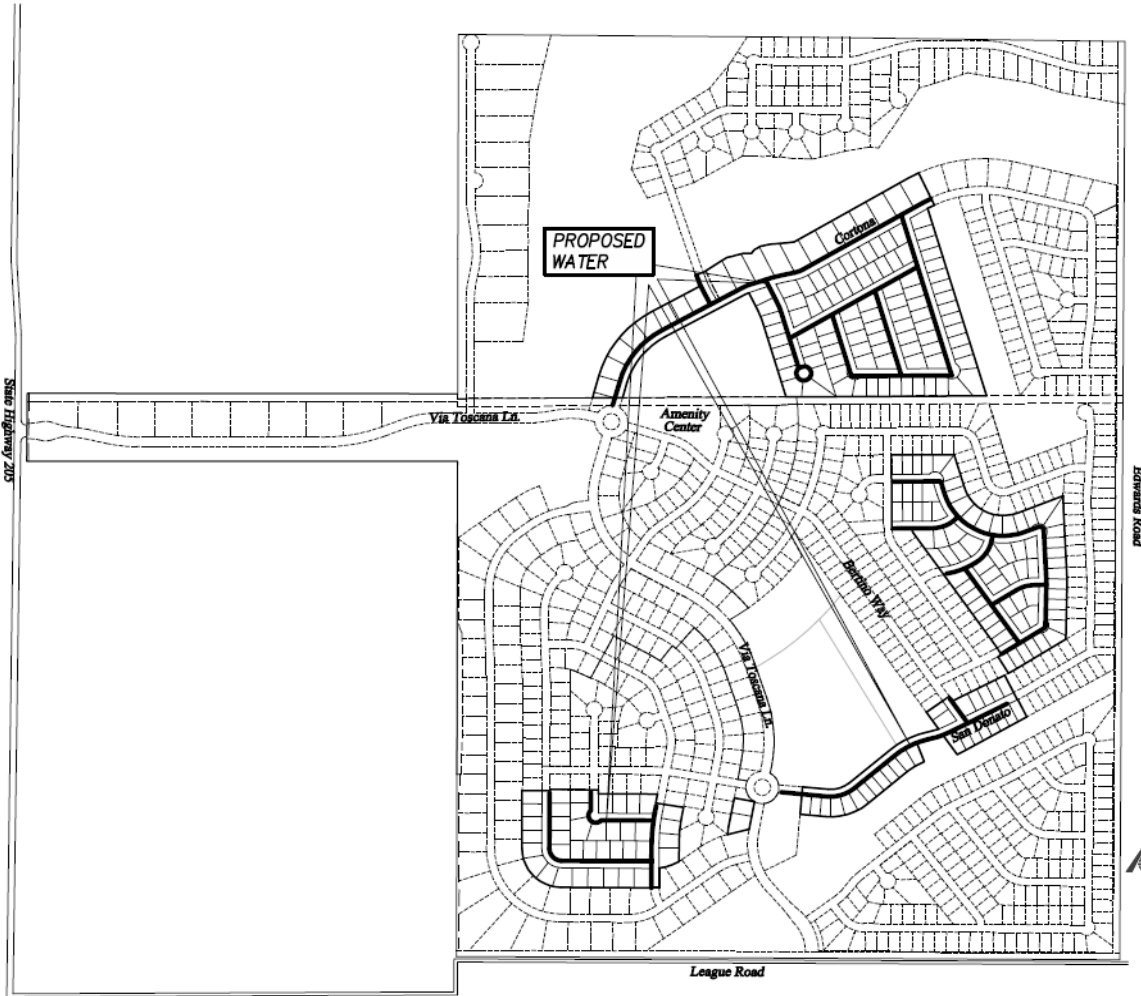


EXHIBIT I-3 – MAPS OF PHASE 2 IMPROVEMENTS

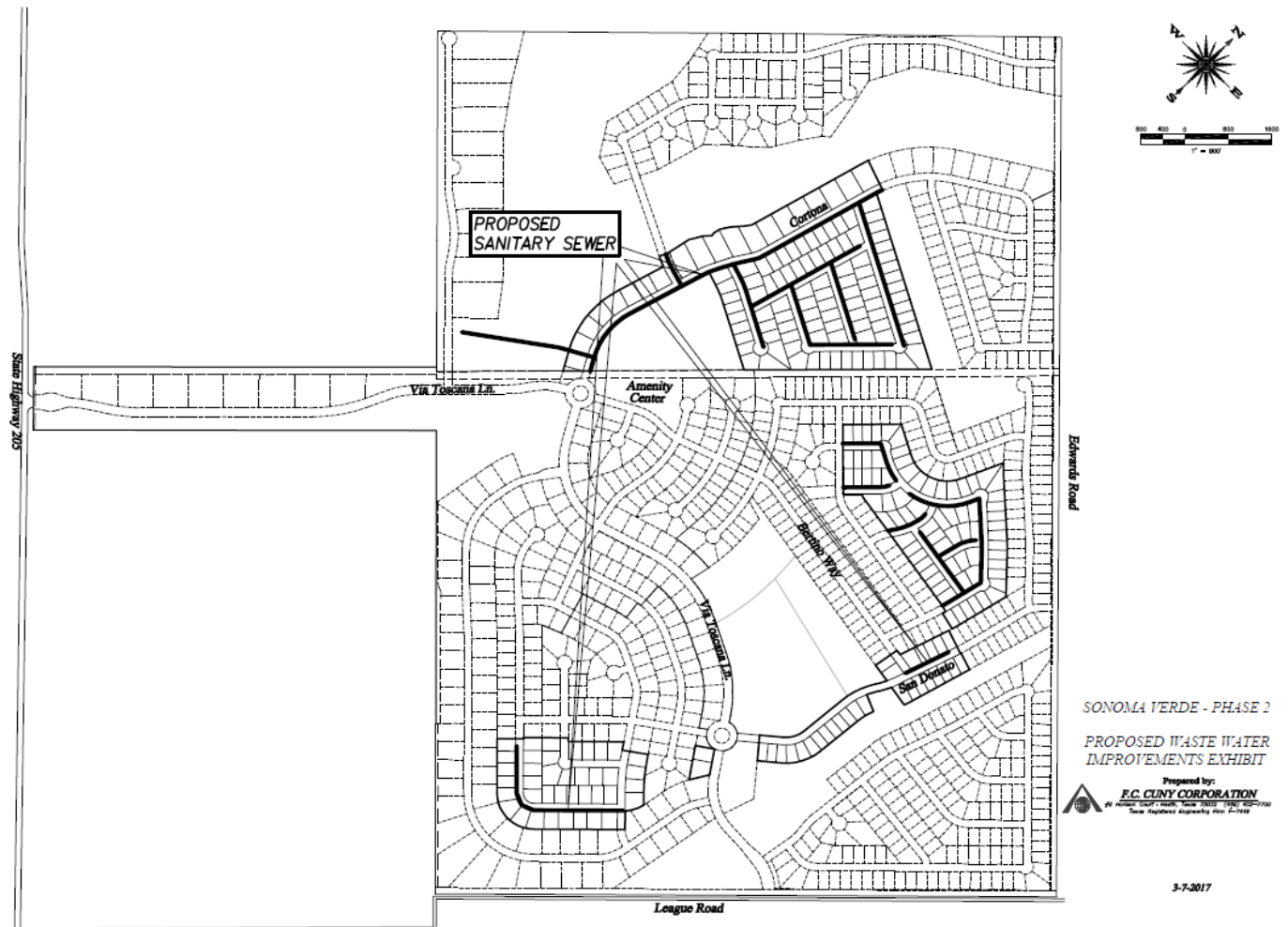




SONOMA VERDE - PHASE 2
 PROPOSED WATER
 IMPROVEMENTS EXHIBIT

Prepared by:
F.C. CUNY CORPORATION
41 HANCOCK STREET SUITE 200 SAN FRANCISCO, CA 94104
 Tel: 415.774.8800 Fax: 415.774.8801

3-7-2017



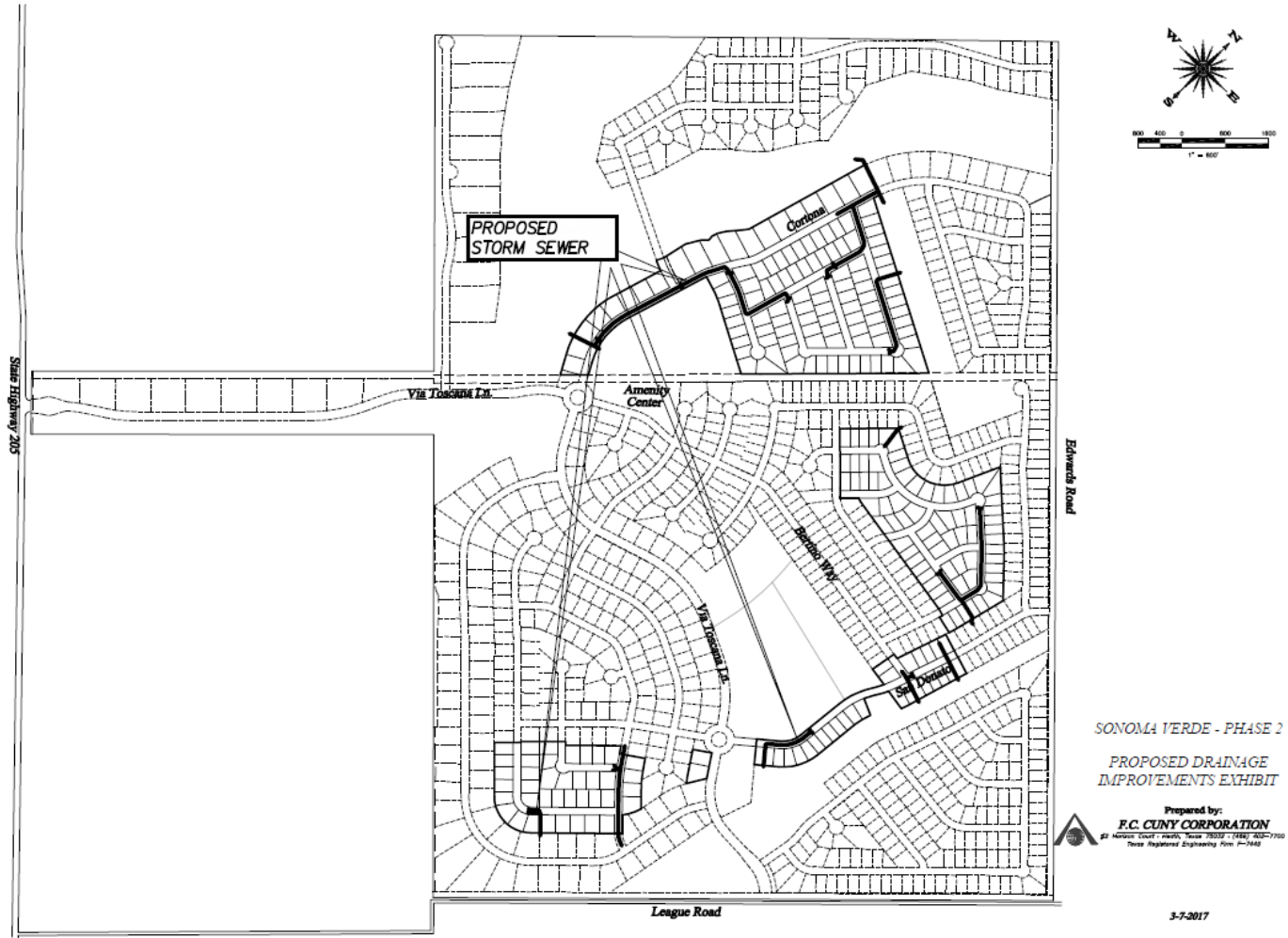
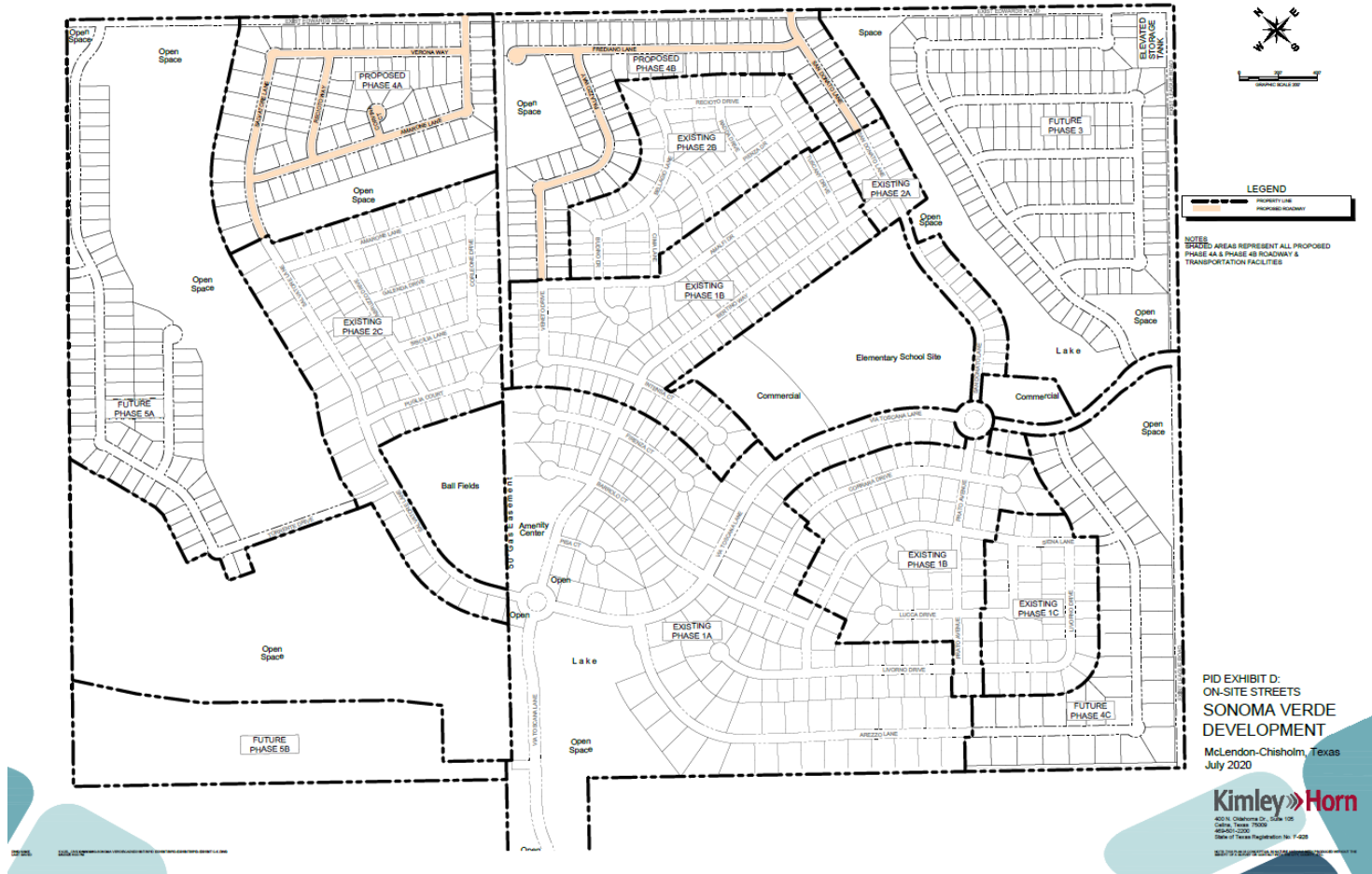
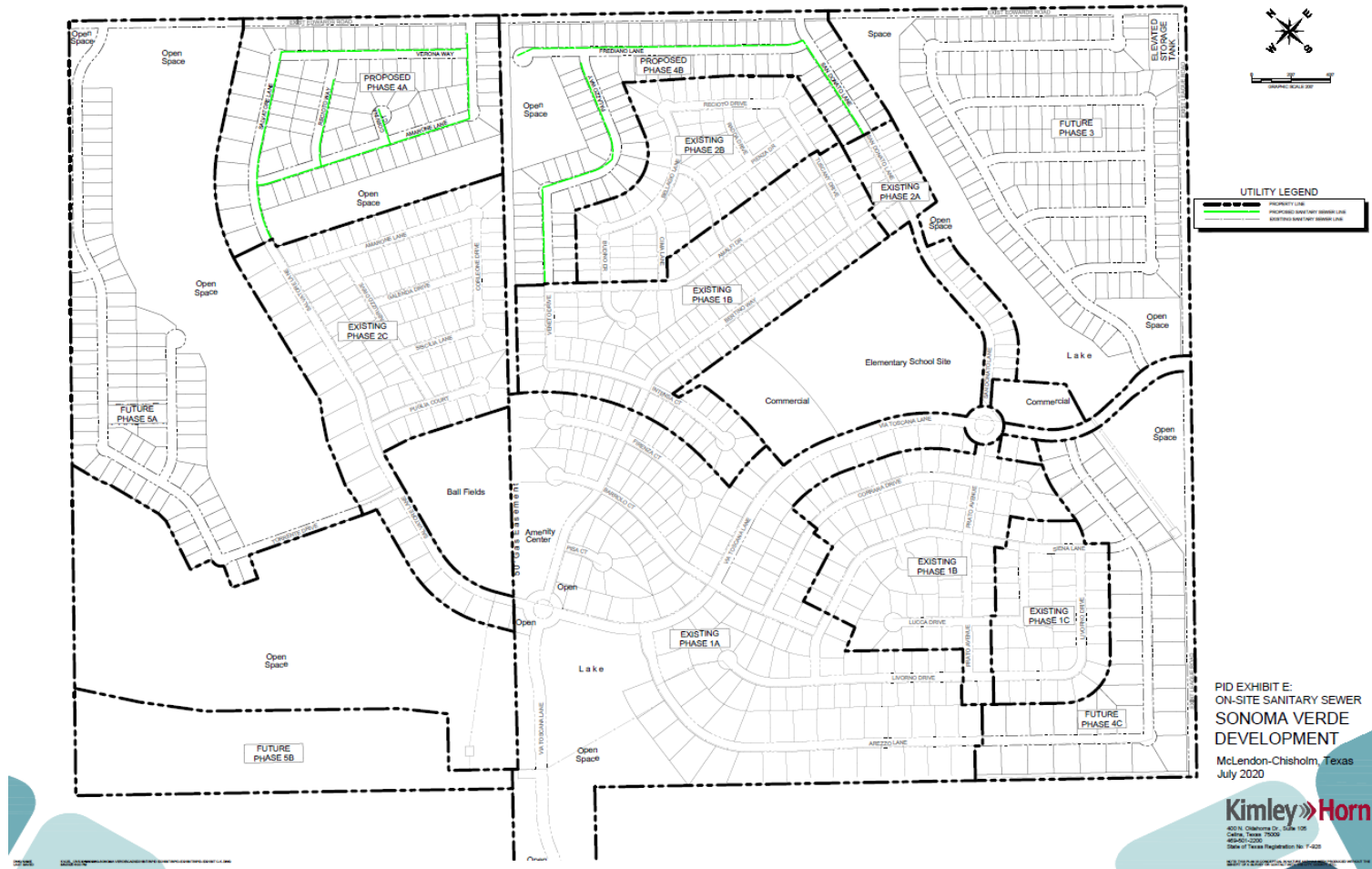


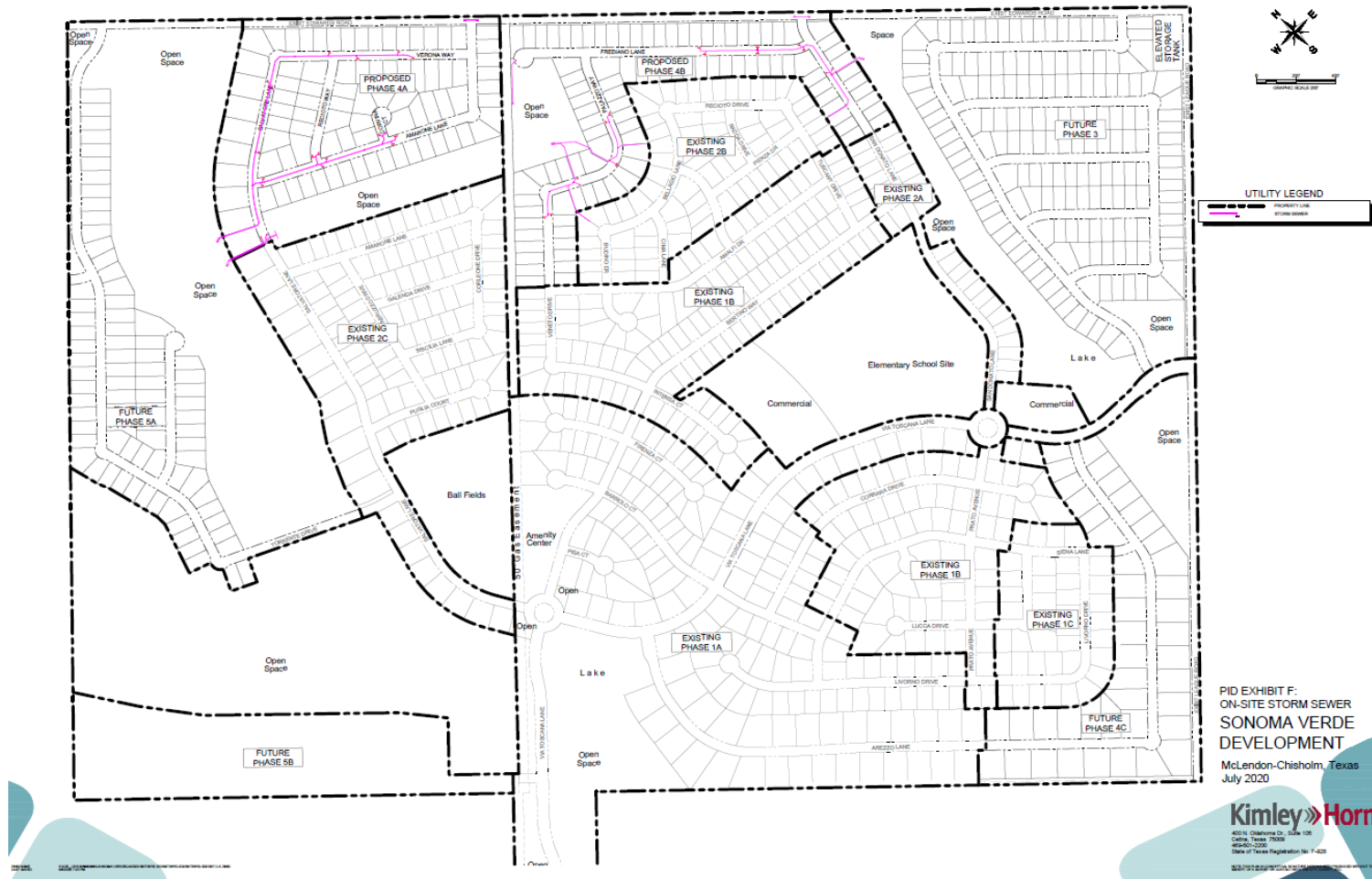
EXHIBIT I-4 – MAPS OF IMPROVEMENT AREA #3 IMPROVEMENTS

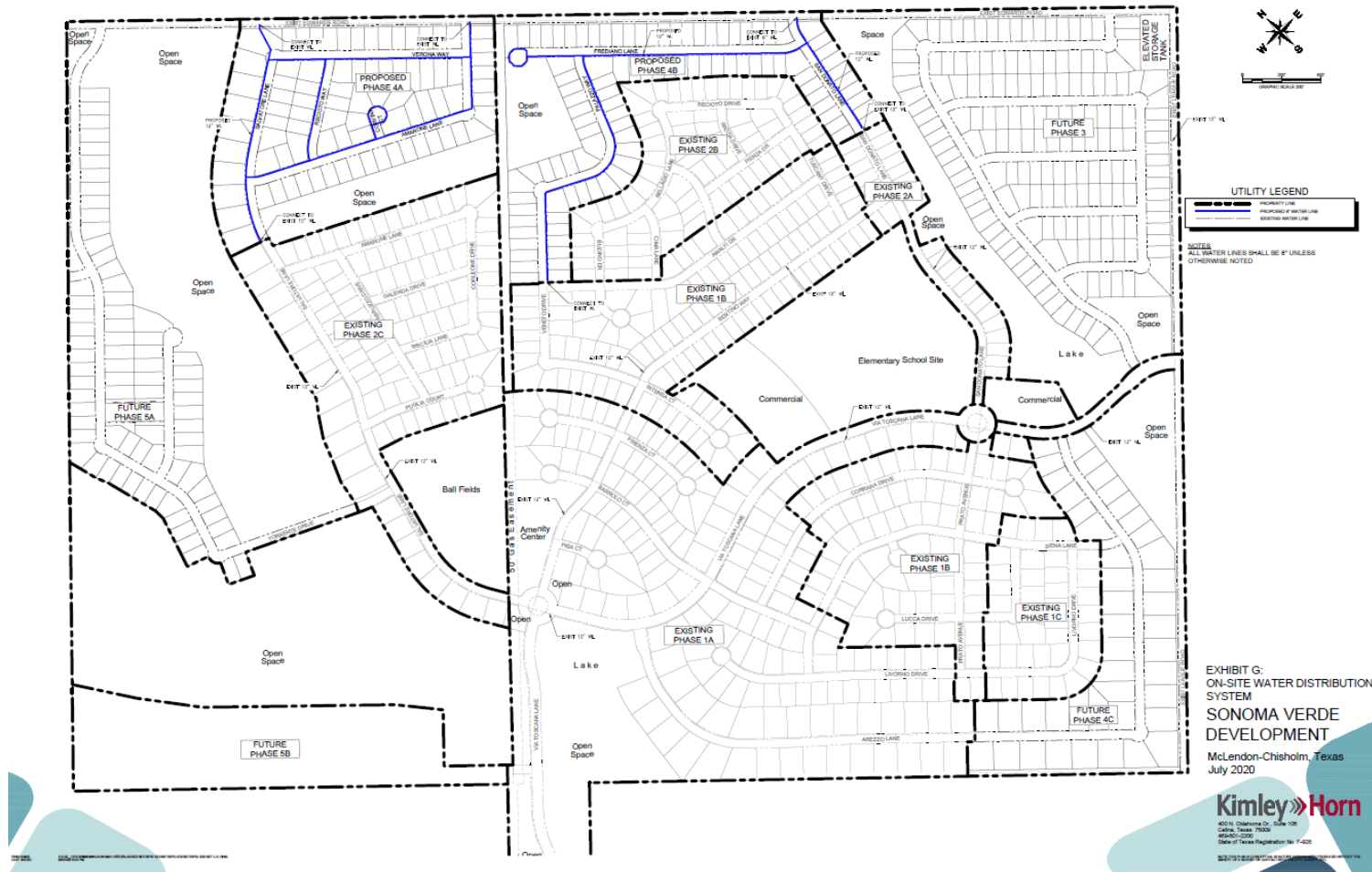




PID EXHIBIT E:
ON-SITE SANITARY SEWER
SONOMA VERDE
DEVELOPMENT
McLendon-Chisholm, Texas
July 2020

Kimley»Horn
4001 N. Glenview Dr., Suite 100
Cedar, Texas 75005
409.440.1234
State of Texas Registration No. 7-0228





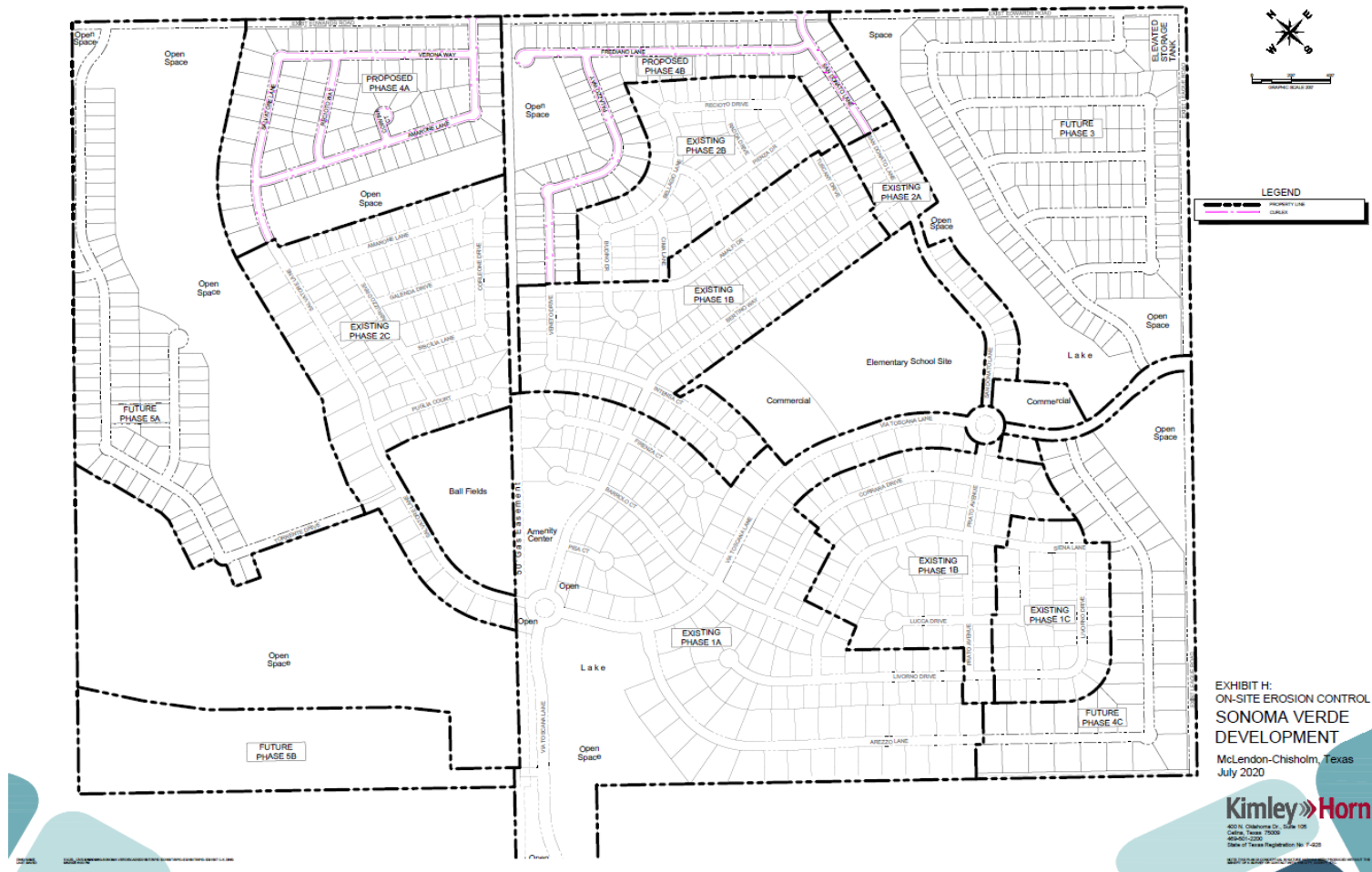


EXHIBIT H:
ON-SITE EROSION CONTROL
SONOMA VERDE
DEVELOPMENT
McLendon-Chisholm, Texas
July 2020

Kimley»Horn
400 N. Oaklawn Dr., Suite 100
Dallas, Texas 75209
(972) 441-1234
State of Texas Registration No. T-4223
S:\Projects\2020\SONOMA VERDE DEVELOPMENT\EXHIBIT H\ON-SITE EROSION CONTROL\SONOMA VERDE DEVELOPMENT EXHIBIT H.dwg

EXHIBIT J-1 – MAXIMUM ASSESSMENT AND TAX RATE EQUIVALENT

Lot Type	Units	Units After Prepayments	Estimated Buildout Value Per Unit	Total Estimated Buildout Value	Assessment	Maximum Assessment per unit	Average Annual Installment	Average Annual Installment per Unit	PID TRE
<i>Phase 1</i>									
2	29	29	\$ 440,000	\$ 12,760,000	\$ 1,115,724.08	\$ 38,473.24	\$ 75,315.43	\$ 2,597.08	
3	30	30	\$ 340,000	\$ 10,200,000	\$ 889,983.48	\$ 29,666.12	\$ 60,077.12	\$ 2,002.57	
4	122	120	\$ 310,000	\$ 37,200,000	\$ 3,226,190.12	\$ 26,884.92	\$ 217,779.55	\$ 1,814.83	
5	175	175	\$ 245,000	\$ 42,875,000	\$ 3,731,441.15	\$ 21,322.52	\$ 251,885.83	\$ 1,439.35	
6	8	8	\$ 425,000	\$ 3,400,000	\$ 296,661.16	\$ 37,082.65	\$ 20,025.71	\$ 2,503.21	
Phase 1 Total	364	362		\$ 106,435,000	\$ 9,260,000.00		\$ 625,083.62		0.587291
<i>Improvement Area #1C</i>									
4	41	41	\$ 310,000	\$ 12,710,000	\$ 1,290,079.39	\$ 31,465.35	\$ 111,575.83	\$ 2,721.36	
Improvement Area #1C Total	41	41		\$ 12,710,000	\$ 1,290,079.39		\$ 111,575.83		0.877859
<i>Improvement Area #2</i>									
2	12	12	\$ 440,000	\$ 5,280,000	\$ 564,809.00	\$ 47,067.42	\$ 41,401.47	\$ 3,450.12	
3	8	8	\$ 340,000	\$ 2,720,000	\$ 290,343.58	\$ 36,292.95	\$ 21,282.69	\$ 2,660.34	
5	100	99	\$ 245,000	\$ 24,255,000	\$ 2,582,470.25	\$ 26,085.56	\$ 189,299.53	\$ 1,912.12	
10	93	92	\$ 277,500	\$ 25,530,000	\$ 2,731,600.31	\$ 29,691.31	\$ 200,231.02	\$ 2,176.42	
Improvement Area #2 Total	213	211		\$ 57,785,000	\$ 6,225,000.00		\$ 456,303.24		0.789657
<i>Improvement Area #3</i>									
1	99	99	\$ 333,719	\$ 33,038,181	\$ 3,087,993.16	\$ 31,191.85	\$ 249,736.54	\$ 2,522.59	
2	77	77	\$ 368,392	\$ 28,366,184	\$ 2,651,313.71	\$ 34,432.65	\$ 214,420.78	\$ 2,784.69	
3	9	9	\$ 452,556	\$ 4,073,004	\$ 380,693.13	\$ 42,299.24	\$ 30,787.95	\$ 3,420.88	
Improvement Area #3 Total	185	185		\$ 65,477,369	\$ 6,120,000.00		\$ 494,945.27		\$ 0.7559
Total	803	799		\$ 242,407,369.00	\$ 22,895,079.39		\$ 1,687,907.96		

EXHIBIT J-2 – LAND USE CLASS TO LOT TYPE CONVERSION

Lot Type	Land Use Class	Front Footage/Acreage/Use	Estimated Buildout Value per Unit	Outstanding Assessment per Unit
Phase 1, Lot Type 2	Land Use Class 2	Residential - One-Half Acre	\$ 440,000	\$ 38,473
Phase 1, Lot Type 3	Land Use Class 3	Residential - 90' Lot	\$ 340,000	\$ 29,666
Phase 1, Lot Type 4	Land Use Class 4	Residential - 80' Lot	\$ 310,000	\$ 26,885
Phase 1, Lot Type 5	Land Use Class 5	Residential - 60' Lot	\$ 245,000	\$ 21,323
Phase 1, Lot Type 6	Land Use Class 6	Office Lot	\$ 425,000	\$ 37,083
Improvement Area #1C, Lot Type 4	Land Use Class 4	Residential - 80' Lot	\$ 310,000	\$ 31,465
Improvement Area #2, Lot Type 2	Land Use Class 2	Residential - One-Half Acre	\$ 440,000	\$ 47,067
Improvement Area #2, Lot Type 3	Land Use Class 3	Residential - 90' Lot	\$ 340,000	\$ 36,293
Improvement Area #2, Lot Type 5	Land Use Class 5	Residential - 60' Lot	\$ 245,000	\$ 26,086
Improvement Area #2, Lot Type 10	Land Use Class 10	Residential - 70' Lot	\$ 277,500	\$ 29,691
Improvement Area #3, Lot Type 1	N/A	Residential - 60' Lot	\$ 333,719	\$ 27,064
Improvement Area #3, Lot Type 2	N/A	Residential - 70'	\$ 368,392	\$ 29,875
Improvement Area #3, Lot Type 3	N/A	Residential - 120'	\$ 452,556	\$ 36,701

EXHIBIT K – FORM OF NOTICE OF PID ASSESSMENT TERMINATION



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

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

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

Dear Ms./Mr. [County Clerk],

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

City of McLendon-Chisholm
Attn: City Secretary
1371 West FM 550
McLendon-Chisholm, TX 75032

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

Sincerely,
[Signature]

P3Works, LLC
(817) 393-0353
Admin@P3-Works.com
www.P3-Works.com

City Secretary
1371 West FM 550
McLendon-Chisholm, TX 75032

FULL RELEASE OF PUBLIC IMPROVEMENT DISTRICT LIEN

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

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

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

WHEREAS, the District consists of approximately 548 contiguous acres within the and corporate limits of the City; and

WHEREAS, on or about January 13, 2015, the City Council approved Ordinance No. 2015-02, (hereinafter referred to as the "Phase 1 Assessment Ordinance") approving a service and assessment plan and assessment roll for the Property (defined below) within the District; and

WHEREAS, on or about June 23, 2017, the City Council approved Ordinance No. 2017-09, (hereinafter referred to as the "Phase 2 Assessment Ordinance") approving a service and assessment plan and assessment roll for the Property (defined below) within the District; and

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

DEBT SERVICE REQUIREMENTS

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

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

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EXHIBIT L-2 – DEBT SERVICE SCHEDULE FOR PHASE 1 REFUNDING AND IMPROVEMENT BONDS

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 L-3 – DEBT SERVICE SCHEDULE FOR IMPROVEMENT AREA #3 BONDS

[To be included after issuance of Improvement Area #3 Bonds.]

EXHIBIT M – HOMEBUYER DISCLOSURES

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

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

EXHIBIT M-1 - HOMEBUYER DISCLOSURE FOR PHASE 1, LOT TYPE 2

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

CONCERNING THE PROPERTY AT:

STREET ADDRESS

PRINCIPAL PHASE 1, LOT TYPE 2 ASSESSMENT: \$38,473.24

As the purchaser of the real property located at the street address set forth above, you are obligated to pay assessments to the City of McLendon-Chisholm, Texas, for the costs of a portion of public improvements (the “**Authorized Improvements**”) undertaken for the benefit of the property within “**Sonoma Public Improvement District**” (the “**District**”) created under Subchapter A, Chapter 372, Local Government Code, as amended. You are also obligated to pay for the operation and maintenance of the Authorized Improvements, a component of the administrative Expenses, which is calculated based on actual costs to operate and maintain the infrastructure, and is billed annual as set forth in the Service and Assessment Plan adopted on January 13, 2015.

THE PRINCIPAL OF THE PHASE 1, LOT TYPE 2 ASSESSMENT AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS IS \$38,473.24 WHICH MAY BE PAID IN FULL AT ANY TIME; HOWEVER, IF NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS WHICH WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS. THE COMPONENT OF THE ADMINISTRATIVE EXPENSES FOR OPERATION AND MAINTENANCE OF THE AUTHORIZED IMPROVEMENTS IS CALCULATED ANNUALLY BASED ON ACTUAL COSTS TO OPERATE AND MAINTAIN THE INFRASTRUCTURE AND CANNOT BE PREPAID.

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

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

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

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

PURCHASER:

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

STATE OF TEXAS

§

§

COUNTY OF ROCKWALL

§

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

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

STATE OF TEXAS

Notary Public, State of Texas

§

§

COUNTY OF ROCKWALL

§

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

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

Notary Public, State of Texas

PROJECTED ANNUAL INSTALLMENTS – PHASE 1, LOT TYPE 2

			Administrative Expenses		
Installment Due 1/31			Administrative	Maintenance and	
	Principal	Interest	Costs	Operation Costs	Total
2021	\$ 955.60	\$ 1,368.76	\$ 195.40	\$ 62.00	\$ 2,581.76
2022	\$ 1,059.47	\$ 1,241.66	\$ 199.31	\$ 62.00	\$ 2,562.44
2023	\$ 1,101.02	\$ 1,199.28	\$ 203.30	\$ 62.00	\$ 2,565.59
2024	\$ 1,142.56	\$ 1,155.24	\$ 207.36	\$ 62.00	\$ 2,567.16
2025	\$ 1,184.11	\$ 1,109.53	\$ 211.51	\$ 62.00	\$ 2,567.16
2026	\$ 1,225.66	\$ 1,062.17	\$ 215.74	\$ 62.00	\$ 2,565.57
2027	\$ 1,267.21	\$ 1,013.14	\$ 220.06	\$ 62.00	\$ 2,562.41
2028	\$ 1,329.53	\$ 962.45	\$ 224.46	\$ 62.00	\$ 2,578.44
2029	\$ 1,371.08	\$ 909.27	\$ 228.95	\$ 62.00	\$ 2,571.30
2030	\$ 1,412.62	\$ 854.43	\$ 233.53	\$ 62.00	\$ 2,562.58
2031	\$ 1,474.95	\$ 797.93	\$ 238.20	\$ 62.00	\$ 2,573.07
2032	\$ 1,495.72	\$ 761.05	\$ 242.96	\$ 62.00	\$ 2,561.73
2033	\$ 1,537.27	\$ 723.66	\$ 247.82	\$ 62.00	\$ 2,570.75
2034	\$ 1,558.04	\$ 685.23	\$ 252.78	\$ 62.00	\$ 2,558.04
2035	\$ 1,599.59	\$ 646.28	\$ 257.83	\$ 62.00	\$ 2,565.70
2036	\$ 1,641.14	\$ 606.29	\$ 262.99	\$ 62.00	\$ 2,572.41
2037	\$ 1,682.69	\$ 548.85	\$ 268.25	\$ 62.00	\$ 2,561.78
2038	\$ 1,745.01	\$ 489.95	\$ 273.61	\$ 62.00	\$ 2,570.57
2039	\$ 1,786.55	\$ 428.88	\$ 279.09	\$ 62.00	\$ 2,556.52
2040	\$ 1,848.88	\$ 366.35	\$ 284.67	\$ 62.00	\$ 2,561.89
2041	\$ 1,911.20	\$ 301.64	\$ 290.36	\$ 62.00	\$ 2,565.20
2042	\$ 1,952.75	\$ 244.30	\$ 296.17	\$ 62.00	\$ 2,555.21
2043	\$ 2,015.07	\$ 185.72	\$ 302.09	\$ 62.00	\$ 2,564.88
2044	\$ 2,056.62	\$ 125.27	\$ 308.13	\$ 62.00	\$ 2,552.01
2045	\$ 2,118.94	\$ 63.57	\$ 314.30	\$ 62.00	\$ 2,558.80
Total	\$ 38,473.24	\$ 17,850.87	\$ 6,258.85	\$ 1,550.00	\$ 64,132.97

Note: The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Interest is calculated at an average coupon of 3.18%.

EXHIBIT M-2 - HOMEBUYER DISCLOSURE FOR PHASE 1, LOT TYPE 3

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

CONCERNING THE PROPERTY AT:

STREET ADDRESS

PRINCIPAL PHASE 1, LOT TYPE 3 ASSESSMENT: \$29,666.12

As the purchaser of the real property located at the street address set forth above, you are obligated to pay assessments to the City of McLendon-Chisholm, Texas, for the costs of a portion of public improvements (the “**Authorized Improvements**”) undertaken for the benefit of the property within “**Sonoma Public Improvement District**” (the “**District**”) created under Subchapter A, Chapter 372, Local Government Code, as amended. You are also obligated to pay for the operation and maintenance of the Authorized Improvements, a component of the administrative Expenses, which is calculated based on actual costs to operate and maintain the infrastructure, and is billed annual as set forth in the Service and Assessment Plan adopted on January 13, 2015.

THE PRINCIPAL OF THE PHASE 1, LOT TYPE 3 ASSESSMENT AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS IS \$29,666.12 WHICH MAY BE PAID IN FULL AT ANY TIME; HOWEVER, IF NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS WHICH WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS. THE COMPONENT OF THE ADMINISTRATIVE EXPENSES FOR OPERATION AND MAINTENANCE OF THE AUTHORIZED IMPROVEMENTS IS CALCULATED ANNUALLY BASED ON ACTUAL COSTS TO OPERATE AND MAINTAIN THE INFRASTRUCTURE AND CANNOT BE PREPAID.

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

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

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

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

PURCHASER:

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

STATE OF TEXAS

§

§

COUNTY OF ROCKWALL

§

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

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

STATE OF TEXAS

Notary Public, State of Texas

§

§

COUNTY OF ROCKWALL

§

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

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

Notary Public, State of Texas

PROJECTED ANNUAL INSTALLMENTS – PHASE 1, LOT TYPE 3

			Administrative Expenses		
Installment Due 1/31	Principal	Interest	Administrative Costs	Maintenance and Operation Costs	Total
2021	\$ 736.85	\$ 1,055.43	\$ 150.67	\$ 62.00	\$ 2,004.95
2022	\$ 816.94	\$ 957.42	\$ 153.69	\$ 62.00	\$ 1,990.05
2023	\$ 848.98	\$ 924.74	\$ 156.76	\$ 62.00	\$ 1,992.48
2024	\$ 881.01	\$ 890.78	\$ 159.90	\$ 62.00	\$ 1,993.69
2025	\$ 913.05	\$ 855.54	\$ 163.09	\$ 62.00	\$ 1,993.69
2026	\$ 945.09	\$ 819.02	\$ 166.36	\$ 62.00	\$ 1,992.46
2027	\$ 977.12	\$ 781.22	\$ 169.68	\$ 62.00	\$ 1,990.02
2028	\$ 1,025.18	\$ 742.13	\$ 173.08	\$ 62.00	\$ 2,002.39
2029	\$ 1,057.22	\$ 701.13	\$ 176.54	\$ 62.00	\$ 1,996.88
2030	\$ 1,089.25	\$ 658.84	\$ 180.07	\$ 62.00	\$ 1,990.16
2031	\$ 1,137.31	\$ 615.27	\$ 183.67	\$ 62.00	\$ 1,998.25
2032	\$ 1,153.33	\$ 586.83	\$ 187.34	\$ 62.00	\$ 1,989.50
2033	\$ 1,185.36	\$ 558.00	\$ 191.09	\$ 62.00	\$ 1,996.45
2034	\$ 1,201.38	\$ 528.37	\$ 194.91	\$ 62.00	\$ 1,986.66
2035	\$ 1,233.42	\$ 498.33	\$ 198.81	\$ 62.00	\$ 1,992.56
2036	\$ 1,265.46	\$ 467.50	\$ 202.79	\$ 62.00	\$ 1,997.74
2037	\$ 1,297.49	\$ 423.21	\$ 206.84	\$ 62.00	\$ 1,989.54
2038	\$ 1,345.55	\$ 377.79	\$ 210.98	\$ 62.00	\$ 1,996.32
2039	\$ 1,377.58	\$ 330.70	\$ 215.20	\$ 62.00	\$ 1,985.48
2040	\$ 1,425.64	\$ 282.48	\$ 219.50	\$ 62.00	\$ 1,989.63
2041	\$ 1,473.69	\$ 232.59	\$ 223.89	\$ 62.00	\$ 1,992.17
2042	\$ 1,505.73	\$ 188.38	\$ 228.37	\$ 62.00	\$ 1,984.48
2043	\$ 1,553.79	\$ 143.20	\$ 232.94	\$ 62.00	\$ 1,991.93
2044	\$ 1,585.82	\$ 96.59	\$ 237.60	\$ 62.00	\$ 1,982.01
2045	\$ 1,633.88	\$ 49.02	\$ 242.35	\$ 62.00	\$ 1,987.24
Total	\$ 29,666.12	\$ 13,764.52	\$ 4,826.10	\$ 1,550.00	\$ 49,806.75

Note: The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Interest is calculated at an average coupon of 3.18%.

EXHIBIT M-3 - HOMEBUYER DISCLOSURE FOR PHASE 1, LOT TYPE 4

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

CONCERNING THE PROPERTY AT:

STREET ADDRESS

PRINCIPAL PHASE 1, LOT TYPE 4 ASSESSMENT: \$26,884.92

As the purchaser of the real property located at the street address set forth above, you are obligated to pay assessments to the City of McLendon-Chisholm, Texas, for the costs of a portion of public improvements (the ***“Authorized Improvements”***) undertaken for the benefit of the property within ***“Sonoma Public Improvement District”*** (the ***“District”***) created under Subchapter A, Chapter 372, Local Government Code, as amended. You are also obligated to pay for the operation and maintenance of the Authorized Improvements, a component of the administrative Expenses, which is calculated based on actual costs to operate and maintain the infrastructure, and is billed annual as set forth in the Service and Assessment Plan adopted on January 13, 2015.

THE PRINCIPAL OF THE PHASE 1, LOT TYPE 4 ASSESSMENT AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS IS \$26,884.92 WHICH MAY BE PAID IN FULL AT ANY TIME; HOWEVER, IF NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS WHICH WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS. THE COMPONENT OF THE ADMINISTRATIVE EXPENSES FOR OPERATION AND MAINTENANCE OF THE AUTHORIZED IMPROVEMENTS IS CALCULATED ANNUALLY BASED ON ACTUAL COSTS TO OPERATE AND MAINTAIN THE INFRASTRUCTURE AND CANNOT BE PREPAID.

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

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

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

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

PURCHASER:

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

STATE OF TEXAS

§

§

COUNTY OF ROCKWALL

§

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

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

STATE OF TEXAS

Notary Public, State of Texas

§

§

COUNTY OF ROCKWALL

§

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

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

Notary Public, State of Texas

PROJECTED ANNUAL INSTALLMENTS – PHASE 1, LOT TYPE 4

			Administrative Expenses			
Installment Due 1/31	Principal	Interest	Administrative Costs	Maintenance and Operation Costs	Total	
2021	\$ 667.77	\$ 956.48	\$ 136.55	\$ 62.00	\$ 1,822.80	
2022	\$ 740.35	\$ 867.66	\$ 139.28	\$ 62.00	\$ 1,809.29	
2023	\$ 769.38	\$ 838.05	\$ 142.06	\$ 62.00	\$ 1,811.50	
2024	\$ 798.42	\$ 807.27	\$ 144.91	\$ 62.00	\$ 1,812.60	
2025	\$ 827.45	\$ 775.34	\$ 147.80	\$ 62.00	\$ 1,812.59	
2026	\$ 856.48	\$ 742.24	\$ 150.76	\$ 62.00	\$ 1,811.48	
2027	\$ 885.52	\$ 707.98	\$ 153.77	\$ 62.00	\$ 1,809.27	
2028	\$ 929.07	\$ 672.56	\$ 156.85	\$ 62.00	\$ 1,820.48	
2029	\$ 958.10	\$ 635.40	\$ 159.99	\$ 62.00	\$ 1,815.48	
2030	\$ 987.14	\$ 597.07	\$ 163.19	\$ 62.00	\$ 1,809.39	
2031	\$ 1,030.69	\$ 557.59	\$ 166.45	\$ 62.00	\$ 1,816.72	
2032	\$ 1,045.20	\$ 531.82	\$ 169.78	\$ 62.00	\$ 1,808.80	
2033	\$ 1,074.24	\$ 505.69	\$ 173.18	\$ 62.00	\$ 1,815.10	
2034	\$ 1,088.75	\$ 478.83	\$ 176.64	\$ 62.00	\$ 1,806.22	
2035	\$ 1,117.79	\$ 451.61	\$ 180.17	\$ 62.00	\$ 1,811.57	
2036	\$ 1,146.82	\$ 423.67	\$ 183.77	\$ 62.00	\$ 1,816.26	
2037	\$ 1,175.85	\$ 383.53	\$ 187.45	\$ 62.00	\$ 1,808.83	
2038	\$ 1,219.40	\$ 342.38	\$ 191.20	\$ 62.00	\$ 1,814.98	
2039	\$ 1,248.44	\$ 299.70	\$ 195.02	\$ 62.00	\$ 1,805.16	
2040	\$ 1,291.99	\$ 256.00	\$ 198.92	\$ 62.00	\$ 1,808.91	
2041	\$ 1,335.54	\$ 210.78	\$ 202.90	\$ 62.00	\$ 1,811.22	
2042	\$ 1,364.57	\$ 170.72	\$ 206.96	\$ 62.00	\$ 1,804.25	
2043	\$ 1,408.12	\$ 129.78	\$ 211.10	\$ 62.00	\$ 1,811.00	
2044	\$ 1,437.15	\$ 87.54	\$ 215.32	\$ 62.00	\$ 1,802.01	
2045	\$ 1,480.70	\$ 44.42	\$ 219.63	\$ 62.00	\$ 1,806.75	
Total	\$ 26,884.92	\$ 12,474.10	\$ 4,373.66	\$ 1,550.00	\$ 45,282.68	

Note: The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Interest is calculated at an average coupon of 3.18%.

EXHIBIT M-4 - HOMEBUYER DISCLOSURE FOR PHASE 1, LOT TYPE 5

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

CONCERNING THE PROPERTY AT:

STREET ADDRESS

PRINCIPAL PHASE 1, LOT TYPE 5 ASSESSMENT: \$21,322.52

As the purchaser of the real property located at the street address set forth above, you are obligated to pay assessments to the City of McLendon-Chisholm, Texas, for the costs of a portion of public improvements (the ***“Authorized Improvements”***) undertaken for the benefit of the property within ***“Sonoma Public Improvement District”*** (the ***“District”***) created under Subchapter A, Chapter 372, Local Government Code, as amended. You are also obligated to pay for the operation and maintenance of the Authorized Improvements, a component of the administrative Expenses, which is calculated based on actual costs to operate and maintain the infrastructure, and is billed annual as set forth in the Service and Assessment Plan adopted on January 13, 2015.

THE PRINCIPAL OF THE PHASE 1, LOT TYPE 5 ASSESSMENT AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS IS \$21,322.52 WHICH MAY BE PAID IN FULL AT ANY TIME; HOWEVER, IF NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS WHICH WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS. THE COMPONENT OF THE ADMINISTRATIVE EXPENSES FOR OPERATION AND MAINTENANCE OF THE AUTHORIZED IMPROVEMENTS IS CALCULATED ANNUALLY BASED ON ACTUAL COSTS TO OPERATE AND MAINTAIN THE INFRASTRUCTURE AND CANNOT BE PREPAID.

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

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

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

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

PURCHASER:

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

STATE OF TEXAS

§

§

COUNTY OF ROCKWALL

§

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

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

STATE OF TEXAS

Notary Public, State of Texas

§

§

COUNTY OF ROCKWALL

§

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

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

Notary Public, State of Texas

PROJECTED ANNUAL INSTALLMENTS – PHASE 1, LOT TYPE 5

			Administrative Expenses		
Installment Due 1/31			Administrative	Maintenance and	
	Principal	Interest	Costs	Operation Costs	Total
2021	\$ 529.61	\$ 758.59	\$ 108.30	\$ 62.00	\$ 1,458.50
2022	\$ 587.18	\$ 688.15	\$ 110.46	\$ 62.00	\$ 1,447.78
2023	\$ 610.20	\$ 664.66	\$ 112.67	\$ 62.00	\$ 1,449.53
2024	\$ 633.23	\$ 640.25	\$ 114.92	\$ 62.00	\$ 1,450.40
2025	\$ 656.25	\$ 614.92	\$ 117.22	\$ 62.00	\$ 1,450.40
2026	\$ 679.28	\$ 588.67	\$ 119.57	\$ 62.00	\$ 1,449.52
2027	\$ 702.31	\$ 561.50	\$ 121.96	\$ 62.00	\$ 1,447.77
2028	\$ 736.85	\$ 533.41	\$ 124.40	\$ 62.00	\$ 1,456.65
2029	\$ 759.87	\$ 503.93	\$ 126.89	\$ 62.00	\$ 1,452.69
2030	\$ 782.90	\$ 473.54	\$ 129.42	\$ 62.00	\$ 1,447.86
2031	\$ 817.44	\$ 442.22	\$ 132.01	\$ 62.00	\$ 1,453.68
2032	\$ 828.95	\$ 421.79	\$ 134.65	\$ 62.00	\$ 1,447.39
2033	\$ 851.98	\$ 401.06	\$ 137.35	\$ 62.00	\$ 1,452.39
2034	\$ 863.49	\$ 379.76	\$ 140.09	\$ 62.00	\$ 1,445.35
2035	\$ 886.52	\$ 358.18	\$ 142.89	\$ 62.00	\$ 1,449.59
2036	\$ 909.55	\$ 336.01	\$ 145.75	\$ 62.00	\$ 1,453.31
2037	\$ 932.57	\$ 304.18	\$ 148.67	\$ 62.00	\$ 1,447.42
2038	\$ 967.11	\$ 271.54	\$ 151.64	\$ 62.00	\$ 1,452.29
2039	\$ 990.14	\$ 237.69	\$ 154.67	\$ 62.00	\$ 1,444.50
2040	\$ 1,024.68	\$ 203.04	\$ 157.77	\$ 62.00	\$ 1,447.48
2041	\$ 1,059.22	\$ 167.17	\$ 160.92	\$ 62.00	\$ 1,449.31
2042	\$ 1,082.24	\$ 135.40	\$ 164.14	\$ 62.00	\$ 1,443.78
2043	\$ 1,116.78	\$ 102.93	\$ 167.42	\$ 62.00	\$ 1,449.14
2044	\$ 1,139.81	\$ 69.42	\$ 170.77	\$ 62.00	\$ 1,442.01
2045	\$ 1,174.35	\$ 35.23	\$ 174.19	\$ 62.00	\$ 1,445.77
Total	\$ 21,322.52	\$ 9,893.25	\$ 3,468.76	\$ 1,550.00	\$ 36,234.54

Note: The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Interest is calculated at an average coupon of 3.18%.

EXHIBIT M-5 - HOMEBUYER DISCLOSURE FOR PHASE 1, LOT TYPE 6

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

CONCERNING THE PROPERTY AT:

STREET ADDRESS

PRINCIPAL PHASE 1, LOT TYPE 6 ASSESSMENT: \$37,082.65

As the purchaser of the real property located at the street address set forth above, you are obligated to pay assessments to the City of McLendon-Chisholm, Texas, for the costs of a portion of public improvements (the ***“Authorized Improvements”***) undertaken for the benefit of the property within ***“Sonoma Public Improvement District”*** (the ***“District”***) created under Subchapter A, Chapter 372, Local Government Code, as amended. You are also obligated to pay for the operation and maintenance of the Authorized Improvements, a component of the administrative Expenses, which is calculated based on actual costs to operate and maintain the infrastructure, and is billed annual as set forth in the Service and Assessment Plan adopted on January 13, 2015.

THE PRINCIPAL OF THE PHASE 1, LOT TYPE 6 ASSESSMENT AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS IS \$37,082.65 WHICH MAY BE PAID IN FULL AT ANY TIME; HOWEVER, IF NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS WHICH WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS. THE COMPONENT OF THE ADMINISTRATIVE EXPENSES FOR OPERATION AND MAINTENANCE OF THE AUTHORIZED IMPROVEMENTS IS CALCULATED ANNUALLY BASED ON ACTUAL COSTS TO OPERATE AND MAINTAIN THE INFRASTRUCTURE AND CANNOT BE PREPAID.

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

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

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

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

PURCHASER:

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

STATE OF TEXAS

§

§

COUNTY OF ROCKWALL

§

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

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

STATE OF TEXAS

Notary Public, State of Texas

§

§

COUNTY OF ROCKWALL

§

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

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

Notary Public, State of Texas

PROJECTED ANNUAL INSTALLMENTS – PHASE 1, LOT TYPE 6

			Administrative Expenses		
Installment Due 1/31	Principal	Interest	Administrative Costs	Maintenance and Operation Costs	Total
2021	\$ 921.06	\$ 1,319.29	\$ 188.34	\$ 62.00	\$ 2,490.69
2022	\$ 1,021.17	\$ 1,196.78	\$ 192.11	\$ 62.00	\$ 2,472.06
2023	\$ 1,061.22	\$ 1,155.93	\$ 195.95	\$ 62.00	\$ 2,475.10
2024	\$ 1,101.27	\$ 1,113.48	\$ 199.87	\$ 62.00	\$ 2,476.62
2025	\$ 1,141.31	\$ 1,069.43	\$ 203.87	\$ 62.00	\$ 2,476.61
2026	\$ 1,181.36	\$ 1,023.78	\$ 207.94	\$ 62.00	\$ 2,475.08
2027	\$ 1,221.40	\$ 976.52	\$ 212.10	\$ 62.00	\$ 2,472.03
2028	\$ 1,281.47	\$ 927.67	\$ 216.35	\$ 62.00	\$ 2,487.49
2029	\$ 1,321.52	\$ 876.41	\$ 220.67	\$ 62.00	\$ 2,480.60
2030	\$ 1,361.57	\$ 823.55	\$ 225.09	\$ 62.00	\$ 2,472.20
2031	\$ 1,421.63	\$ 769.08	\$ 229.59	\$ 62.00	\$ 2,482.31
2032	\$ 1,441.66	\$ 733.54	\$ 234.18	\$ 62.00	\$ 2,471.38
2033	\$ 1,481.70	\$ 697.50	\$ 238.86	\$ 62.00	\$ 2,480.07
2034	\$ 1,501.73	\$ 660.46	\$ 243.64	\$ 62.00	\$ 2,467.83
2035	\$ 1,541.77	\$ 622.92	\$ 248.51	\$ 62.00	\$ 2,475.20
2036	\$ 1,581.82	\$ 584.37	\$ 253.48	\$ 62.00	\$ 2,481.67
2037	\$ 1,621.87	\$ 529.01	\$ 258.55	\$ 62.00	\$ 2,471.43
2038	\$ 1,681.93	\$ 472.24	\$ 263.72	\$ 62.00	\$ 2,479.90
2039	\$ 1,721.98	\$ 413.38	\$ 269.00	\$ 62.00	\$ 2,466.35
2040	\$ 1,782.05	\$ 353.11	\$ 274.38	\$ 62.00	\$ 2,471.53
2041	\$ 1,842.12	\$ 290.73	\$ 279.87	\$ 62.00	\$ 2,474.72
2042	\$ 1,882.16	\$ 235.47	\$ 285.46	\$ 62.00	\$ 2,465.10
2043	\$ 1,942.23	\$ 179.01	\$ 291.17	\$ 62.00	\$ 2,474.41
2044	\$ 1,982.28	\$ 120.74	\$ 297.00	\$ 62.00	\$ 2,462.01
2045	\$ 2,042.35	\$ 61.27	\$ 302.94	\$ 62.00	\$ 2,468.55
Total	\$ 37,082.65	\$ 17,205.66	\$ 6,032.63	\$ 1,550.00	\$ 61,870.93

Note: The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Interest is calculated at an average coupon of 3.18%.

**EXHIBIT M-6 - HOMEBUYER DISCLOSURE FOR IMPROVEMENT AREA #1C, LOT
TYPE 4**

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

CONCERNING THE PROPERTY AT:

STREET ADDRESS

PRINCIPAL IMPROVEMENT AREA #1C, LOT TYPE 4 ASSESSMENT: \$31,465.35

As the purchaser of the real property located at the street address set forth above, you are obligated to pay assessments to the City of McLendon-Chisholm, Texas, for the costs of a portion of public improvements (the ***“Authorized Improvements”***) undertaken for the benefit of the property within ***“Sonoma Public Improvement District”*** (the ***“District”***) created under Subchapter A, Chapter 372, Local Government Code, as amended. You are also obligated to pay for the operation and maintenance of the Authorized Improvements, a component of the administrative Expenses, which is calculated based on actual costs to operate and maintain the infrastructure, and is billed annual as set forth in the Service and Assessment Plan adopted on January 13, 2015.

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

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

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

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

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

PURCHASER:

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

STATE OF TEXAS

§

§

COUNTY OF ROCKWALL

§

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

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

STATE OF TEXAS

Notary Public, State of Texas

§

§

COUNTY OF ROCKWALL

§

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

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

Notary Public, State of Texas

PROJECTED ANNUAL INSTALLMENTS – IMPROVEMENT AREA #1C, LOT TYPE 4

				Administrative Expenses			
Installment Due 1/31	Principal		Interest	Administrative Costs	Maintenance and Operation Costs	Total Annual Installment	
2021	\$	282.37	\$ 2,806.71	\$ 159.81	\$ 62.00	\$	3,310.89
2022	\$	307.55	\$ 2,781.52	\$ 163.01	\$ 62.00	\$	3,314.08
2023	\$	334.99	\$ 2,754.09	\$ 166.27	\$ 62.00	\$	3,317.34
2024	\$	562.95	\$ 1,807.99	\$ 169.59	\$ 62.00	\$	2,602.54
2025	\$	596.28	\$ 1,774.67	\$ 172.98	\$ 62.00	\$	2,605.93
2026	\$	631.58	\$ 1,739.37	\$ 176.44	\$ 62.00	\$	2,609.39
2027	\$	668.97	\$ 1,701.98	\$ 179.97	\$ 62.00	\$	2,612.92
2028	\$	708.57	\$ 1,662.37	\$ 183.57	\$ 62.00	\$	2,616.52
2029	\$	750.52	\$ 1,620.43	\$ 187.24	\$ 62.00	\$	2,620.19
2030	\$	794.95	\$ 1,576.00	\$ 190.99	\$ 62.00	\$	2,623.94
2031	\$	842.01	\$ 1,528.94	\$ 194.81	\$ 62.00	\$	2,627.76
2032	\$	891.86	\$ 1,479.09	\$ 198.71	\$ 62.00	\$	2,631.65
2033	\$	944.66	\$ 1,426.29	\$ 202.68	\$ 62.00	\$	2,635.63
2034	\$	1,000.58	\$ 1,370.37	\$ 206.73	\$ 62.00	\$	2,639.68
2035	\$	1,059.82	\$ 1,311.13	\$ 210.87	\$ 62.00	\$	2,643.82
2036	\$	1,122.56	\$ 1,248.39	\$ 215.09	\$ 62.00	\$	2,648.03
2037	\$	1,189.01	\$ 1,181.94	\$ 219.39	\$ 62.00	\$	2,652.33
2038	\$	1,259.40	\$ 1,111.55	\$ 223.77	\$ 62.00	\$	2,656.72
2039	\$	1,333.96	\$ 1,036.99	\$ 228.25	\$ 62.00	\$	2,661.20
2040	\$	1,412.93	\$ 958.02	\$ 232.81	\$ 62.00	\$	2,665.76
2041	\$	1,496.57	\$ 874.37	\$ 237.47	\$ 62.00	\$	2,670.42
2042	\$	1,585.17	\$ 785.78	\$ 242.22	\$ 62.00	\$	2,675.17
2043	\$	1,679.01	\$ 691.93	\$ 247.07	\$ 62.00	\$	2,680.01
2044	\$	1,778.41	\$ 592.54	\$ 252.01	\$ 62.00	\$	2,684.95
2045	\$	1,883.69	\$ 487.25	\$ 257.05	\$ 62.00	\$	2,689.99
2046	\$	1,995.21	\$ 375.74	\$ 262.19	\$ 62.00	\$	2,695.14
2047	\$	2,113.32	\$ 257.62	\$ 267.43	\$ 62.00	\$	2,700.38
2048	\$	2,238.43	\$ 132.52	\$ 272.78	\$ 62.00	\$	2,705.73
Total	\$	31,465.35	\$ 37,075.57	\$ 5,921.20	\$ 1,736.00	\$	76,198.13

Note: 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.

**EXHIBIT M-7 - HOMEBUYER DISCLOSURE FOR IMPROVEMENT AREA #2, LOT
TYPE 2**

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

CONCERNING THE PROPERTY AT:

STREET ADDRESS

PRINCIPAL IMPROVEMENT AREA #2, LOT TYPE 2 ASSESSMENT: \$47,067.42

As the purchaser of the real property located at the street address set forth above, you are obligated to pay assessments to the City of McLendon-Chisholm, Texas, for the costs of a portion of public improvements (the ***“Authorized Improvements”***) undertaken for the benefit of the property within ***“Sonoma Public Improvement District”*** (the ***“District”***) created under Subchapter A, Chapter 372, Local Government Code, as amended. You are also obligated to pay for the operation and maintenance of the Authorized Improvements, a component of the administrative Expenses, which is calculated based on actual costs to operate and maintain the infrastructure, and is billed annual as set forth in the Service and Assessment Plan adopted on January 13, 2015.

THE PRINCIPAL OF THE IMPROVEMENT AREA #2, LOT TYPE 2 ASSESSMENT AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS IS \$47,067.42 WHICH MAY BE PAID IN FULL AT ANY TIME; HOWEVER, IF NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS WHICH WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS. THE COMPONENT OF THE ADMINISTRATIVE EXPENSES FOR OPERATION AND MAINTENANCE OF THE AUTHORIZED IMPROVEMENTS IS CALCULATED ANNUALLY BASED ON ACTUAL COSTS TO OPERATE AND MAINTAIN THE INFRASTRUCTURE AND CANNOT BE PREPAID.

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

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

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

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

PURCHASER:

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

STATE OF TEXAS

§

§

COUNTY OF ROCKWALL

§

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

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

STATE OF TEXAS

Notary Public, State of Texas

§

§

COUNTY OF ROCKWALL

§

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

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

Notary Public, State of Texas

PROJECTED 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 Annual Installment
2021	\$ 831.71	\$ 1,976.55	\$ 235.34	\$ 239.05	\$ 62.00	\$ 3,344.65
2022	\$ 869.52	\$ 1,947.44	\$ 231.18	\$ 243.83	\$ 62.00	\$ 3,353.97
2023	\$ 907.32	\$ 1,917.00	\$ 226.83	\$ 248.71	\$ 62.00	\$ 3,361.87
2024	\$ 945.13	\$ 1,885.25	\$ 222.29	\$ 253.69	\$ 62.00	\$ 3,368.36
2025	\$ 982.93	\$ 1,852.17	\$ 217.57	\$ 258.76	\$ 62.00	\$ 3,373.43
2026	\$ 1,020.74	\$ 1,815.31	\$ 212.65	\$ 263.93	\$ 62.00	\$ 3,374.64
2027	\$ 1,058.54	\$ 1,777.03	\$ 207.55	\$ 269.21	\$ 62.00	\$ 3,374.34
2028	\$ 1,096.35	\$ 1,737.34	\$ 202.26	\$ 274.60	\$ 62.00	\$ 3,372.54
2029	\$ 1,134.15	\$ 1,696.22	\$ 196.78	\$ 280.09	\$ 62.00	\$ 3,369.24
2030	\$ 1,209.76	\$ 1,653.69	\$ 191.11	\$ 285.69	\$ 62.00	\$ 3,402.25
2031	\$ 1,247.57	\$ 1,602.28	\$ 185.06	\$ 291.41	\$ 62.00	\$ 3,388.31
2032	\$ 1,323.18	\$ 1,549.26	\$ 178.82	\$ 297.23	\$ 62.00	\$ 3,410.49
2033	\$ 1,360.99	\$ 1,493.02	\$ 172.20	\$ 303.18	\$ 62.00	\$ 3,391.39
2034	\$ 1,436.60	\$ 1,435.18	\$ 165.40	\$ 309.24	\$ 62.00	\$ 3,408.41
2035	\$ 1,512.21	\$ 1,374.12	\$ 158.21	\$ 315.43	\$ 62.00	\$ 3,421.97
2036	\$ 1,587.82	\$ 1,309.85	\$ 150.65	\$ 321.73	\$ 62.00	\$ 3,432.06
2037	\$ 1,625.62	\$ 1,242.37	\$ 142.71	\$ 328.17	\$ 62.00	\$ 3,400.88
2038	\$ 1,701.23	\$ 1,173.28	\$ 134.59	\$ 334.73	\$ 62.00	\$ 3,405.83
2039	\$ 1,776.84	\$ 1,100.98	\$ 126.08	\$ 341.43	\$ 62.00	\$ 3,407.33
2040	\$ 1,890.26	\$ 1,025.46	\$ 117.20	\$ 348.26	\$ 62.00	\$ 3,443.17
2041	\$ 1,965.87	\$ 942.77	\$ 107.74	\$ 355.22	\$ 62.00	\$ 3,433.60
2042	\$ 2,079.28	\$ 856.76	\$ 97.92	\$ 362.33	\$ 62.00	\$ 3,458.28
2043	\$ 2,154.89	\$ 765.79	\$ 87.52	\$ 369.57	\$ 62.00	\$ 3,439.78
2044	\$ 2,268.31	\$ 671.51	\$ 76.74	\$ 376.96	\$ 62.00	\$ 3,455.53
2045	\$ 2,381.72	\$ 572.28	\$ 65.40	\$ 384.50	\$ 62.00	\$ 3,465.91
2046	\$ 2,495.14	\$ 468.08	\$ 53.49	\$ 392.19	\$ 62.00	\$ 3,470.90
2047	\$ 2,608.56	\$ 358.91	\$ 41.02	\$ 400.04	\$ 62.00	\$ 3,470.52
2048	\$ 2,721.97	\$ 244.79	\$ 27.98	\$ 408.04	\$ 62.00	\$ 3,464.77
2049	\$ 2,873.19	\$ 125.70	\$ 14.37	\$ 416.20	\$ 62.00	\$ 3,491.46
Total	\$ 47,067.42	\$ 36,570.39	\$ 4,246.65	\$ 9,273.43	\$ 1,798.00	\$ 98,955.88

Note: 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.

**EXHIBIT M-8 - HOMEBUYER DISCLOSURE FOR IMPROVEMENT AREA #2, LOT
TYPE 3**

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

CONCERNING THE PROPERTY AT:

STREET ADDRESS

PRINCIPAL IMPROVEMENT AREA #2, LOT TYPE 3 ASSESSMENT: \$36,292.95

As the purchaser of the real property located at the street address set forth above, you are obligated to pay assessments to the City of McLendon-Chisholm, Texas, for the costs of a portion of public improvements (the "**Authorized Improvements**") undertaken for the benefit of the property within "**Sonoma Public Improvement District**" (the "**District**") created under Subchapter A, Chapter 372, Local Government Code, as amended. You are also obligated to pay for the operation and maintenance of the Authorized Improvements, a component of the administrative Expenses, which is calculated based on actual costs to operate and maintain the infrastructure, and is billed annual as set forth in the Service and Assessment Plan adopted on January 13, 2015.

THE PRINCIPAL OF THE IMPROVEMENT AREA #2, LOT TYPE 3 ASSESSMENT AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS IS \$36,292.95 WHICH MAY BE PAID IN FULL AT ANY TIME; HOWEVER, IF NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS WHICH WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS. THE COMPONENT OF THE ADMINISTRATIVE EXPENSES FOR OPERATION AND MAINTENANCE OF THE AUTHORIZED IMPROVEMENTS IS CALCULATED ANNUALLY BASED ON ACTUAL COSTS TO OPERATE AND MAINTAIN THE INFRASTRUCTURE AND CANNOT BE PREPAID.

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

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

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

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

PURCHASER:

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

STATE OF TEXAS

§

§

COUNTY OF ROCKWALL

§

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

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

STATE OF TEXAS

Notary Public, State of Texas

§

§

COUNTY OF ROCKWALL

§

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

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

Notary Public, State of Texas

PROJECTED 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 Annual Installment
2021	\$ 641.32	\$ 1,524.09	\$ 181.46	\$ 184.33	\$ 62.00	\$ 2,593.20
2022	\$ 670.47	\$ 1,501.64	\$ 178.26	\$ 188.02	\$ 62.00	\$ 2,600.39
2023	\$ 699.62	\$ 1,478.17	\$ 174.91	\$ 191.78	\$ 62.00	\$ 2,606.48
2024	\$ 728.77	\$ 1,453.69	\$ 171.41	\$ 195.61	\$ 62.00	\$ 2,611.48
2025	\$ 757.93	\$ 1,428.18	\$ 167.76	\$ 199.53	\$ 62.00	\$ 2,615.39
2026	\$ 787.08	\$ 1,399.76	\$ 163.97	\$ 203.52	\$ 62.00	\$ 2,616.32
2027	\$ 816.23	\$ 1,370.24	\$ 160.04	\$ 207.59	\$ 62.00	\$ 2,616.09
2028	\$ 845.38	\$ 1,339.63	\$ 155.96	\$ 211.74	\$ 62.00	\$ 2,614.71
2029	\$ 874.53	\$ 1,307.93	\$ 151.73	\$ 215.97	\$ 62.00	\$ 2,612.16
2030	\$ 932.83	\$ 1,275.14	\$ 147.36	\$ 220.29	\$ 62.00	\$ 2,637.62
2031	\$ 961.98	\$ 1,235.49	\$ 142.69	\$ 224.70	\$ 62.00	\$ 2,626.86
2032	\$ 1,020.28	\$ 1,194.61	\$ 137.88	\$ 229.19	\$ 62.00	\$ 2,643.97
2033	\$ 1,049.43	\$ 1,151.24	\$ 132.78	\$ 233.78	\$ 62.00	\$ 2,629.24
2034	\$ 1,107.74	\$ 1,106.64	\$ 127.54	\$ 238.45	\$ 62.00	\$ 2,642.37
2035	\$ 1,166.04	\$ 1,059.56	\$ 122.00	\$ 243.22	\$ 62.00	\$ 2,652.82
2036	\$ 1,224.34	\$ 1,010.01	\$ 116.17	\$ 248.08	\$ 62.00	\$ 2,660.60
2037	\$ 1,253.49	\$ 957.97	\$ 110.04	\$ 253.05	\$ 62.00	\$ 2,636.56
2038	\$ 1,311.79	\$ 904.70	\$ 103.78	\$ 258.11	\$ 62.00	\$ 2,640.38
2039	\$ 1,370.10	\$ 848.95	\$ 97.22	\$ 263.27	\$ 62.00	\$ 2,641.53
2040	\$ 1,457.55	\$ 790.72	\$ 90.37	\$ 268.53	\$ 62.00	\$ 2,669.17
2041	\$ 1,515.85	\$ 726.95	\$ 83.08	\$ 273.91	\$ 62.00	\$ 2,661.79
2042	\$ 1,603.30	\$ 660.63	\$ 75.50	\$ 279.38	\$ 62.00	\$ 2,680.82
2043	\$ 1,661.60	\$ 590.49	\$ 67.48	\$ 284.97	\$ 62.00	\$ 2,666.55
2044	\$ 1,749.06	\$ 517.79	\$ 59.18	\$ 290.67	\$ 62.00	\$ 2,678.70
2045	\$ 1,836.51	\$ 441.27	\$ 50.43	\$ 296.48	\$ 62.00	\$ 2,686.70
2046	\$ 1,923.96	\$ 360.93	\$ 41.25	\$ 302.41	\$ 62.00	\$ 2,690.55
2047	\$ 2,011.42	\$ 276.75	\$ 31.63	\$ 308.46	\$ 62.00	\$ 2,690.26
2048	\$ 2,098.87	\$ 188.75	\$ 21.57	\$ 314.63	\$ 62.00	\$ 2,685.82
2049	\$ 2,215.47	\$ 96.93	\$ 11.08	\$ 320.92	\$ 62.00	\$ 2,706.40
Total	\$ 36,292.95	\$ 28,198.85	\$ 3,274.53	\$ 7,150.59	\$ 1,798.00	\$ 76,714.92

Note: 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.

**EXHIBIT M-9 - HOMEBUYER DISCLOSURE FOR IMPROVEMENT AREA #2, LOT
TYPE 5**

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

CONCERNING THE PROPERTY AT:

STREET ADDRESS

PRINCIPAL IMPROVEMENT AREA #2, LOT TYPE 5 ASSESSMENT: \$26,085.56

As the purchaser of the real property located at the street address set forth above, you are obligated to pay assessments to the City of McLendon-Chisholm, Texas, for the costs of a portion of public improvements (the ***“Authorized Improvements”***) undertaken for the benefit of the property within ***“Sonoma Public Improvement District”*** (the ***“District”***) created under Subchapter A, Chapter 372, Local Government Code, as amended. You are also obligated to pay for the operation and maintenance of the Authorized Improvements, a component of the administrative Expenses, which is calculated based on actual costs to operate and maintain the infrastructure, and is billed annual as set forth in the Service and Assessment Plan adopted on January 13, 2015.

THE PRINCIPAL OF THE IMPROVEMENT AREA #2, LOT TYPE 5 ASSESSMENT AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS IS \$26,085.56 WHICH MAY BE PAID IN FULL AT ANY TIME; HOWEVER, IF NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS WHICH WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS. THE COMPONENT OF THE ADMINISTRATIVE EXPENSES FOR OPERATION AND MAINTENANCE OF THE AUTHORIZED IMPROVEMENTS IS CALCULATED ANNUALLY BASED ON ACTUAL COSTS TO OPERATE AND MAINTAIN THE INFRASTRUCTURE AND CANNOT BE PREPAID.

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

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

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

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

PURCHASER:

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

STATE OF TEXAS

§

§

COUNTY OF ROCKWALL

§

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

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

STATE OF TEXAS

Notary Public, State of Texas

§

§

COUNTY OF ROCKWALL

§

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

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

Notary Public, State of Texas

PROJECTED 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 Annual Installment
2021	\$ 460.95	\$ 1,095.44	\$ 130.43	\$ 133.83	\$ 62.00	\$ 1,882.64
2022	\$ 481.90	\$ 1,079.30	\$ 128.12	\$ 136.50	\$ 62.00	\$ 1,887.83
2023	\$ 502.85	\$ 1,062.44	\$ 125.71	\$ 139.23	\$ 62.00	\$ 1,892.24
2024	\$ 523.81	\$ 1,044.84	\$ 123.20	\$ 142.02	\$ 62.00	\$ 1,895.86
2025	\$ 544.76	\$ 1,026.50	\$ 120.58	\$ 144.86	\$ 62.00	\$ 1,898.70
2026	\$ 565.71	\$ 1,006.07	\$ 117.86	\$ 147.75	\$ 62.00	\$ 1,899.40
2027	\$ 586.66	\$ 984.86	\$ 115.03	\$ 150.71	\$ 62.00	\$ 1,899.26
2028	\$ 607.62	\$ 962.86	\$ 112.09	\$ 153.72	\$ 62.00	\$ 1,898.29
2029	\$ 628.57	\$ 940.08	\$ 109.06	\$ 156.80	\$ 62.00	\$ 1,896.50
2030	\$ 670.47	\$ 916.50	\$ 105.91	\$ 159.93	\$ 62.00	\$ 1,914.82
2031	\$ 691.42	\$ 888.01	\$ 102.56	\$ 163.13	\$ 62.00	\$ 1,907.13
2032	\$ 733.33	\$ 858.62	\$ 99.10	\$ 166.40	\$ 62.00	\$ 1,919.45
2033	\$ 754.28	\$ 827.46	\$ 95.44	\$ 169.72	\$ 62.00	\$ 1,908.90
2034	\$ 796.19	\$ 795.40	\$ 91.67	\$ 173.12	\$ 62.00	\$ 1,918.37
2035	\$ 838.09	\$ 761.56	\$ 87.69	\$ 176.58	\$ 62.00	\$ 1,925.92
2036	\$ 879.99	\$ 725.94	\$ 83.49	\$ 180.11	\$ 62.00	\$ 1,931.54
2037	\$ 900.95	\$ 688.54	\$ 79.09	\$ 183.71	\$ 62.00	\$ 1,914.30
2038	\$ 942.85	\$ 650.25	\$ 74.59	\$ 187.39	\$ 62.00	\$ 1,917.08
2039	\$ 984.76	\$ 610.18	\$ 69.88	\$ 191.14	\$ 62.00	\$ 1,917.95
2040	\$ 1,047.61	\$ 568.33	\$ 64.95	\$ 194.96	\$ 62.00	\$ 1,937.85
2041	\$ 1,089.52	\$ 522.50	\$ 59.71	\$ 198.86	\$ 62.00	\$ 1,932.59
2042	\$ 1,152.37	\$ 474.83	\$ 54.27	\$ 202.84	\$ 62.00	\$ 1,946.31
2043	\$ 1,194.28	\$ 424.41	\$ 48.50	\$ 206.89	\$ 62.00	\$ 1,936.09
2044	\$ 1,257.14	\$ 372.16	\$ 42.53	\$ 211.03	\$ 62.00	\$ 1,944.86
2045	\$ 1,319.99	\$ 317.16	\$ 36.25	\$ 215.25	\$ 62.00	\$ 1,950.65
2046	\$ 1,382.85	\$ 259.42	\$ 29.65	\$ 219.56	\$ 62.00	\$ 1,953.47
2047	\$ 1,445.71	\$ 198.92	\$ 22.73	\$ 223.95	\$ 62.00	\$ 1,953.30
2048	\$ 1,508.56	\$ 135.67	\$ 15.50	\$ 228.43	\$ 62.00	\$ 1,950.16
2049	\$ 1,592.37	\$ 69.67	\$ 7.96	\$ 232.99	\$ 62.00	\$ 1,964.99
Total	\$ 26,085.56	\$ 20,267.93	\$ 2,353.57	\$ 5,191.40	\$ 1,798.00	\$ 55,696.46

Note: 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.

**EXHIBIT M-10 - HOMEBUYER DISCLOSURE FOR IMPROVEMENT AREA #2, LOT
TYPE 10**

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

CONCERNING THE PROPERTY AT:

STREET ADDRESS

PRINCIPAL IMPROVEMENT AREA #2, LOT TYPE 10 ASSESSMENT: \$29,691.31

As the purchaser of the real property located at the street address set forth above, you are obligated to pay assessments to the City of McLendon-Chisholm, Texas, for the costs of a portion of public improvements (the ***“Authorized Improvements”***) undertaken for the benefit of the property within ***“Sonoma Public Improvement District”*** (the ***“District”***) created under Subchapter A, Chapter 372, Local Government Code, as amended. You are also obligated to pay for the operation and maintenance of the Authorized Improvements, a component of the administrative Expenses, which is calculated based on actual costs to operate and maintain the infrastructure, and is billed annual as set forth in the Service and Assessment Plan adopted on January 13, 2015.

THE PRINCIPAL OF THE IMPROVEMENT AREA #2, LOT TYPE 10 ASSESSMENT AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS IS \$29,691.31 WHICH MAY BE PAID IN FULL AT ANY TIME; HOWEVER, IF NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS WHICH WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS. THE COMPONENT OF THE ADMINISTRATIVE EXPENSES FOR OPERATION AND MAINTENANCE OF THE AUTHORIZED IMPROVEMENTS IS CALCULATED ANNUALLY BASED ON ACTUAL COSTS TO OPERATE AND MAINTAIN THE INFRASTRUCTURE AND CANNOT BE PREPAID.

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

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

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

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

PURCHASER:

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

STATE OF TEXAS

§

§

COUNTY OF ROCKWALL

§

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

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

STATE OF TEXAS

Notary Public, State of Texas

§

§

COUNTY OF ROCKWALL

§

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

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

Notary Public, State of Texas

PROJECTED 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 Annual Installment
2021	\$ 524.67	\$ 1,246.86	\$ 148.46	\$ 152.44	\$ 62.00	\$ 2,134.42
2022	\$ 548.51	\$ 1,228.49	\$ 145.83	\$ 155.49	\$ 62.00	\$ 2,140.33
2023	\$ 572.36	\$ 1,209.29	\$ 143.09	\$ 158.60	\$ 62.00	\$ 2,145.35
2024	\$ 596.21	\$ 1,189.26	\$ 140.23	\$ 161.77	\$ 62.00	\$ 2,149.47
2025	\$ 620.06	\$ 1,168.39	\$ 137.25	\$ 165.01	\$ 62.00	\$ 2,152.71
2026	\$ 643.91	\$ 1,145.14	\$ 134.15	\$ 168.31	\$ 62.00	\$ 2,153.50
2027	\$ 667.76	\$ 1,121.00	\$ 130.93	\$ 171.67	\$ 62.00	\$ 2,153.35
2028	\$ 691.60	\$ 1,095.96	\$ 127.59	\$ 175.11	\$ 62.00	\$ 2,152.25
2029	\$ 715.45	\$ 1,070.02	\$ 124.13	\$ 178.61	\$ 62.00	\$ 2,150.21
2030	\$ 763.15	\$ 1,043.19	\$ 120.55	\$ 182.18	\$ 62.00	\$ 2,171.07
2031	\$ 787.00	\$ 1,010.76	\$ 116.74	\$ 185.82	\$ 62.00	\$ 2,162.32
2032	\$ 834.70	\$ 977.31	\$ 112.80	\$ 189.54	\$ 62.00	\$ 2,176.35
2033	\$ 858.54	\$ 941.83	\$ 108.63	\$ 193.33	\$ 62.00	\$ 2,164.34
2034	\$ 906.24	\$ 905.35	\$ 104.34	\$ 197.20	\$ 62.00	\$ 2,175.12
2035	\$ 953.94	\$ 866.83	\$ 99.81	\$ 201.14	\$ 62.00	\$ 2,183.72
2036	\$ 1,001.63	\$ 826.29	\$ 95.04	\$ 205.16	\$ 62.00	\$ 2,190.12
2037	\$ 1,025.48	\$ 783.72	\$ 90.03	\$ 209.27	\$ 62.00	\$ 2,170.50
2038	\$ 1,073.18	\$ 740.14	\$ 84.90	\$ 213.45	\$ 62.00	\$ 2,173.67
2039	\$ 1,120.88	\$ 694.53	\$ 79.53	\$ 217.72	\$ 62.00	\$ 2,174.66
2040	\$ 1,192.42	\$ 646.89	\$ 73.93	\$ 222.08	\$ 62.00	\$ 2,197.32
2041	\$ 1,240.12	\$ 594.72	\$ 67.97	\$ 226.52	\$ 62.00	\$ 2,191.33
2042	\$ 1,311.66	\$ 540.47	\$ 61.77	\$ 231.05	\$ 62.00	\$ 2,206.95
2043	\$ 1,359.36	\$ 483.08	\$ 55.21	\$ 235.67	\$ 62.00	\$ 2,195.32
2044	\$ 1,430.91	\$ 423.61	\$ 48.41	\$ 240.38	\$ 62.00	\$ 2,205.31
2045	\$ 1,502.45	\$ 361.01	\$ 41.26	\$ 245.19	\$ 62.00	\$ 2,211.91
2046	\$ 1,574.00	\$ 295.27	\$ 33.75	\$ 250.09	\$ 62.00	\$ 2,215.11
2047	\$ 1,645.54	\$ 226.41	\$ 25.88	\$ 255.10	\$ 62.00	\$ 2,214.93
2048	\$ 1,717.09	\$ 154.42	\$ 17.65	\$ 260.20	\$ 62.00	\$ 2,211.35
2049	\$ 1,812.48	\$ 79.30	\$ 9.06	\$ 265.40	\$ 62.00	\$ 2,228.24
Total	\$ 29,691.31	\$ 23,069.52	\$ 2,678.90	\$ 5,913.50	\$ 1,798.00	\$ 63,151.22

Note: 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.

**EXHIBIT M-11 - HOMEBUYER DISCLOSURE FOR IMPROVEMENT AREA #3, LOT
TYPE 1**

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

CONCERNING THE PROPERTY AT:

STREET ADDRESS

PRINCIPAL IMPROVEMENT AREA #3, LOT TYPE 1 ASSESSMENT: \$31,191.85

As the purchaser of the real property located at the street address set forth above, you are obligated to pay assessments to the City of McLendon-Chisholm, Texas, for the costs of a portion of public improvements (the "**Authorized Improvements**") undertaken for the benefit of the property within "**Sonoma Public Improvement District**" (the "**District**") created under Subchapter A, Chapter 372, Local Government Code, as amended. You are also obligated to pay for the operation and maintenance of the Authorized Improvements, a component of the administrative Expenses, which is calculated based on actual costs to operate and maintain the infrastructure, and is billed annual as set forth in the Service and Assessment Plan adopted on January 13, 2015.

THE PRINCIPAL OF THE IMPROVEMENT AREA #3, LOT TYPE 1 ASSESSMENT AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS IS \$31,191.85 WHICH MAY BE PAID IN FULL AT ANY TIME; HOWEVER, IF NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS WHICH WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS. THE COMPONENT OF THE ADMINISTRATIVE EXPENSES FOR OPERATION AND MAINTENANCE OF THE AUTHORIZED IMPROVEMENTS IS CALCULATED ANNUALLY BASED ON ACTUAL COSTS TO OPERATE AND MAINTAIN THE INFRASTRUCTURE AND CANNOT BE PREPAID.

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

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

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

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

PURCHASER:

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

STATE OF TEXAS

§

§

COUNTY OF ROCKWALL

§

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

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

STATE OF TEXAS

Notary Public, State of Texas

§

§

COUNTY OF ROCKWALL

§

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

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

Notary Public, State of Texas

PROJECTED ANNUAL INSTALLMENTS – IMPROVEMENT AREA #3, LOT TYPE 1

Administrative Expenses								
Annual Installment Due 1/31	Principal	Interest	Capitalized Interest	Additional Interest	Administrative Costs	Maintenance and Operation Costs	Reserve Fund	Total Annual Installment
2021	\$ -	\$ 857.78	\$ (857.78)	\$ -	\$ 178.38	\$ -	\$ -	\$ 178.38
2022	\$ 433.22	\$ 1,715.55	\$ (857.78)	\$ 155.96	\$ 181.95	\$ 62.00	\$ -	\$ 1,690.91
2023	\$ 458.70	\$ 1,691.72	\$ -	\$ 153.79	\$ 185.59	\$ 62.00	\$ -	\$ 2,551.81
2024	\$ 484.19	\$ 1,666.50	\$ -	\$ 151.50	\$ 189.30	\$ 62.00	\$ -	\$ 2,553.49
2025	\$ 509.67	\$ 1,639.87	\$ -	\$ 149.08	\$ 193.09	\$ 62.00	\$ -	\$ 2,553.70
2026	\$ 535.15	\$ 1,611.83	\$ -	\$ 146.53	\$ 196.95	\$ 62.00	\$ -	\$ 2,552.47
2027	\$ 560.64	\$ 1,582.40	\$ -	\$ 143.85	\$ 200.89	\$ 62.00	\$ -	\$ 2,549.78
2028	\$ 611.60	\$ 1,551.57	\$ -	\$ 141.05	\$ 204.91	\$ 62.00	\$ -	\$ 2,571.13
2029	\$ 637.09	\$ 1,517.93	\$ -	\$ 137.99	\$ 209.01	\$ 62.00	\$ -	\$ 2,564.01
2030	\$ 662.57	\$ 1,482.89	\$ -	\$ 134.81	\$ 213.19	\$ 62.00	\$ -	\$ 2,555.45
2031	\$ 688.06	\$ 1,446.45	\$ -	\$ 131.50	\$ 217.45	\$ 62.00	\$ -	\$ 2,545.45
2032	\$ 739.02	\$ 1,408.60	\$ -	\$ 128.05	\$ 221.80	\$ 62.00	\$ -	\$ 2,559.48
2033	\$ 764.51	\$ 1,367.96	\$ -	\$ 124.36	\$ 226.24	\$ 62.00	\$ -	\$ 2,545.06
2034	\$ 815.47	\$ 1,325.91	\$ -	\$ 120.54	\$ 230.76	\$ 62.00	\$ -	\$ 2,554.68
2035	\$ 866.44	\$ 1,281.06	\$ -	\$ 116.46	\$ 235.37	\$ 62.00	\$ -	\$ 2,561.33
2036	\$ 917.41	\$ 1,233.40	\$ -	\$ 112.13	\$ 240.08	\$ 62.00	\$ -	\$ 2,565.02
2037	\$ 968.37	\$ 1,182.95	\$ -	\$ 107.54	\$ 244.88	\$ 62.00	\$ -	\$ 2,565.74
2038	\$ 1,019.34	\$ 1,129.69	\$ -	\$ 102.70	\$ 249.78	\$ 62.00	\$ -	\$ 2,563.51
2039	\$ 1,070.31	\$ 1,073.62	\$ -	\$ 97.60	\$ 254.78	\$ 62.00	\$ -	\$ 2,558.31
2040	\$ 1,121.28	\$ 1,014.75	\$ -	\$ 92.25	\$ 259.87	\$ 62.00	\$ -	\$ 2,550.15
2041	\$ 1,197.73	\$ 953.08	\$ -	\$ 86.64	\$ 265.07	\$ 62.00	\$ -	\$ 2,564.52
2042	\$ 1,248.69	\$ 887.21	\$ -	\$ 80.66	\$ 270.37	\$ 62.00	\$ -	\$ 2,548.93
2043	\$ 1,325.14	\$ 818.53	\$ -	\$ 74.41	\$ 275.78	\$ 62.00	\$ -	\$ 2,555.87
2044	\$ 1,401.59	\$ 745.65	\$ -	\$ 67.79	\$ 281.29	\$ 62.00	\$ -	\$ 2,558.32
2045	\$ 1,478.05	\$ 668.56	\$ -	\$ 60.78	\$ 286.92	\$ 62.00	\$ -	\$ 2,556.30
2046	\$ 1,554.50	\$ 587.27	\$ -	\$ 53.39	\$ 292.66	\$ 62.00	\$ -	\$ 2,549.81
2047	\$ 1,656.43	\$ 501.77	\$ -	\$ 45.62	\$ 298.51	\$ 62.00	\$ -	\$ 2,564.33
2048	\$ 1,732.88	\$ 410.67	\$ -	\$ 37.33	\$ 304.48	\$ 62.00	\$ -	\$ 2,547.36
2049	\$ 1,834.81	\$ 315.36	\$ -	\$ 28.67	\$ 310.57	\$ 62.00	\$ -	\$ 2,551.41
2050	\$ 1,936.75	\$ 214.44	\$ -	\$ 19.49	\$ 316.78	\$ 62.00	\$ -	\$ 2,549.47
2051	\$ 1,962.23	\$ 107.92	\$ -	\$ 9.81	\$ 323.12	\$ 62.00	\$ (2,163.17)	\$ 301.92
Total	\$ 31,191.85	\$ 33,992.87	\$ (1,715.55)	\$ 3,012.28	\$ 7,559.85	\$ 1,860.00	\$ (2,163.17)	\$ 73,738.13

Note: 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 is shown at 5.5% for illustrative purposes only.

**EXHIBIT M-12 - HOMEBUYER DISCLOSURE FOR IMPROVEMENT AREA #3, LOT
TYPE 2**

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

CONCERNING THE PROPERTY AT:

STREET ADDRESS

PRINCIPAL IMPROVEMENT AREA #3, LOT TYPE 2 ASSESSMENT: \$34,432.65

As the purchaser of the real property located at the street address set forth above, you are obligated to pay assessments to the City of McLendon-Chisholm, Texas, for the costs of a portion of public improvements (the ***“Authorized Improvements”***) undertaken for the benefit of the property within ***“Sonoma Public Improvement District”*** (the ***“District”***) created under Subchapter A, Chapter 372, Local Government Code, as amended. You are also obligated to pay for the operation and maintenance of the Authorized Improvements, a component of the administrative Expenses, which is calculated based on actual costs to operate and maintain the infrastructure, and is billed annual as set forth in the Service and Assessment Plan adopted on January 13, 2015.

THE PRINCIPAL OF THE IMPROVEMENT AREA #3, LOT TYPE 2 ASSESSMENT AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS IS \$34,432.65 WHICH MAY BE PAID IN FULL AT ANY TIME; HOWEVER, IF NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS WHICH WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS. THE COMPONENT OF THE ADMINISTRATIVE EXPENSES FOR OPERATION AND MAINTENANCE OF THE AUTHORIZED IMPROVEMENTS IS CALCULATED ANNUALLY BASED ON ACTUAL COSTS TO OPERATE AND MAINTAIN THE INFRASTRUCTURE AND CANNOT BE PREPAID.

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

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

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

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

PURCHASER:

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

STATE OF TEXAS

§

§

COUNTY OF ROCKWALL

§

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

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

STATE OF TEXAS

Notary Public, State of Texas

§

§

COUNTY OF ROCKWALL

§

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

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

Notary Public, State of Texas

PROJECTED ANNUAL INSTALLMENTS – IMPROVEMENT AREA #3, LOT TYPE 2

Administrative Expenses									
Annual Installment Due 1/31	Principal	Interest	Capitalized Interest	Additional Interest	Administrative Costs	Maintenance and Operation Costs	Reserve Fund	Total Annual Installment	
2021	\$ -	\$ 946.90	\$ (946.90)	\$ -	\$ 196.92	\$ -	\$ -	\$	196.92
2022	\$ 478.23	\$ 1,893.80	\$ (946.90)	\$ 172.16	\$ 200.86	\$ 62.00	\$ -	\$	1,860.15
2023	\$ 506.36	\$ 1,867.49	\$ -	\$ 169.77	\$ 204.87	\$ 62.00	\$ -	\$	2,810.50
2024	\$ 534.49	\$ 1,839.64	\$ -	\$ 167.24	\$ 208.97	\$ 62.00	\$ -	\$	2,812.35
2025	\$ 562.62	\$ 1,810.25	\$ -	\$ 164.57	\$ 213.15	\$ 62.00	\$ -	\$	2,812.59
2026	\$ 590.76	\$ 1,779.30	\$ -	\$ 161.75	\$ 217.41	\$ 62.00	\$ -	\$	2,811.23
2027	\$ 618.89	\$ 1,746.81	\$ -	\$ 158.80	\$ 221.76	\$ 62.00	\$ -	\$	2,808.26
2028	\$ 675.15	\$ 1,712.77	\$ -	\$ 155.71	\$ 226.20	\$ 62.00	\$ -	\$	2,831.83
2029	\$ 703.28	\$ 1,675.64	\$ -	\$ 152.33	\$ 230.72	\$ 62.00	\$ -	\$	2,823.97
2030	\$ 731.41	\$ 1,636.96	\$ -	\$ 148.81	\$ 235.34	\$ 62.00	\$ -	\$	2,814.52
2031	\$ 759.54	\$ 1,596.73	\$ -	\$ 145.16	\$ 240.04	\$ 62.00	\$ -	\$	2,803.47
2032	\$ 815.81	\$ 1,554.95	\$ -	\$ 141.36	\$ 244.84	\$ 62.00	\$ -	\$	2,818.96
2033	\$ 843.94	\$ 1,510.09	\$ -	\$ 137.28	\$ 249.74	\$ 62.00	\$ -	\$	2,803.04
2034	\$ 900.20	\$ 1,463.67	\$ -	\$ 133.06	\$ 254.74	\$ 62.00	\$ -	\$	2,813.66
2035	\$ 956.46	\$ 1,414.16	\$ -	\$ 128.56	\$ 259.83	\$ 62.00	\$ -	\$	2,821.01
2036	\$ 1,012.72	\$ 1,361.55	\$ -	\$ 123.78	\$ 265.03	\$ 62.00	\$ -	\$	2,825.08
2037	\$ 1,068.99	\$ 1,305.85	\$ -	\$ 118.71	\$ 270.33	\$ 62.00	\$ -	\$	2,825.88
2038	\$ 1,125.25	\$ 1,247.06	\$ -	\$ 113.37	\$ 275.73	\$ 62.00	\$ -	\$	2,823.41
2039	\$ 1,181.51	\$ 1,185.17	\$ -	\$ 107.74	\$ 281.25	\$ 62.00	\$ -	\$	2,817.67
2040	\$ 1,237.77	\$ 1,120.19	\$ -	\$ 101.84	\$ 286.87	\$ 62.00	\$ -	\$	2,808.67
2041	\$ 1,322.17	\$ 1,052.11	\$ -	\$ 95.65	\$ 292.61	\$ 62.00	\$ -	\$	2,824.53
2042	\$ 1,378.43	\$ 979.39	\$ -	\$ 89.04	\$ 298.46	\$ 62.00	\$ -	\$	2,807.32
2043	\$ 1,462.82	\$ 903.58	\$ -	\$ 82.14	\$ 304.43	\$ 62.00	\$ -	\$	2,814.98
2044	\$ 1,547.22	\$ 823.12	\$ -	\$ 74.83	\$ 310.52	\$ 62.00	\$ -	\$	2,817.69
2045	\$ 1,631.61	\$ 738.02	\$ -	\$ 67.09	\$ 316.73	\$ 62.00	\$ -	\$	2,815.46
2046	\$ 1,716.01	\$ 648.28	\$ -	\$ 58.93	\$ 323.07	\$ 62.00	\$ -	\$	2,808.29
2047	\$ 1,828.53	\$ 553.90	\$ -	\$ 50.35	\$ 329.53	\$ 62.00	\$ -	\$	2,824.32
2048	\$ 1,912.92	\$ 453.34	\$ -	\$ 41.21	\$ 336.12	\$ 62.00	\$ -	\$	2,805.59
2049	\$ 2,025.45	\$ 348.12	\$ -	\$ 31.65	\$ 342.84	\$ 62.00	\$ -	\$	2,810.06
2050	\$ 2,137.97	\$ 236.72	\$ -	\$ 21.52	\$ 349.70	\$ 62.00	\$ -	\$	2,807.92
2051	\$ 2,166.11	\$ 119.14	\$ -	\$ 10.83	\$ 356.69	\$ 62.00	\$ (2,387.92)	\$	326.84
Total	\$ 34,432.65	\$ 37,524.69	\$ (1,893.80)	\$ 3,325.25	\$ 8,345.31	\$ 1,860.00	\$ (2,387.92)	\$	81,206.18

Note: 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 is shown at 5.5% for illustrative purposes only.

**EXHIBIT M-13 - HOMEBUYER DISCLOSURE FOR IMPROVEMENT AREA #3, LOT
TYPE 3**

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

CONCERNING THE PROPERTY AT:

STREET ADDRESS

PRINCIPAL IMPROVEMENT AREA #3, LOT TYPE 3 ASSESSMENT: \$42,299.24

As the purchaser of the real property located at the street address set forth above, you are obligated to pay assessments to the City of McLendon-Chisholm, Texas, for the costs of a portion of public improvements (the ***“Authorized Improvements”***) undertaken for the benefit of the property within ***“Sonoma Public Improvement District”*** (the ***“District”***) created under Subchapter A, Chapter 372, Local Government Code, as amended. You are also obligated to pay for the operation and maintenance of the Authorized Improvements, a component of the administrative Expenses, which is calculated based on actual costs to operate and maintain the infrastructure, and is billed annual as set forth in the Service and Assessment Plan adopted on January 13, 2015.

THE PRINCIPAL OF THE IMPROVEMENT AREA #3, LOT TYPE 3 ASSESSMENT AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS IS \$42,299.24 WHICH MAY BE PAID IN FULL AT ANY TIME; HOWEVER, IF NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS WHICH WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS. THE COMPONENT OF THE ADMINISTRATIVE EXPENSES FOR OPERATION AND MAINTENANCE OF THE AUTHORIZED IMPROVEMENTS IS CALCULATED ANNUALLY BASED ON ACTUAL COSTS TO OPERATE AND MAINTAIN THE INFRASTRUCTURE AND CANNOT BE PREPAID.

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

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

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

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

PURCHASER:

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

STATE OF TEXAS

§

§

COUNTY OF ROCKWALL

§

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

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

STATE OF TEXAS

Notary Public, State of Texas

§

§

COUNTY OF ROCKWALL

§

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

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

Notary Public, State of Texas

PROJECTED ANNUAL INSTALLMENTS – IMPROVEMENT AREA #3, LOT TYPE 3

Administrative Expenses									
Annual Installment Due 1/31	Principal	Interest	Capitalized Interest	Additional Interest	Administrative Costs	Maintenance and Operation Costs	Reserve Fund	Total Annual Installment	
2021	\$ -	\$ 1,163.23	\$ (1,163.23)	\$ -	\$ 241.91	\$ -	\$ -	\$	241.91
2022	\$ 587.49	\$ 2,326.46	\$ (1,163.23)	\$ 211.50	\$ 246.75	\$ 62.00	\$ -	\$	2,270.96
2023	\$ 622.05	\$ 2,294.15	\$ -	\$ 208.56	\$ 251.68	\$ 62.00	\$ -	\$	3,438.43
2024	\$ 656.61	\$ 2,259.93	\$ -	\$ 205.45	\$ 256.71	\$ 62.00	\$ -	\$	3,440.70
2025	\$ 691.16	\$ 2,223.82	\$ -	\$ 202.17	\$ 261.85	\$ 62.00	\$ -	\$	3,441.00
2026	\$ 725.72	\$ 2,185.81	\$ -	\$ 198.71	\$ 267.09	\$ 62.00	\$ -	\$	3,439.32
2027	\$ 760.28	\$ 2,145.89	\$ -	\$ 195.08	\$ 272.43	\$ 62.00	\$ -	\$	3,435.68
2028	\$ 829.40	\$ 2,104.08	\$ -	\$ 191.28	\$ 277.88	\$ 62.00	\$ -	\$	3,464.63
2029	\$ 863.95	\$ 2,058.46	\$ -	\$ 187.13	\$ 283.43	\$ 62.00	\$ -	\$	3,454.98
2030	\$ 898.51	\$ 2,010.94	\$ -	\$ 182.81	\$ 289.10	\$ 62.00	\$ -	\$	3,443.37
2031	\$ 933.07	\$ 1,961.52	\$ -	\$ 178.32	\$ 294.88	\$ 62.00	\$ -	\$	3,429.80
2032	\$ 1,002.19	\$ 1,910.20	\$ -	\$ 173.65	\$ 300.78	\$ 62.00	\$ -	\$	3,448.83
2033	\$ 1,036.75	\$ 1,855.08	\$ -	\$ 168.64	\$ 306.80	\$ 62.00	\$ -	\$	3,429.27
2034	\$ 1,105.86	\$ 1,798.06	\$ -	\$ 163.46	\$ 312.93	\$ 62.00	\$ -	\$	3,442.32
2035	\$ 1,174.98	\$ 1,737.24	\$ -	\$ 157.93	\$ 319.19	\$ 62.00	\$ -	\$	3,451.34
2036	\$ 1,244.10	\$ 1,672.62	\$ -	\$ 152.06	\$ 325.58	\$ 62.00	\$ -	\$	3,456.34
2037	\$ 1,313.21	\$ 1,604.19	\$ -	\$ 145.84	\$ 332.09	\$ 62.00	\$ -	\$	3,457.33
2038	\$ 1,382.33	\$ 1,531.96	\$ -	\$ 139.27	\$ 338.73	\$ 62.00	\$ -	\$	3,454.29
2039	\$ 1,451.44	\$ 1,455.94	\$ -	\$ 132.36	\$ 345.50	\$ 62.00	\$ -	\$	3,447.24
2040	\$ 1,520.56	\$ 1,376.11	\$ -	\$ 125.10	\$ 352.41	\$ 62.00	\$ -	\$	3,436.18
2041	\$ 1,624.24	\$ 1,292.48	\$ -	\$ 117.50	\$ 359.46	\$ 62.00	\$ -	\$	3,455.67
2042	\$ 1,693.35	\$ 1,203.14	\$ -	\$ 109.38	\$ 366.65	\$ 62.00	\$ -	\$	3,434.52
2043	\$ 1,797.03	\$ 1,110.01	\$ -	\$ 100.91	\$ 373.98	\$ 62.00	\$ -	\$	3,443.93
2044	\$ 1,900.70	\$ 1,011.17	\$ -	\$ 91.92	\$ 381.46	\$ 62.00	\$ -	\$	3,447.26
2045	\$ 2,004.38	\$ 906.63	\$ -	\$ 82.42	\$ 389.09	\$ 62.00	\$ -	\$	3,444.52
2046	\$ 2,108.05	\$ 796.39	\$ -	\$ 72.40	\$ 396.87	\$ 62.00	\$ -	\$	3,435.72
2047	\$ 2,246.28	\$ 680.45	\$ -	\$ 61.86	\$ 404.81	\$ 62.00	\$ -	\$	3,455.41
2048	\$ 2,349.96	\$ 556.91	\$ -	\$ 50.63	\$ 412.91	\$ 62.00	\$ -	\$	3,432.40
2049	\$ 2,488.19	\$ 427.66	\$ -	\$ 38.88	\$ 421.17	\$ 62.00	\$ -	\$	3,437.89
2050	\$ 2,626.42	\$ 290.81	\$ -	\$ 26.44	\$ 429.59	\$ 62.00	\$ -	\$	3,435.26
2051	\$ 2,660.98	\$ 146.35	\$ -	\$ 13.30	\$ 438.18	\$ 62.00	\$ (2,933.47)	\$	387.35
Total	\$ 42,299.24	\$ 46,097.70	\$ (2,326.46)	\$ 4,084.95	\$ 10,251.90	\$ 1,860.00	\$ (2,933.47)	\$	99,333.86

Note: 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 is shown at 5.5% for illustrative purposes only.

EXHIBIT N-1 – DISTRICT LEGAL DESCRIPTION

TRACT 1

All that certain lot, tract or parcel of land situated in the KING LATHAM SURVEY, ABSTRACT NO. 133, City of McLendon-Chisholm, Rockwall County, Texas, and being a part of the First tract called 515 acres as described in a Warranty deed from C.D. Edwards and Lillian Edwards to W.A. Edwards, dated January 7, 1937 and being recorded in Volume 33, Page 280 of the Deed Records of Rockwall County, Texas, and conveyed in a Special Warranty deed from Estate of Arch Hampton Edwards to Isabell Edwards and Isabell Edwards Trust, dated July 20, 1983 and being recorded in Volume 406, Page 126 of the Real Property Records of Rockwall County, Texas, and being all of a 25.02 acres tract of land as described in a Warranty deed from Anna Jane Shook Webb to Anthony Piazza and Theresa A. Piazza, dated July 26, 1999 and being recorded in Volume 1679, Page 217 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the center of Edwards Road and in the Northeast line of said Edwards tract, said point being S. 44 deg. 59 min. 36 sec. E., 310.00 feet from a 1/2" iron rod found at the North corner of said Edwards tract and the North corner of said Latham Survey;

THENCE S. 44 deg. 59 min. 36 sec. E. along Edwards Road, a distance of 90.01 feet to a point in the Northwest City limits of the City of McLendon-Chisholm;

THENCE S. 45 deg. 29 min. 10 sec. W. along said City limits, a distance of 1008.00 feet;

THENCE N. 45 deg. 29 min. 10 sec. W. along said City limits, a distance of 295.82 feet;

THENCE S 45 deg. 09 min. 23 sec. W. along said City limits, a distance of 1500.00 feet;

THENCE S. 45 deg. 00 min. 49 sec. E. along said City limits, a distance of 4997.65 feet to a point in the Southeast line of said 515 acres tract and being in the center of Wallace Road;

THENCE S. 45 deg. 00 min. 00 sec. W. (Controlling bearing line) along the center of said road, a distance of 1500.00 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner at a turn in said road, said point being the South corner of said Edwards tract and being in the Northeast line of a 15' road dedication by plat of FRONTIER MEADOWS, an Addition to McLendon-Chisholm, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet B, Slide 94 of the Plat Records of Rockwall County, Texas;

THENCE N. 45 deg. 10 min. 28 sec. W. along said Addition and 15 foot dedication line, a distance of 2405.38 feet to a 1/2" iron rod found for corner;

THENCE N. 45 deg. 21 min. 31 sec. W. along said Addition and 15 foot dedication line and along the Northeast line of Lot 25, a distance of 653.30 feet to a 1/2" iron rod found for corner at the North corner of Lot 25 and being at the East corner of a 25 acres tract of land as described in a Deed to Anthony Piazza, as recorded in Volume 1679, Page 217 of the Real Property Records of Rockwall County, Texas;

THENCE S. 44 deg. 39 min. 13 sec. W. along the Southeast line of said Piazza tract and the Northwest line of Frontier Meadows Addition, a distance of 2603.50 feet to a 1/2" iron rod found for corner at the South corner of said 25.02 acres tract and being in the Northeast right-of-way line of State Highway 205;

THENCE N. 44 deg. 39 min. 57 sec. W. along said right-of-way line, a distance of 419.42 feet to a 1/2" iron rod found for corner at the West corner of said Piazza 25.02 acres tract and the South corner of Lot 1, BOMAR ADDITION, an Addition to the City of McLendon-Chisholm, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet B, Slide 104 of the Plat Records of Rockwall County, Texas;

THENCE N. 44 deg. 40 min. 20 sec. E., along the Southeast line of said BOMAR ADDITION, a distance of 2599.53 feet to a 1/2" iron rod found for corner at the East corner of Lot 4, BOMAR ADDITION;

THENCE N. 45 deg. 13 min. 34 sec. W. a distance of 836.82 feet to a 3/8" iron rod found for corner at the East corner of Lot 4, MEADOWCREEK ADDITION, an Addition to the City of McLendon-Chisholm, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet B, Slide 74 of the Plat Records of Rockwall County, Texas;

THENCE N. 45 deg. 08 min. 44 sec. W. along the Northeast line of said Addition, a distance of 1387.78 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the Southeast line of GREENHOLLOW RANCH, an Addition to the City of McLendon-Chisholm, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet E, Slide 213 of the Plat Records of Rockwall County, Texas;

THENCE N. 45 deg. 09 min. 23 sec. E. along the Southeast line of said Addition, a distance of 2296.02 feet to a 1" iron pipe found for corner at the East corner of Lot 7 of said Addition;

THENCE N. 45 deg. 29 min. 10 sec. E. a distance of 1381.83 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE S. 44 deg. 59 min. 36 sec. E. a distance of 310.00 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE N. 45 deg. 29 min. 10 sec. E. a distance of 351.30 feet to the POINT OF BEGINNING and containing 253.38 acres of land.

TRACT 2

All that certain lot, tract or parcel of land situated in the KING LATHAM SURVEY, ABSTRACT NO. 133, Rockwall County, Texas, and being a part of the First tract called 515 acres as described in a Warranty deed from C.D. Edwards and Lillian Edwards to W.A. Edwards, dated January 7, 1937 and being recorded in Volume 33, Page 280 of the Deed Records of Rockwall County, Texas, and conveyed in a Special Warranty deed from Estate of Arch Hampton Edwards to Isabell Edwards and Isabell Edwards Trust, dated July 20, 1983 and being recorded in Volume 406, Page 126 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the center of Edwards Road and in the Northeast line of said Edwards tract, said point being S. 44 deg. 59 min. 36 sec. E., 400.01 feet from a 1/2" iron rod found at the North corner of said Edwards tract and the North corner of said Latham Survey;

THENCE S. 44 deg. 59 min. 36 sec. E. along Edwards Road, a distance of 5280.81 feet to a 1/2" iron rod found for corner at the intersection of the center of Edwards Road and the center of Wallace Road, at the East corner of said Edwards tract;

THENCE S. 45 deg. 00 min. 00 sec. W. (Controlling bearing line) along the center of Wallace Road, a distance of 2508.65 feet to a point in the Northeast line of the City Limits of the City of McLendon-Chisholm;

THENCE along the City limits of the City of McLendon-Chisholm as follows:

N. 45 deg. 00 min. 49 sec. W. a distance of 4997.65 feet;

N. 45 deg. 09 min. 23 sec. E. a distance of 1500.00 feet;

N. 44 deg. 30 min. 50 sec. W. a distance of 295.82 feet;

N. 45 deg. 29 min. 10 sec. E. a distance of 1008.00 feet to the POINT OF BEGINNING and containing 294.51 acres of land.

EXHIBIT N-2 – IMPROVEMENT AREA #3 LEGAL DESCRIPTION

TRACT 4A

FIELD NOTE DESCRIPTION

33.4984 ACRES

WHEREAS, Land Solutions SV, LLC. is the owner of a tract of land recorded in Instrument Number 20180000014913, of the Official Property Records of Rockwall County, Texas, located in the King Latham Survey, Abstract No. 133, situated in the City of McLendon-Chisholm and Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with plastic cap stamped "KHA" set in the centerline of Edwards Road for the northwest corner of this tract;

THENCE South 45°47'06" East, with said centerline, a distance of 1,300.04 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" for the northeast corner of this tract, from which an iron rod found for the northeast corner of said Land Solutions tract bears South 45°47'06" East, 3,493.69 feet;

THENCE South 43°34'59" West, a distance of 824.84 feet to an iron rod found for the southeast corner of this tract;

THENCE North 63°12'03" West, a distance of 1,211.94 feet to an iron rod found at the beginning of a non-tangent curve to the right having a central angle of 3°43'37", a radius of 695.00 feet, a chord bearing and distance of North 16°39'21" East, 45.20 feet;

THENCE with said curve to the right, an arc distance of 45.21 feet to an iron rod found for corner of this tract;

THENCE North 71°28'51" West, a distance of 220.00 feet to an iron rod found in the southwest corner of this tract at the beginning of a non-tangent curve to the right having a central angle of 38°26'05", a radius of 915.00 feet, a chord bearing and distance of North 37°44'12" East, 602.35 feet from which an iron rod found in the west line of that tract of land conveyed to Sonoma Verde Phase 2 according to the document filed of record in Instrument Number 20190000013333 (O.P.R.R.C.T.) bears on a curve to the left having a central angle of 4°20'01", a radius of 915.00 feet, and a chord bearing and distance of North 16°21'09" East, 69.19 feet;

THENCE with said curve to the right, an arc distance of 613.79 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" for corner of this tract;

THENCE North 56°57'14" East, a distance of 609.35 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" for corner of this tract;

THENCE North 44°12'54" East, a distance of 50.00 feet to the **POINT OF BEGINNING** and containing 33.4984 acres or 1,459,191 square feet of land, more or less.

TRACT 4 B

FIELD NOTE DESCRIPTION

30.2695 ACRES

WHEREAS, Land Solutions SV, LLC. is the owner of a tract of land recorded in Instrument Number 20180000014913, of the Official Property Records of Rockwall County, Texas, located in the King Latham Survey, Abstract No. 133, situated in the City of McLendon-Chisholm and Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with plastic cap stamped "KHA" set for the northeast corner of this tract from which an iron rod found for the northeast corner of said Land Solutions tract, bears South 45°47'06" East, 1,818.97 feet;

THENCE South 44°12'54" West, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

THENCE South 12°25'05" West, a distance of 564.65 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

THENCE South 16°56'23" West, a distance of 45.20 feet to a capped iron found for corner of this tract;

THENCE North 73°03'37" West, a distance of 120.00 feet to a capped iron found for corner at the beginning of a non-tangent curve to the right having a central angle of 0°05'38", a radius of 1,025.00 feet, a chord bearing and distance of South 16°59'12" West, 1.68 feet;

THENCE with said curve to the right, an arc distance of 1.68 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

THENCE South 17°02'01" West, a distance of 1.67 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

THENCE North 72°57'59" West, a distance of 170.31 feet to a capped iron rod found for corner of this tract;

THENCE North 16°58'58" East, a distance of 25.57 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 3°00'51", a radius of 855.00 feet, a chord bearing and distance of North 13°55'31" East, 44.98 feet;

THENCE with said curve to the left, an arc distance of 44.98 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

THENCE North 12°25'05" East, a distance of 361.33 feet to a capped iron rod found for corner of this tract;

THENCE North 44°42'17" West, a distance of 315.15 feet to a capped iron rod found at the beginning of a tangent curve to the left having a central angle of 4°17'01", a radius of 855.00 feet, a chord bearing and distance of North 46°50'47" West, 63.91 feet;

THENCE with said curve to the left, an arc distance of 63.92 feet to a capped iron rod found for corner of this tract;

THENCE North 48°59'18" West, a distance of 427.68 feet to a capped iron rod found at the beginning of a tangent curve to the right having a central angle of 4°00'19", a radius of 1,145.00 feet, a chord bearing and distance of North 46°59'08" West, 80.02 feet;

THENCE with said curve to the right, an arc distance of 80.04 feet to a capped iron rod found for corner of this tract;

THENCE South 22°54'47" West, a distance of 294.88 feet to a capped iron rod at the beginning of a tangent curve to the right having a central angle of 93°53'10", a radius of 245.00 feet, a chord bearing and distance of South 69°51'22" West, 358.03 feet;

THENCE with said curve to the right, an arc distance of 401.46 feet to a capped iron rod for corner of this tract;

THENCE North 63°12'03" West, a distance of 213.17 feet to a capped iron rod found for corner of this tract;

THENCE South 43°33'02" West, a distance of 377.85 feet to a capped iron rod found for corner of this tract;

THENCE North 46°26'58" West, a distance of 170.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

THENCE South 43°33'02" West, a distance of 6.41 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

THENCE North 46°26'58" West, a distance of 143.54 feet to a capped iron rod found for corner of this tract;

THENCE South 43°34'59" West, a distance of 560.24 feet to a capped iron rod found for corner of this tract;

THENCE North 52°48'03" West, a distance of 50.31 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the southwest corner of this tract from which an iron rod found in the west line of Sonoma Verde Phase 2 as recorded in Instrument 20190000013333 (O.P.R.R.C.T.) bears South 43°34'59" East, 62.82 feet;

THENCE North 43°34'59" East, a distance of 1,973.65 feet to a capped iron rod found for corner of this tract;

THENCE South 45°47'06" East, a distance of 1,674.97 feet to the **POINT OF BEGINNING** and containing 30.2695 acres or 1,318,538 square feet of land, more or less.

APPENDIX A – EQUIVALENT UNITS IN PHASE 1 AND PHASE 2¹

Estimated Equivalent Units - Phase #1

Land Use Class	Planned No. of units	Equivalent Unit Factor	Total Equivalent Units
Land Use Class 1 (Residential - One acre lot)	0	1.00	0.00
Land Use Class 2 (Residential - One-half acre lot)	29	0.83	24.07
Land Use Class 3 (Residential - 90 Ft lot)	30	0.64	19.20
Land Use Class 4 (Residential - 80 Ft lot)	122	0.58	70.76
Land Use Class 5 (Residential - 60 Ft lot)	175	0.46	80.50
Land Use Class 6 (Office lot)	8	0.80	6.40
Land Use Class 7 (Church lot)	1	0.54	0.54
Total Equivalent Units	365		201.47

Estimated Equivalent Units - Phase #2

Land Use Class ^(a)	Planned No. of units	Equivalent Unit Factor	Total Equivalent Units
Improvement Area #1C			
Land Use Class 4 (Residential - 80 Ft lot)	41	0.58	23.78
<i>Subtotal – Phase #1C</i>	<i>41</i>		<i>23.78</i>
Improvement Area #2			
Land Use Class 2 (Residential - One-half acre lot)	12	0.83	9.96
Land Use Class 3 (Residential - 90 Ft lot)	8	0.64	5.12
Land Use Class 5 (Residential - 60 Ft lot)	100	0.46	46.00
Land Use Class 10 (Residential - 70 Ft lot)	93	0.52	48.69
<i>Subtotal – Phase #2</i>	<i>213</i>		<i>109.77</i>
Total Equivalent Units	254		133.55

(a) Equivalent Unit factors for Land Use Class 2, Land Use Class 3, Land Use Class 4, and Land Use Class 5 are rounded to two decimal places in order to be consistent with the Equivalent Unit factors for Phase #1. Land Use Class 10 is shown as rounded to two decimal places. However, the total Equivalent Unit calculation for Land Use Class 10 assumes an unrounded Equivalent Unit factor of 0.53255.

Notes:

¹ Snipped from tables D-3 and D-4 of the 2019 SAP Update.

APPENDIX B – IMPROVEMENT AREA #3 ENGINEER’S REPORT

(Remainder of page left blank intentionally.)



August 25, 2020

Re: **Engineer's Report**
Sonoma Verde -Bond Issuance, Phase 3
McClendon-Chisholm, Rockwall County, Texas

Introduction:

Sonoma Verde is a proposed master planned development located on approximately 550 acres and projected to include 1,095 single-family lots off SH 205 near League Road in the City of McClendon-Chisholm, Texas as depicted on Exhibit "A". This Engineer's Report includes the documents requested for Phase 3 of the Bond Issuance by the City for the approved PID. The Phase 3 Bond Issuance includes improvements for Phases 4A and 4B of the development as shown on Exhibit "B". Bonds are anticipated to be used to finance public infrastructure projects vital for development within the PID.

Development Costs:

An Engineer's Opinion of Probable Cost (EOPC) has been prepared for all authorized PID improvements for the Phase 3 Bond Issuance and is included as Exhibit "C".

Development Improvements:

Development improvements have been separated into Offsite/Major Improvements and Direct Improvements.

Direct Improvements for Phase 4A and Phase 4B are depicted on Exhibits D-I.

Development Schedule:

Design Stage:

The Concept Plan for the entire development has been approved by the City of McLendon-Chisholm. The Final Plats for Phase 4A and Phase 4B have been approved by the City. The Flood Studies for Phase 4A and Phase 4B have been reviewed and approved by the City. The design of all improvements for Phase 4A and Phase 4B are complete and construction plans have been approved by the City.

Construction Stage:

Construction on Phase 4A and Phase 4B commenced in July 2020 with anticipated final acceptance in May of 2021.

Please contact me at (214) 952-0233 or craig.malan@kimley-horn.com should you have any questions or need any additional information.

Sincerely,

Craig Malan, PE



kimley-horn.com

400 North Oklahoma Drive, Suite 105, Celina, Texas 75009

469-501-2200

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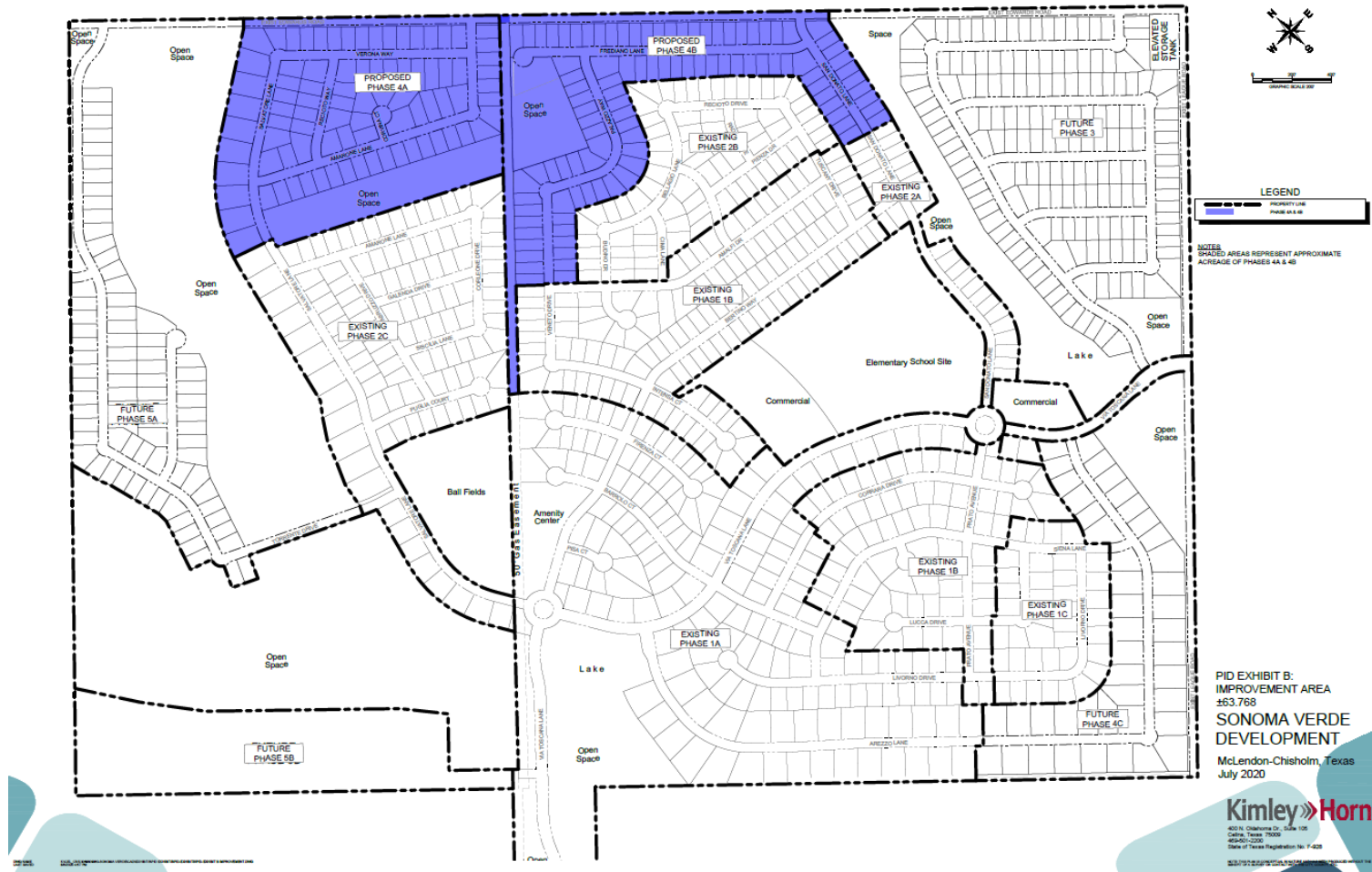


EXHIBIT C
SONOMA VERDE - PID COSTS SUMMARY
BOND ISSUANCE PHASE 3
8/26/2020

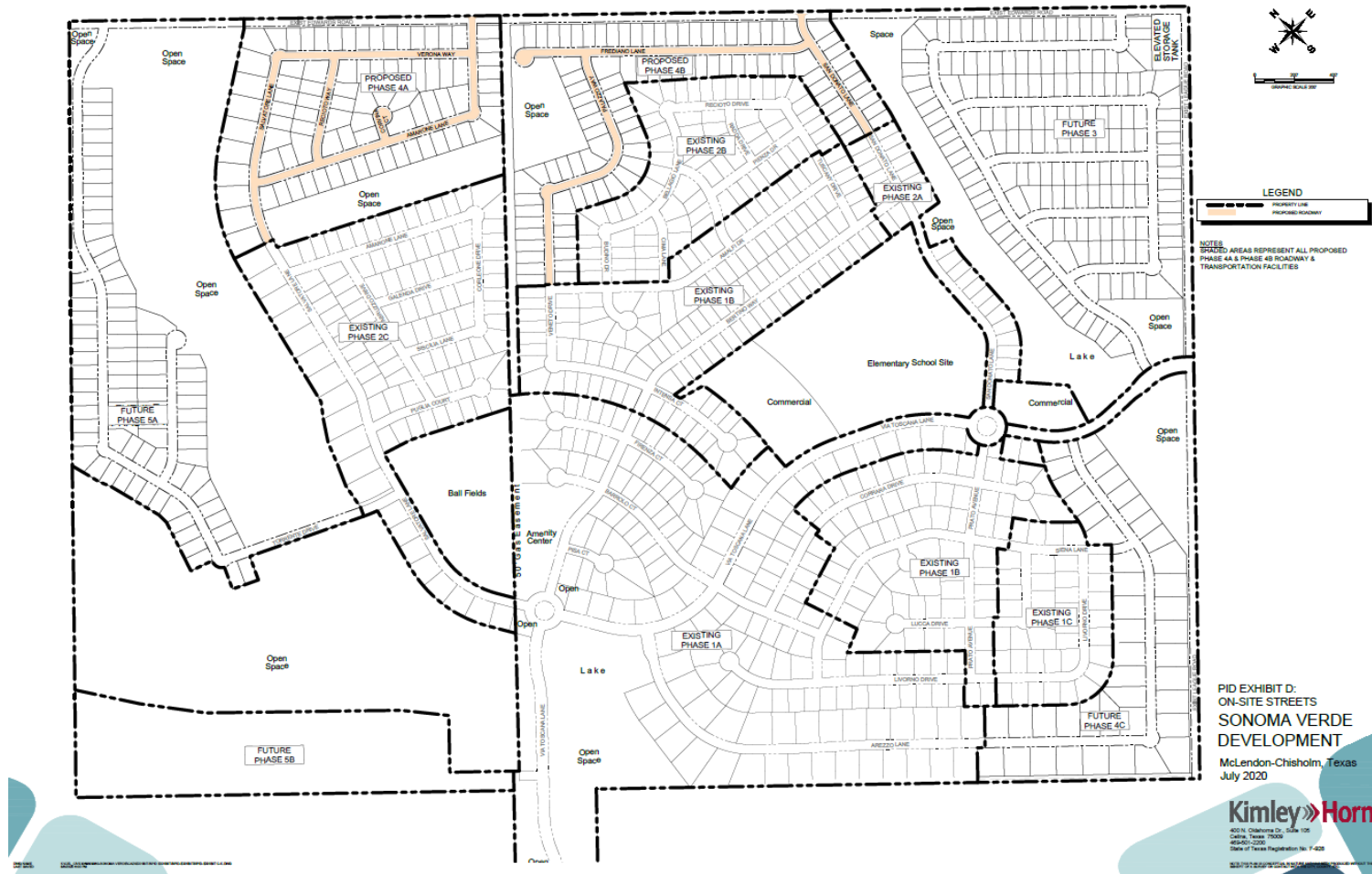
Authorized Improvements	Phase 3 Major Improvement Costs (1)	Offsite/Major Improvements	Direct Improvements		Total PID Improvements	Private Costs (2)
			Phase 4A	Phase 4B		
Road Improvements:						
Right-of-way Clearing & Grubbing		\$0.00	\$60,245.64	\$23,373.36	\$83,619.00	\$746,903.00
Street Excavation		\$0.00	\$41,335.50	\$38,191.50	\$79,527.00	\$0.00
Lime Stabilization		\$0.00	\$53,621.75	\$45,324.50	\$98,946.25	\$0.00
Lime Material		\$0.00	\$49,005.00	\$41,580.00	\$90,585.00	\$0.00
Concrete Paving		\$0.00	\$509,876.00	\$430,664.00	\$940,540.00	\$0.00
Barrier Free (ADA) Ramps		\$0.00	\$18,000.00	\$7,200.00	\$25,200.00	\$0.00
Sidewalks		\$0.00	\$3,795.00	\$11,990.00	\$15,785.00	\$0.00
Sawcut & Connect to Existing Paving		\$0.00	\$4,220.00	\$9,630.00	\$13,850.00	\$0.00
Street Signs		\$0.00	\$6,000.00	\$3,000.00	\$9,000.00	\$0.00
Street Lights		\$0.00	\$18,000.00	\$12,000.00	\$30,000.00	\$0.00
Erosion Control and Storm Water Pollution Prevention		\$0.00	\$32,250.00	\$37,125.00	\$69,375.00	\$23,125.00
Maintenance Bond		\$0.00	\$750.00	\$750.00	\$1,500.00	\$0.00
Subtotal - Road Improvements	\$55,573.70	\$0.00	\$797,098.89	\$660,828.36	\$1,515,500.95	\$770,028.00
Storm Drainage Improvements:						
Reinforced Concrete Storm Sewer Pipe & Box Culverts		\$0.00	\$340,584.00	\$281,732.50	\$622,316.50	\$0.00
Inlets and Manholes		\$0.00	\$60,665.00	\$69,190.00	\$148,855.00	\$0.00
Reinforced Concrete Headwalls		\$0.00	\$34,690.00	\$21,215.00	\$55,905.00	\$0.00
Trench Safety		\$0.00	\$340.80	\$832.00	\$1,172.80	\$0.00
Rock Rip Rap		\$0.00	\$11,859.00	\$16,615.00	\$28,474.00	\$0.00
Demo Existing		\$0.00	\$0.00	\$5,070.00	\$5,070.00	\$0.00
Maintenance Bond		\$0.00	\$500.00	\$500.00	\$1,000.00	\$0.00
Subtotal - Storm Drainage Improvements	\$14,207.64	\$0.00	\$468,638.80	\$394,354.50	\$877,200.94	\$0.00
Water Improvements:						
12" PVC Waterline		\$0.00	\$41,947.50	\$65,366.70	\$107,314.20	\$0.00
8" PVC Waterline		\$0.00	\$64,840.00	\$34,340.00	\$99,180.00	\$0.00
3" PVC Waterline		\$0.00	\$6,989.75	\$5,511.50	\$12,501.25	\$0.00
12" Gate Valve		\$0.00	\$10,650.00	\$10,650.00	\$21,300.00	\$0.00
8" Gate Valve		\$0.00	\$27,025.00	\$11,750.00	\$38,775.00	\$0.00
Fire Hydrant Assembly (Lead, Valve & Fittings)		\$0.00	\$37,575.00	\$37,575.00	\$75,150.00	\$0.00
1" Service		\$0.00	\$64,500.00	\$74,250.00	\$138,750.00	\$0.00
Connect to Existing		\$0.00	\$4,250.00	\$6,005.00	\$10,255.00	\$0.00
Trench Safety		\$0.00	\$1,200.00	\$962.50	\$2,162.50	\$0.00
Water Testing/Chlorination		\$0.00	\$5,520.00	\$4,427.50	\$9,947.50	\$0.00
Maintenance Bond		\$0.00	\$500.00	\$500.00	\$1,000.00	\$0.00
Subtotal - Water Improvements	\$13,503.96	\$0.00	\$264,997.25	\$251,338.20	\$529,839.41	\$0.00
Sanitary Sewer Improvements:						
8" PVC SDR35 San. Sewer Line		\$0.00	\$101,501.60	\$84,092.40	\$185,594.00	\$0.00
8" PVC SDR26 San. Sewer Line		\$0.00	\$22,701.00	\$20,125.00	\$42,826.00	\$0.00
Connect to Existing		\$0.00	\$790.00	\$1,580.00	\$2,370.00	\$0.00
4" Sewer Service		\$0.00	\$42,140.00	\$48,510.00	\$90,650.00	\$0.00
4" Diameter Manhole		\$0.00	\$27,500.00	\$27,500.00	\$55,000.00	\$0.00
Cleanout		\$0.00	\$2,148.00	\$1,074.00	\$3,222.00	\$0.00
San. Sewer Line Testing		\$0.00	\$12,414.00	\$10,383.00	\$22,797.00	\$0.00
Manhole Testing		\$0.00	\$2,750.00	\$2,750.00	\$5,500.00	\$0.00
Trench Safety		\$0.00	\$4,138.00	\$3,461.00	\$7,599.00	\$0.00
Maintenance Bond		\$0.00	\$500.00	\$500.00	\$1,000.00	\$0.00
Lift Station Pump Upgrade		\$0.00	\$46,486.49	\$53,513.51	\$100,000.00	\$0.00
Subtotal - Sanitary Sewer Improvements	\$263,747.93	\$0.00	\$263,069.09	\$253,468.91	\$780,305.93	\$0.00
Total - Road, Storm Drainage, Water & Sanitary Sewer Improvements	\$347,033.23	\$0.00	\$1,793,804.02	\$1,560,069.98	\$3,700,847.23	\$770,028.00
Soft Costs:						
Contingency 10%	\$27,110.75	\$0.00	\$179,380.40	\$156,001.00	\$362,492.15	\$0.00
ROW Dedication-Internal Roadways	\$0.00	\$0.00	\$217,041.60	\$185,011.57	\$402,053.17	\$0.00
Engineering, Flood Study, Surveying, Const. Staking	\$5,397.41	\$0.00	\$217,789.19	\$250,710.81	\$473,897.41	\$0.00
***City Inspection Fees 2%	\$0.00	\$0.00	\$51,818.06	\$44,416.77	\$96,234.83	\$0.00
Geotechnical and Material Testing	\$0.00	\$0.00	\$53,485.49	\$61,570.51	\$115,056.00	\$0.00
General Contractor Fees	\$6,470.66	\$0.00	\$125,000.00	\$148,500.00	\$283,970.66	\$0.00
General Conditions	\$0.00	\$0.00	\$64,500.00	\$74,250.00	\$138,750.00	\$0.00
Subtotal - Soft Costs	\$38,978.81	\$0.00	\$913,014.74	\$920,460.66	\$1,872,454.21	\$0.00
Grand Total - Improvements + Soft Costs	\$386,012.04	\$0.00	\$2,706,818.76	\$2,480,470.63	\$5,573,301.44	\$770,028.00

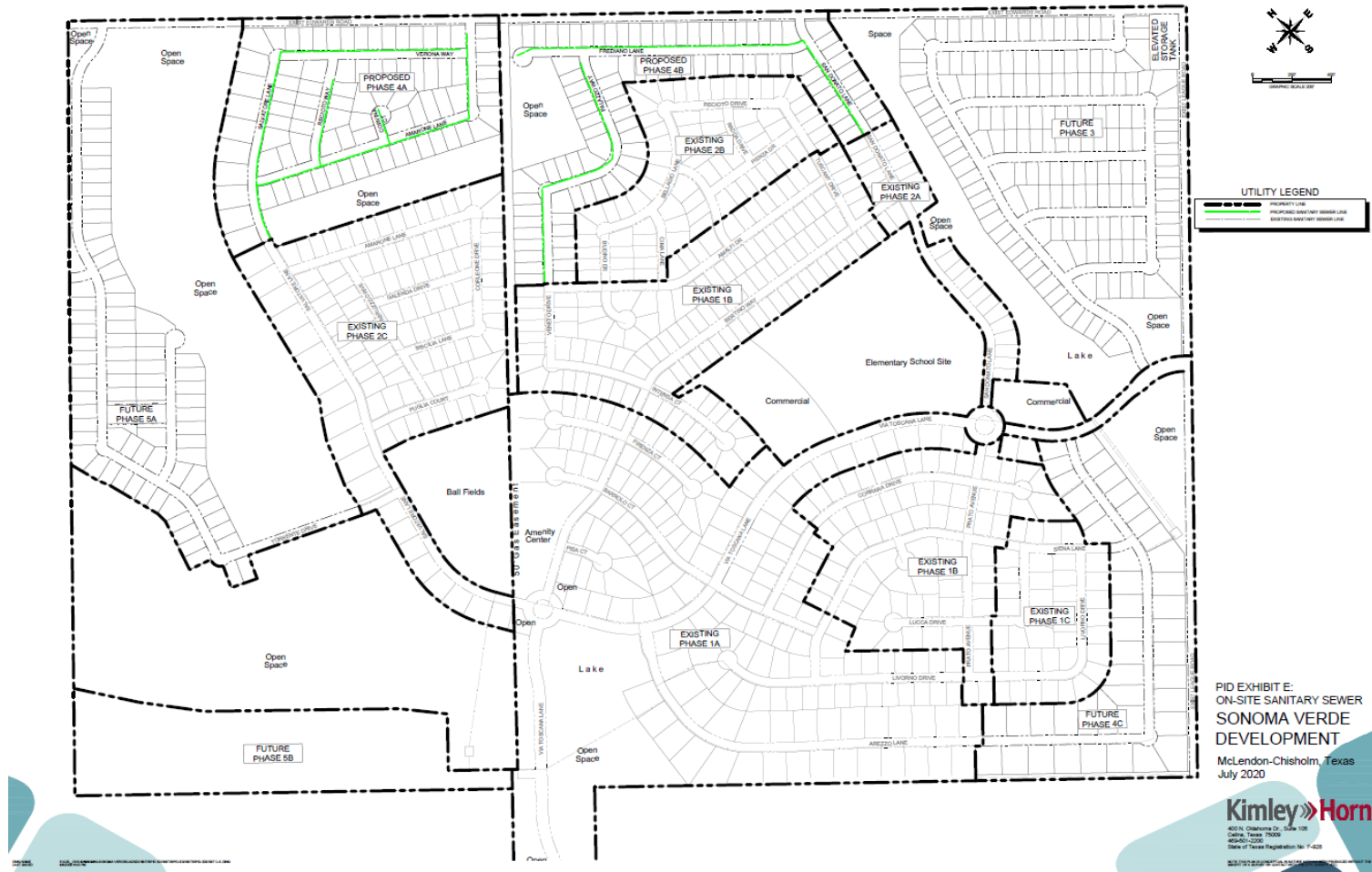
(1) Major Improvements Phase 1 Per Table IV-B of SAP January 12, 2015 rev June 11, 2019

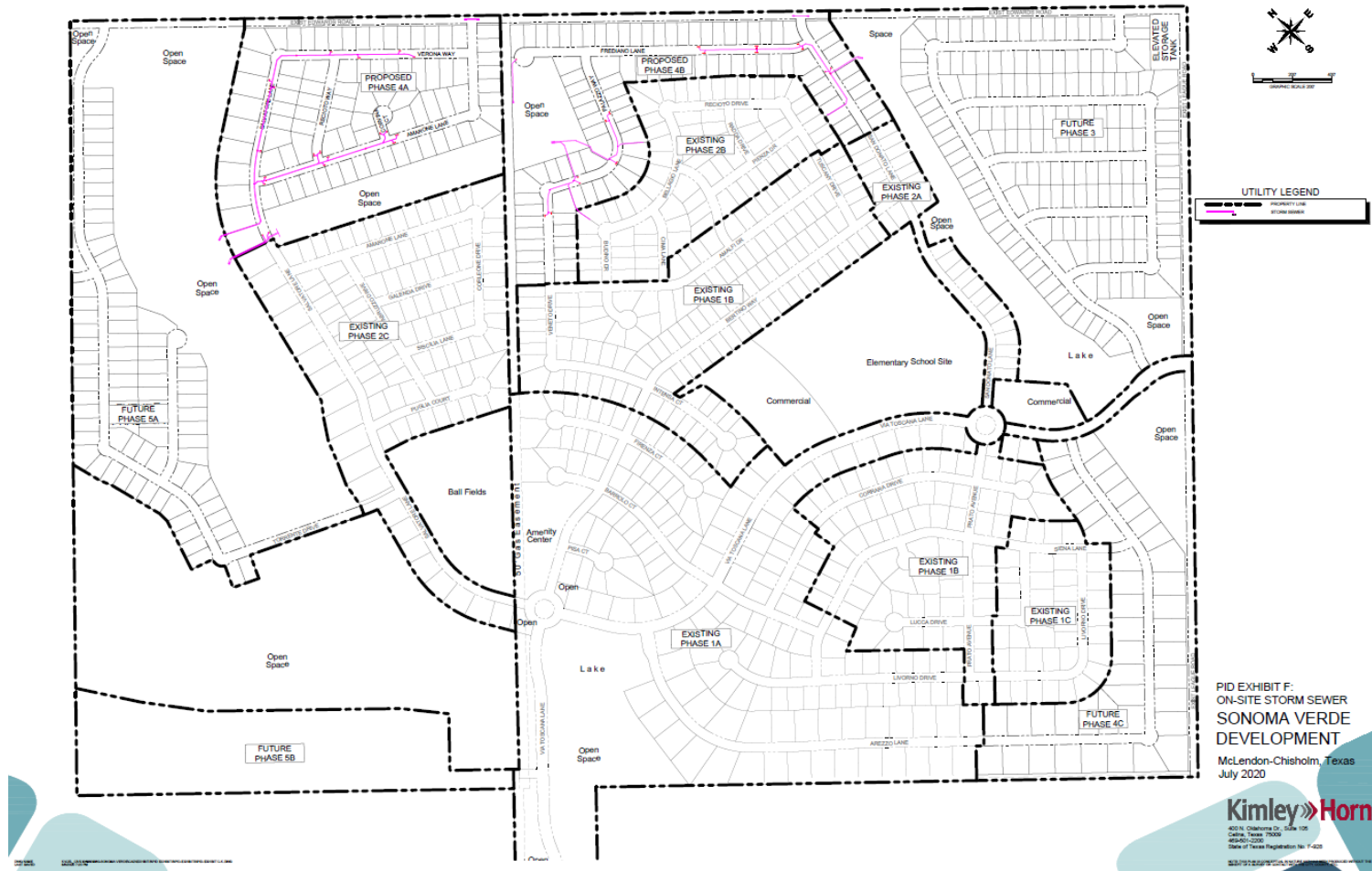
469 lots remaining for development, 185 in this phase, so share = 185/469

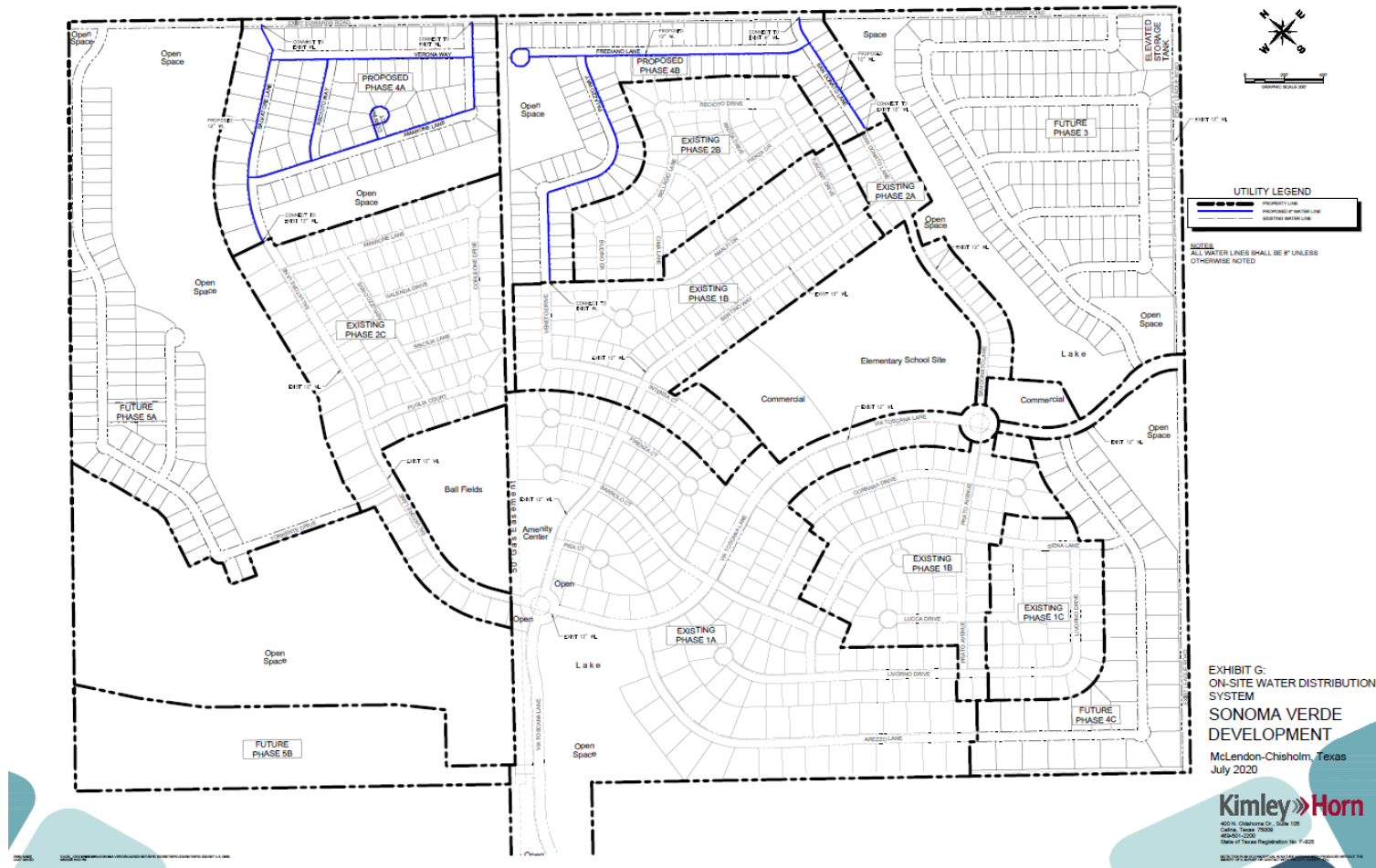
38.40%

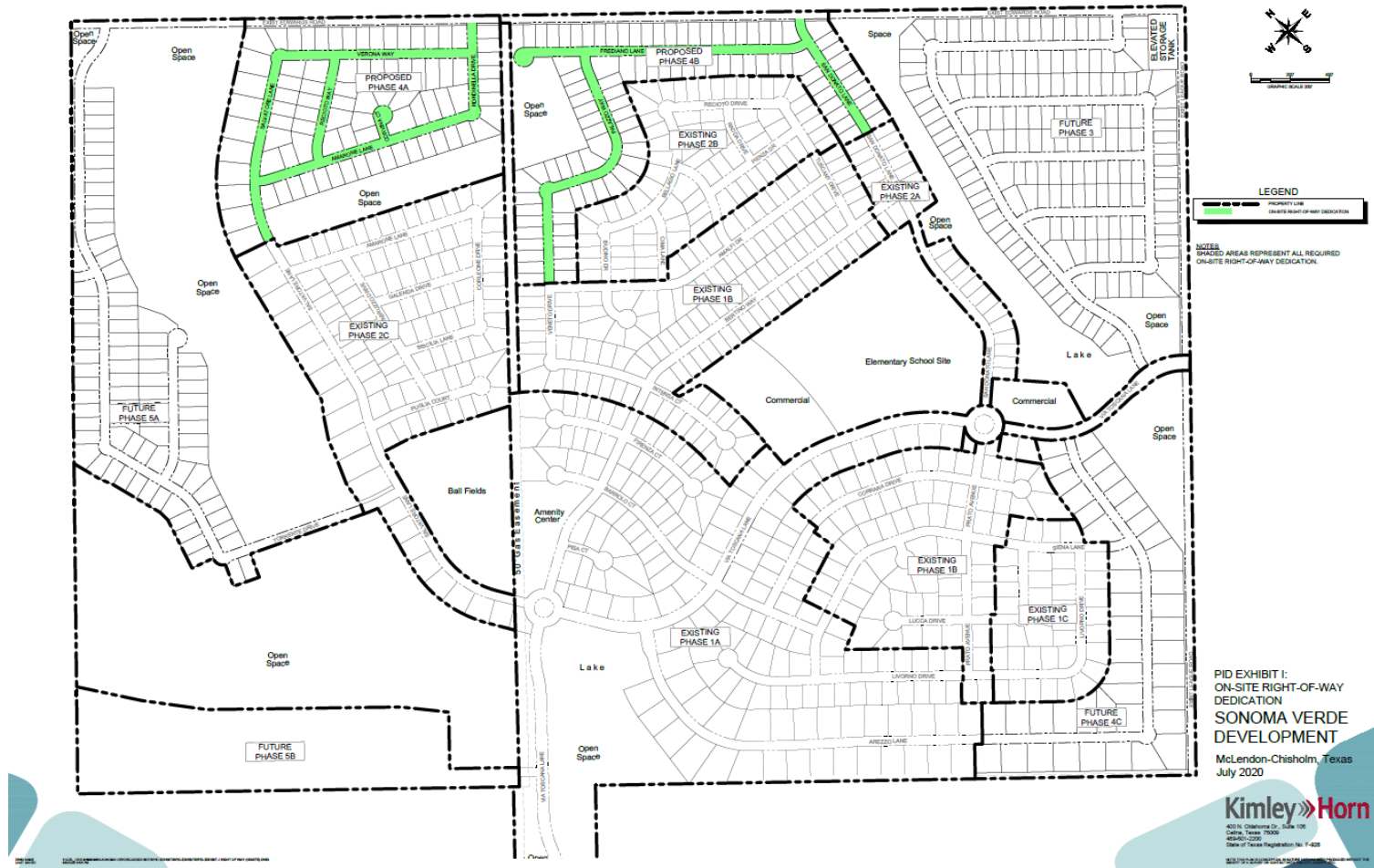
(2) This figure is the private contract amount for all of the remaining excavation and lot grading for Phase 4A & 4B











PID EXHIBIT I:
ON-SITE RIGHT-OF-WAY
DEDICATION
**SONOMA VERDE
DEVELOPMENT**
McLendon-Chisholm, Texas
July 2020

Kimley»Horn
401 N. Chisholm Dr., Suite 101
Dallas, Texas 75201
972.441.1234
State of Texas Registration No. 1-4226



City of McLendon-Chisholm

Staff Report

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

DATE:

October 13, 2020

BACKGROUND OF ISSUE:

The Economic Development Committee consists of 7 voting members and 2 alternates. Members are appointed for two-year terms. At this time, all regular positions have been filled and there are two alternate positions open

At this time, we have two applicants for the alternate positions:

Christian Giadolor and Emmanuel Arias "Manny"

FINANCIAL IMPACT:

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

OPERATIONAL IMPACT:

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

RECOMMENDATION:

Staff recommends making nominations and appointing new members from applications submitted for the alternate positions.

Shelly Green, City Secretary



City of McLendon-Chisholm Board & Commission Application

Personal Information

Name: Christian Giddolor
Street Address: [REDACTED], Rockwall, Texas 75032
Mailing Address (if different): _____ Home Phone: _____
Work Phone: [REDACTED] Other: ☒ Email Address: cggid123@stanford.edu
Best method to contact you: Phone or Email
Length of Residence in the City? 13 years In ETJ? NO

Occupational Information

Occupation/Business: student / Management Consultant / Brain's Company

Qualifications

Are you a Registered Voter? Yes What Precinct? 3D
Special knowledge or experience applicable to City Board or Commission function: Stanford University Board of Trustees Member, Texas Legislative Staffer, Deputy Chair of Rockwall YAC
Please list any other community activities you are involved in: (civic/hobbies) work to improve political engagement of youth and register people to vote, member of St. Luke United Methodist Church
Have you previously or do you currently serve on any City boards? ☐ Yes ☒ No If so, list boards and dates: _____
Have you attended any Board or Council meetings? Yes

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

☒ Board of Adjustments

☒ Planning and Zoning Commission

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

Signed _____

Date: 09/14/2020



**City of McLendon-Chisholm
Board & Commission Application**

Personal Information

Name: EMMANUEL ARIAS "MANNY"
Street Address: [REDACTED], Rockwall, Texas 75032
Mailing Address (if different): _____ Home Phone: [REDACTED]
Work Phone: _____ Other: _____ Email Address: ariasdrafting@gmail.com
Best method to contact you: PHONE OR EMAIL
Length of Residence in the City? 2 years In ETJ? NO

Occupational Information

Occupation/Business: BUSINESS OWNER - FATHER & SONS MASONRY

Qualifications

Are you a Registered Voter? yes What Precinct? 3D
Special knowledge or experience applicable to City Board or Commission function: ARCHITECTURAL DRAFTING AND DESIGN, CONSTRUCTION, HOME BUILDING
Please list any other community activities you are involved in: (civic/hobbies) GOLF BENEFIT TOURNAMENTS
Have you previously or do you currently serve on any City boards? Yes ☒ No ☐ If so, list boards and dates: _____

Have you attended any Board or Council meetings? yes

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

☐ Board of Adjustments

☒ Planning and Zoning Commission

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

Signed

Date:

8/3/2020

**CITY OF McLENDON-CHISHOLM
RESOLUTION NO. 2020-**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF McLENDON-CHISHOLM, TEXAS DESIGNATING AN OFFICIAL NEWSPAPER AND ALTERNATE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 52.004 of the Texas Local Government Code provides that the City Council shall, as soon as practical after the beginning of each municipal year, designate a public newspaper of the City to be the official newspaper for publication of ordinances, notices or other matters required by law or ordinance to be published, until another newspaper is selected; and

WHEREAS, the City Council designates the Rockwall Herald Banner as the City's official newspaper for the current municipal year; and

WHEREAS, to ensure timely publication of matters in the event the Rockwall Herald Banner is unable to meet or does not meet legal publication deadlines, the City Council desires to name an alternate official newspaper.

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

SECTION 1: The recitals set forth in the WHEREAS clauses of this Resolution are true and correct, constitute findings and determinations by the City Council and are incorporated herein.

SECTION 2: That the City Council hereby reaffirms its designation of the Rockwall Herald Banner, a public newspaper in and of the City of McLendon-Chisholm, Texas, as the official newspaper of the City for the current municipal year, the same to continue as such until another is selected, and shall cause to be published therein all ordinances, notices and other matters required by law or by ordinance to be published.

*Resolution No. 2020-
Approved October 13, 2020*

SECTION 3: That the City Council hereby designates the Dallas Morning News, a public newspaper in and of the City of McLendon-Chisholm, Texas, as the alternate official newspaper of the City, the same to continue as such until another is selected, and shall cause to be published therein all ordinances, notices and other matters required by law or by ordinance when legal publication deadlines cannot be met or are not met by the Rockwall Herald Banner.

SECTION 4: That the City Secretary and/or his or her designee are hereby authorized to publish required matters with the official newspaper of the City and the alternate official newspaper of the City.

SECTION 5: That this Resolution shall become effective immediately upon its passage.

DULY PASSED AND APPROVED THIS THE 13th DAY OF OCTOBER 2020.

Keith Short, Mayor

ATTEST:

Rochelle Green, City Secretary

~ 2 ~

M **Murrey Paschall & Caperton PC**
Certified Public Accountants

September 25, 2020

To the Honorable Mayor and Members of the City Council

City of McLendon-Chisholm
1371 West FM 550
McLendon-Chisholm, Texas 75032

We are pleased to confirm our understanding of the services we are to provide the City of McLendon-Chisholm for the year ended September 30, 2020. We will audit the financial statements of the governmental activities, the business-type activities, and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of the City of McLendon-Chisholm as of and for the year ended September 30, 2020. Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the City of McLendon-Chisholm's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the City of McLendon-Chisholm's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance. The following RSI is required by U.S. generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis.
- 2) Statement of Revenue, Expenditures, and Changes in Fund Balance-Budget and Actual (Non-GAAP Budgetary Basis)
- 3) Schedule of Changes in Net Pension Liability and Related Ratios
- 4) Schedule of Changes in OPEB Liability and Related Ratios

AUDIT OBJECTIVES

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the City of McLendon-Chisholm and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the City of McLendon-Chisholm's financial statements. Our report will be addressed to the honorable mayor and members of the city council of the City of McLendon-Chisholm. We cannot provide assurance that unmodified opinions will be expressed. Circumstances may arise in which it is necessary for us to modify our opinions or add emphasis-of-matter or other-matter paragraphs. If our opinions are other than unmodified, we will discuss the reasons with you

in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or issue reports, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the City of McLendon-Chisholm is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

AUDIT PROCEDURES—GENERAL

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of waste and abuse is subjective, *Government Auditing Standards* do not expect auditors to perform specific procedures to detect waste or abuse nor do they expect auditors to provide reasonable assurance of detecting waste and abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, an unavoidable risk exists that some material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential, and of any material abuse that comes to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories (if any), and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

AUDIT PROCEDURES—INTERNAL CONTROL

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

AUDIT PROCEDURES—COMPLIANCE

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the City of McLendon-Chisholm's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

OTHER SERVICES

We will also assist in preparing the financial statements and related notes of the City of McLendon-Chisholm in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

MANAGEMENT RESPONSIBILITIES

Management is responsible for designing, implementing, establishing, and maintaining effective internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, and for evaluating and monitoring ongoing activities to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, including identification of all related parties and all related-party relationships and transactions, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements that we report.

You are responsible for the preparation of the supplementary information, which we have been engaged to report on, in conformity with U.S. generally accepted accounting principles. You agree to include our report on the supplementary information in any document that contains and indicates that we have reported on the supplementary information. You also agree to [include the audited financial statements with any presentation of the supplementary information that includes our report thereon OR make the audited financial statements readily available to users of the supplementary information no later than the date the supplementary information is issued with our report thereon]. Your responsibilities include acknowledging to us in the written representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

ENGAGEMENT ADMINISTRATION, FEES, AND OTHER

We understand that your employees will prepare all cash, accounts receivable, or other confirmations we request and will locate any documents selected by us for testing.

We will provide copies of our reports to the City of McLendon-Chisholm; however, management is responsible for distribution of the reports and the financial statements. Unless restricted by law or regulation, or containing privileged and confidential information, copies of our reports are to be made available for public inspection.

The audit documentation for this engagement is the property of Murrey Paschall & Caperton, P.C. and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and

appropriate individuals will be made available upon request and in a timely manner to regulatory authorities or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Murrey Paschall & Caperton, P.C. personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies.

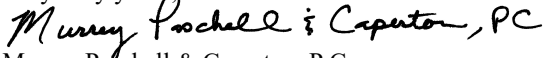
The audit documentation for this engagement will be retained for a minimum of five years after the report release date or for any additional period requested by the regulatory authorities. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

We expect to begin our audit in December 2020 and to issue our reports no later than March 31, 2021. Kyle Caperton is the engagement partner and is responsible for supervising the engagement and signing the reports or authorizing another individual to sign them.

Our fee for these services will be at our standard hourly rates plus out-of-pocket costs (such as report reproduction, word processing, postage, travel, copies, telephone, etc.) except that we agree that our gross fee, including expenses, will not exceed \$15,000 (\$12,500 City and \$2,500 PID activity). Our standard hourly rates vary according to the degree of responsibility involved and the experience level of the personnel assigned to your audit. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs.

We appreciate the opportunity to be of service to the City of McLendon-Chisholm and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,


Murrey Paschall & Caperton, P.C.

RESPONSE:

This letter correctly sets forth the understanding of the City of McLendon-Chisholm.

Management signature: _____ Date: _____

Title: _____

Governance signature: _____ Date: _____

Title: _____