Sonoma Verde North
Public Improvement District

SERVICE AND ASSESSMENT PLAN

JULY 14, 2026

AUSTIN, TX | NORTH RICHLAND HILLS, TX | HOUSTON, TX

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INTRODUCTION

Capitalized terms used in this Service and Assessment Plan shall have the meanings given to them in **Section I** unless otherwise defined in this 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 Service and Assessment Plan or an Exhibit or Appendix attached to and made a part of this Service and Assessment Plan for all purposes.

On April 22, 2025, the City Council passed and approved Resolution No. 2025-06 authorizing the establishment of the District in accordance with the PID Act, which authorization was effective upon approval in accordance with the PID Act. The purpose of the District is to finance the Actual Costs of Authorized Improvements that confer a special benefit on approximately 314.7 acres located partially within the corporate limits of the City and partially within the extraterritorial jurisdiction of the City, as described by the legal description on **Exhibit K-1** and depicted on **Exhibit A-1.**

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

The PID Act requires that the Service Plan include an assessment plan that assesses 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. 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 of Assessed Property must be sufficient to pay the share of the Actual Costs of the Authorized Improvements apportioned to such Parcel and cannot exceed the special benefit conferred on the Parcel by such Authorized Improvements. The Zone A Improvement Area #1 Assessment Roll is included as **Exhibit F-1**, and the Zone B Improvement Area #1 Assessment Roll is included as **Exhibit G-1.**

SECTION I: DEFINITIONS

"2026 Assessment Ordinance" means the Ordinance No. ______ approved and adopted by the City Council on July 14, 2026, which levied the Zone A Improvement Area #1 Assessment against Zone A Improvement Area #1 Assessed Property, levied the Zone B Improvement Area #1 Assessment against Zone B Improvement Area #1 Assessed Property, and approved this Service and Assessment Plan.

"Actual Costs" mean, with respect to Authorized Improvements, the actual costs paid or incurred by or on behalf of the Developer (either directly or through affiliates and including, without limitation, any such costs initially paid or incurred by or on behalf of a land banker for the Developer), including: (1) the costs for the design, planning, financing, administration/management, acquisition, installation, construction and/or implementation of such Authorized Improvements; (2) the fees paid for obtaining permits, licenses, or other governmental approvals for such Authorized Improvements; (3) the costs for external professional services, such as engineering, geotechnical, surveying, land planning, architectural landscapers, appraisals, legal, accounting, and similar professional services; (4) the costs for all labor, bonds, and materials, including equipment and fixtures, owing to contractors, builders, and materialmen engaged in connection with the acquisition, construction, or implementation of the Authorized Improvements; (5) all related permitting and public approval expenses, architectural, engineering, consulting, and other governmental fees and charges; and (6) costs to implement, administer, and manage the above-described activities including, but not limited to, a construction management fee equal to four percent (4%) of construction costs if managed by or on behalf of the Developer.

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

"Additional Interest Rate" means the up to 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 Service and Assessment Plan, any 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.

"Annual Collection Costs" mean the actual or budgeted costs and expenses related to the operation of the District, including, but not limited to, costs and expenses for: (1) the Administrator; (2) City staff; (3) legal counsel, engineers, accountants, financial advisors, and other consultants engaged by the City; (4) calculating, collecting, and maintaining records with respect to Assessments and Annual Installments; (5) preparing and maintaining records with respect to Assessment Rolls and Annual Service Plan Updates; (6) paying and redeeming PID Bonds; (7) investing or depositing Assessments and Annual Installments; (8) complying with this Service and Assessment Plan, the PID Act, and any Indenture, with respect to the PID Bonds, including the City's continuing disclosure requirements; and (9) the paying agent/registrar and Trustee in connection with PID Bonds, including their respective legal counsel. Annual Collection Costs collected but not expended in any year shall be carried forward and applied to reduce Annual Collection Costs for subsequent years.

"Annual Installment" means the annual installment payment of an Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; (3) Annual Collection Costs; and (4) Additional Interest related to the PID Bonds, if applicable.

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

"Apportioned Property" means any Parcel within the District against which the costs of the Authorized Improvements are apportioned based on special conferred benefit and against which an Assessment is anticipated to be levied, but not yet levied.

"Apportionment of Costs" means an amount allocated by this Service and Assessment Plan to a Parcel within the District for future Authorized Improvement costs subject to a future levy of Assessments by the City and also subject to reallocation or reduction according to the provisions herein and in the PID Act.

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

"Assessment" means an assessment levied against a Parcel of Assessed Property to pay the costs of certain Authorized Improvements as specified herein, which Assessment is imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on an Assessment Roll, subject to reallocation 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 the Assessed Property, 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 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, including the Zone A Improvement Area #1 Assessment Roll and the Zone B Improvement Area #1 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 in any Annual Service Plan Update. The Zone A Improvement Area #1 Assessment Roll and Zone B Improvement Area #1 Assessment Roll are included in this Service and Assessment Plan as **Exhibit F-1** and **Exhibit G-1**, respectively.

"Authorized Improvements" means the costs and improvements authorized by Section 372.003 of the PID Act, and described in **Section III,** as further depicted on **Exhibit H-1, Exhibit H-2,** and **Exhibit H-3.**

"Bond Issuance Costs" means the costs associated with issuing PID Bonds, including, but not limited to, attorney fees, financial advisory fees, consultant fees, initial trustee fee, appraisal fees, printing costs, publication costs, capitalized interest, reserve fund requirements, underwriter's discount (including the fee to underwriter's counsel), fees charged by the Texas Attorney General, and any other cost or expense, including the original issue discount, incurred by the City directly associated with the issuance of any series 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 Service and Assessment Plan, including penalties and reasonable attorney's fees actually paid, but excluding amounts representing interest and penalty interest.

"Developer" means Pulte Homes of Texas, L.P. and any successors or assigns thereof that intends to develop the property in the District for the ultimate purpose of transferring title to end users.

"District" means the Sonoma Verde North Public Improvement District containing approximately 314.7 acres currently located partially within the corporate limits and partially within the extraterritorial jurisdiction of the City, and more specifically described in **Exhibit K-1** and depicted on **Exhibit A-1**. Annexation will occur on a phase-by-phase basis following levy of Assessments for the applicable phase and the issuance of PID Bonds to finance the Authorized Improvements serving that phase.

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

“Estimated Buildout Value” means the estimated value of an Assessed Property with fully constructed buildings, as provided by the Developer 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 each Lot Type is shown on **Exhibit E.**

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

“Lot” means (1) for any portion of the District for which a final subdivision plat has been recorded in the plat or 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 plat or 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. A “Lot” shall not include real property owned by a government entity, even if such property is designated as a separate described tract or lot on a recorded subdivision plat.

“Lot Type” means a classification of final building Lots with similar characteristics (e.g. lot size, home product, Estimated Buildout Value, etc.), as determined at the time of levying the applicable Assessment 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 provided by the Developer, and confirmed by the City Council, as shown on **Exhibit E.**

"Lot Type 1” means a Lot Type within Zone A Improvement Area #1 generally marketed to homebuilders as a 50’ lot. The buyer disclosure for Lot Type 1 is attached as **Appendix B.**

“Lot Type 2” means a Lot Type within Zone A Improvement Area #1 generally marketed to homebuilders as a 65’ lot. The buyer disclosure for Lot Type 2 is attached as **Appendix B.**

“Lot Type 3” means a Lot Type within Zone B Improvement Area #1 generally marketed to homebuilders as a 60’ lot. The buyer disclosure for Lot Type 3 is attached as **Appendix B.**

"Major Improvements" means those Authorized Improvements that confer a special benefit to the Zone A Remainder Area Apportioned Property and all of the Assessed Property within the District, as further described in **Section III.A** and depicted on **Exhibit H-1.**

"Maximum Assessment" means, for each Lot, an Assessment equal to the lesser of (1) the amount calculated pursuant to **Section VI.A**, or (2) for each Lot Type, the amount shown on **Exhibit E.**

"Non-Benefited 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 official public records of the County evidencing the termination of an Assessment, a form of which is attached as **Exhibit I.**

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

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

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

"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 Annual Collection Costs, to the date of Prepayment.

"Private Improvements" means improvements required to be constructed, or caused to be constructed, by the Developer that are not Authorized Improvements. Costs of the Private Improvements will not be paid nor reimbursed from the proceeds of PID Bonds or otherwise from revenues received from the collection of Annual Installments.

"Series 2026 Bonds" means those certain "City of McLendon-Chisholm, Texas, Special Assessment Revenue Bonds, Series 2026 (Sonoma Verde North Public Improvement District Zone

A Improvement Area #1 and Zone B Improvement Area #1 Projects)" that are secured by Zone A Improvement Area #1 Assessments and Zone B Improvement Area #1 Assessments.

"Service and Assessment Plan" means this Sonoma Verde North Public Improvement District Service and Assessment Plan as updated, amended, or supplemented from time to time.

"Service Plan" means the plan described in **Section IV** which covers a period of at least five years and defines the annual indebtedness and projected costs of the Authorized Improvements.

"Trustee" means the trustee or successor trustee under an Indenture.

"Zone A" means approximately 279.662 acres located within the District, as more specifically described on **Exhibit K-2** and depicted on **Exhibit A-2.**

"Zone A Improvement Area #1" means approximately 173.723 acres located within the District, as more specifically described in **Exhibit K-3** and depicted on **Exhibit A-3.**

"Zone A Improvement Area #1 Annual Installment" means the Annual Installment of the Zone A Improvement Area #1 Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; (3) Annual Collection Costs related to Zone A Improvement Area #1; and (4) Additional Interest related to the Series 2026 Bonds, as shown on **Exhibit F-2.**

"Zone A Improvement Area #1 Assessed Property" means any Parcel within Zone A Improvement Area #1 against which a Zone A Improvement Area #1 Assessment is levied.

"Zone A Improvement Area #1 Assessment" means an Assessment levied against a Parcel of Zone A Improvement Area #1 Assessed Property to pay for a portion of the Actual Costs of the Zone A Improvement Area #1 Authorized Improvements, and imposed pursuant to the 2026 Assessment Ordinance and the provisions herein, as shown on the Zone A Improvement Area #1 Assessment Roll, subject to reallocation or reduction pursuant to the provisions set forth in **Section VI** herein and in the PID Act.

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

"Zone A Improvement Area #1 Authorized Improvements" means collectively, (1) the pro rata portion of the Major Improvements allocable to Zone A Improvement Area #1; (2) the pro rata portion of the Zone A Improvements allocable to Zone A Improvement Area #1; (3) the Zone A Improvement Area #1 Improvements; (4) Zone A Improvement Area #1's allocable share of the first year's Annual Collection Costs related to the Series 2026 Bonds; and (5) Zone A Improvement Area #1's allocable share of the Bond Issuance Costs incurred in connection with the issuance of the Series 2026 Bonds.

"Zone A Improvement Area #1 Improvements" means the Authorized Improvements which only benefit the Zone A Improvement Area #1 Assessed Property, as further described in **Section III.C** and depicted on **Exhibit H-3.**

"Zone A Improvement Area #1 Initial Parcel" means all of the Zone A Improvement Area #1 Assessed Property against which the entire Zone A Improvement Area #1 Assessment will be levied by the adoption of the 2026 Assessment Ordinance, as shown on the Zone A Improvement Area #1 Assessment Roll.

"Zone A Improvements" means those Authorized Improvements that confer a special benefit to the Zone A Remainder Area Apportioned Property and the Zone A Improvement Area #1 Assessed Property as further described in **Section III.B** and depicted on **Exhibit H-2.**

"Zone A Remainder Area" means approximately 105.939 acres located within the Zone A and entirely outside of Zone A Improvement Area #1, to be developed as one or more future improvement areas.

"Zone A Remainder Area Apportioned Property" means any Parcel within the Zone A Remainder Area against which a portion of the Actual Costs of the Zone A Improvements and Major Improvements are apportioned based on special conferred benefit, and against which an Assessment is expected to be levied, but not yet levied.

"Zone A Remainder Area Apportionment of Costs" means an Apportionment of Costs against a Parcel within the Zone A Remainder Area for the Major Improvements and Zone A Improvements allocable to the Zone A Remainder Area, as shown on **Exhibit B-2**, subject to reallocation or reduction according to the provisions herein and in the PID Act.

"Zone B Improvement Area #1" means approximately 35.064 acres located within the District, as more specifically described in **Exhibit K-4** and depicted on **Exhibit A-4.**

"Zone B Improvement Area #1 Annual Installment" means the Annual Installment of the Zone B Improvement Area #1 Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; (3) Annual Collection Costs related to Zone B Improvement Area #1; and (4) Additional Interest related to the Series 2026 Bonds, as shown on **Exhibit G-2.**

"Zone B Improvement Area #1 Assessed Property" means any Parcel within Zone B Improvement Area #1 against which a Zone B Improvement Area #1 Assessment is levied.

"Zone B Improvement Area #1 Assessment" means an Assessment levied against a Parcel of Zone B Improvement Area #1 Assessed Property to pay for a portion of the Actual Costs of the Zone B Improvement Area #1 Authorized Improvements, and imposed pursuant to the 2026 Assessment Ordinance and the provisions herein, as shown on the Zone B Improvement Area #1 Assessment Roll, subject to reallocation or reduction pursuant to the provisions set forth in **Section VI** herein and in the PID Act.

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

"Zone B Improvement Area #1 Authorized Improvements" means collectively, (1) the pro rata portion of the Major Improvements allocable to Zone B Improvement Area #1; (2) the Zone B Improvement Area #1 Improvements; (3) Zone B Improvement Area #1's allocable share of the first year's Annual Collection Costs related to the Series 2026 Bonds; and (4) Zone B Improvement Area #1's allocable share of the Bond Issuance Costs incurred in connection with the issuance of the Series 2026 Bonds.

"Zone B Improvement Area #1 Improvements" means the Authorized Improvements which only benefit the Zone B Improvement Area #1 Assessed Property, as further described in **Section III.D** and depicted on **Exhibit H-3.**

"Zone B Improvement Area #1 Initial Parcel" means all of the Zone B Improvement Area #1 Assessed Property against which the entire Zone B Improvement Area #1 Assessment will be levied by the adoption of the 2026 Assessment Ordinance, as shown on the Zone B Improvement Area #1 Assessment Roll.

SECTION II: THE DISTRICT

The District includes approximately 314.7 contiguous acres located partially within the corporate limits of the City and partially within the extraterritorial jurisdiction of the City, the boundaries of which are more particularly described on **Exhibit K-1** and depicted on **Exhibit A-1.** Annexation will occur on a phase-by-phase basis following the levy of Assessments for the applicable phase and issuance of PID Bonds to finance the Authorized Improvements serving that phase. Development of the District is anticipated to include approximately 690 Lots developed with single-family homes.

Zone A Improvement Area #1 includes approximately 173.723 contiguous acres located partially within the corporate limits of the City and partially within the extraterritorial jurisdiction of the City, the boundaries of which are more particularly described on **Exhibit K-3** and depicted on **Exhibit A-3**. Development of Zone A Improvement Area #1 is anticipated to include approximately 235 Lots developed with single-family homes (167 single-family homes that are on Lots classified as Lot Type 1 and 68 single-family homes that are on Lots classified as Lot Type 2).

Zone B Improvement Area #1 includes approximately 35.064 contiguous acres located wholly within the extraterritorial jurisdiction of the City, the boundaries of which are more particularly described on **Exhibit K-4** and depicted on **Exhibit A-4**. Development of Zone B Improvement Area #1 is anticipated to include approximately 121 Lots developed with single-family homes (121 single-family homes that are on Lots classified as Lot Type 3)

SECTION III: AUTHORIZED IMPROVEMENTS

Based on information in the Engineer's Report provided by the Developer and their engineers and reviewed by the City staff and by third-party consultants retained by the City, the City has determined that the Authorized Improvements confer a special benefit on the Assessed Property and the Apportioned Property. Authorized Improvements will be designed and constructed in accordance with the City's standards, regulations, requirements, and specifications and will be owned and operated by the City. The budget for the Authorized Improvements is shown on **Exhibit B-1**. The Apportionment of Costs is shown on **Exhibit B-2**.

A. Major Improvements

- *Streets*

  Improvements to Edwards Road from the western property line to League Road (including the intersection with League Road) and Benedetto Way (extension from existing Sonoma

Verde to the newly realigned Edwards Road). These improvements include subgrade stabilization, concrete and reinforcing steel for roadways, testing, and handicapped ramps. The street improvements will provide benefit to each Lot within the District.

- *Right-of-Way*

  Improvements include right-of-way acquisition required to provide street improvements for all lots within the District. All related earthwork, excavation, erosion control, intersections, signage, lighting and re-vegetation of all disturbed areas within the right-of-way are included.

- *Sewer*

  Improvements include the extension of a gravity sewer main from Edwards Road through the existing Sonoma Verde development to the existing Sonoma Verde Lift Station and upgrades to the force main system (parallel force main, meter installation, etc.) from the existing Sonoma Verde Lift Station. These improvements include trench excavation and embedment, trench safety, PVC piping, lift station upgrades, pump upgrades, 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 the District.

- *Storm Drainage*

  The improvements include the required storm drainage along the Edwards Road and Benedetto Way extensions as well as the removal/replacement of the existing culverts at the Berry Creek and Hackberry Creek crossings with Edwards Road. The improvements include earthen channels/grade to drains, 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 all necessary appurtenances required to provide storm drainage for all Lots within the District.

- *Soft Costs*

  Costs related to designing, constructing, and installing the Major Improvements including land planning and design, City fees, engineering, soil testing, survey, construction management, contingency, legal fees, and consultant fees.

B. Zone A Improvements

- *Streets*

  Improvements including subgrade stabilization, concrete and reinforcing steel for roadways, testing, and handicapped ramps. The street improvements will provide benefit to each Lot within Zone A.

- *Right-of-Way*

  Improvements include right-of-way acquisition required to provide street improvements for all lots within Zone A. All related earthwork, excavation, erosion control, intersections, signage, lighting and re-vegetation of all disturbed areas within the right-of-way are included.

- *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 each Lot within Zone A.

C. Zone A Improvement Area #1 Improvements

- *Streets*

  Improvements including subgrade stabilization, concrete and reinforcing steel for roadways, testing, and handicapped ramps. The street improvements will provide benefit to each Lot within Zone A Improvement Area #1.

- *Right-of-Way*

  Improvements include right-of-way acquisition required to provide street improvements for all lots within Zone A Improvement Area #1. All related earthwork, excavation, erosion control, intersections, signage, lighting and re-vegetation of all disturbed areas within the right-of-way are included.

- *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 Zone A Improvement Area #1.

- *Storm Drainage*

  Improvements including earthen channels, valley storage, 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 all necessary appurtenances required to provide storm drainage for all Lots within Zone A Improvement Area #1.

- *Soft Costs*

  Costs related to designing, constructing, and installing the Improvement Area #1 Improvements including land planning and design, City fees, engineering, soil testing, survey, construction management, contingency, legal fees, and consultant fees.

D. Zone B Improvement Area #1 Improvements

- *Streets*

  Improvements including subgrade stabilization, concrete and reinforcing steel for roadways, testing, and handicapped ramps. The street improvements will provide benefit to each Lot within Zone B Improvement Area #1.

- *Right-of-Way*

  Improvements include right-of-way acquisition required to provide street improvements for all lots within Zone B Improvement Area #1. All related earthwork, excavation, erosion control, intersections, signage, lighting and re-vegetation of all disturbed areas within the right-of-way are included.

- *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 Zone B Improvement Area #1.

- *Storm Drainage*

  Improvements including earthen channels, valley storage, 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 all necessary appurtenances required to provide storm drainage for all Lots within Zone B Improvement Area #1.

- *Soft Costs*

  Costs related to designing, constructing, and installing the Improvement Area #1 Improvements including land planning and design, City fees, engineering, soil testing, survey, construction management, contingency, legal fees, and consultant fees.

E. Bond Issuance Costs

- *Debt Service Reserve Fund*

  Equals the amount to be deposited in a debt service reserve fund under an applicable Indenture in connection with the issuance of PID Bonds.

- *Capitalized Interest*

  Equals the amount required to be deposited for the purpose of paying capitalized interest on a series of PID Bonds under an applicable Indenture in connection with the issuance of such PID Bonds.

- *Underwriter's Discount*

  Equals a percentage of the par amount of a particular series of PID Bonds related to the costs of underwriting such PID Bonds, including the fee of counsel to the underwriter.

- *Cost of Issuance*

  Includes costs of issuing a particular series of PID Bonds, including but not limited to issuer fees, attorney's fees, financial advisory fees, consultant fees, appraisal fees, printing costs, publication costs, City's costs, fees charged by the Texas Attorney General, and any other cost or expense directly associated with the issuance of PID Bonds.

F. Other Costs

- *Deposit to Administrative Fund*

  Equals the amount necessary to fund the first year's Annual Collection Costs for a particular series 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 is also required to include a copy of the buyer disclosure notice form required by Section 5.014 of the Texas Property Code, as amended. The Service Plan must be reviewed and updated in each Annual Service Plan Update. **Exhibit D** summarizes the initial Service Plan for the District. Per the PID Act and Section 5.014 of the Texas Property Code, as amended, this Service and Assessment Plan, and any future Annual Service Plan Updates, shall include a form of the buyer disclosure for the District. The buyer disclosures are attached hereto as **Appendix B.**

Exhibit D summarizes the sources and uses of funds required to construct the Authorized Improvements and Private Improvements. The sources and uses of funds shown on **Exhibit D** shall be updated in an 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 and Apportioned 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 Council, with or without regard to improvements constructed on the property; or (3) in any other manner approved by the City Council that results in imposing equal shares of such costs on property similarly benefited. The PID Act further provides that the City Council may establish by ordinance 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 Service and Assessment Plan describes the special benefit received by each Parcel of Assessed Property within the District as a result of the Authorized Improvements and provides the basis and justification for the determination that this special benefit equals or 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 Developer and all future owners and developers of the Assessed Property and Apportioned Property.

A. Assessment Methodology

Acting in its legislative capacity and based on information provided by the Developer and its engineers and reviewed by the City staff and by third-party consultants retained by the City, the City Council has determined that the costs of the Authorized Improvements shall be allocated as follows:

- The costs of the Major Improvements shall be allocated to Zone A Improvement Area #1 and Zone B Improvement Area #1 and apportioned to the Zone A Remainder Area based on Estimated Buildout Value of each Parcel of Apportioned Property or Assessed Property to the Estimated Buildout Value of the District. Currently, Zone A Improvement Area #1 is allocated 34.57% of the Major Improvements costs, Zone B Improvement Area #1 is allocated 15.00% of the Major Improvements costs, and Zone A Remainder Area is apportioned 50.43% of the Major Improvements costs. Zone A Improvement Area #1, Zone B Improvement Area #1, and Zone A Remainder Area's shares of the Major Improvements costs are illustrated in **Exhibit B-2.**

- The costs of the Zone A Improvements shall be allocated to Zone A Improvement Area #1 and apportioned to the Zone A Remainder Area based upon Estimated Buildout Value of each Parcel of Apportioned Property or Assessed Property to the Estimated Buildout Value of Zone A. Currently, Zone A Improvement Area #1 is allocated 40.67% of the Zone A Improvements costs and Zone A Remainder Area is apportioned 59.33% of the Zone A Improvements costs. Zone A Improvement Area #1 and Zone A Remainder Area's shares of the Zone A Improvements costs are illustrated in **Exhibit B-2.**
- Upon the adoption of the 2026 Assessment Ordinance, the costs of the Zone A Improvement Area #1 Authorized Improvements will be allocated to each Parcel of Assessed Property within Zone A Improvement Area #1 based on the ratio of the Estimated Buildout Value of each Parcel designated as Zone A Improvement Area #1 Assessed Property to the Estimated Buildout Value of all Zone A Improvement Area #1 Assessed Property. The Zone A Improvement Area #1 Initial Parcel is the only Parcel within Zone A Improvement Area #1, and as such, the Zone A Improvement Area #1 Initial Parcel is allocated 100% of the Zone A Improvement Area #1 Authorized Improvements.
- Upon the adoption of the 2026 Assessment Ordinance, the costs of the Zone B Improvement Area #1 Authorized Improvements will be allocated to each Parcel of Assessed Property within Zone B Improvement Area #1 based on the ratio of the Estimated Buildout Value of each Parcel designated as Zone B Improvement Area #1 Assessed Property to the Estimated Buildout Value of all Zone B Improvement Area #1 Assessed Property. The Zone B Improvement Area #1 Initial Parcel is the only Parcel within Zone B Improvement Area #1, and as such, the Zone B Improvement Area #1 Initial Parcel is allocated 100% of the Zone B Improvement Area #1 Authorized Improvements.

B. Assessments

The Zone A Improvement Area #1 Assessment will be levied on the Zone A Improvement Area #1 Assessed Property in the amount shown on the Zone A Improvement Area #1 Assessment Roll, attached hereto as **Exhibit F-1**. The projected Zone A Improvement Area #1 Annual Installments are shown on **Exhibit F-2**, subject to revisions made during any Annual Service Plan Update. Upon division, subdivision, or consolidation of the Zone A Improvement Area #1 Initial Parcel, the Zone A Improvement Area #1 Assessment will be reallocated pursuant to **Section VI**.

The Zone B Improvement Area #1 Assessment will be levied on the Zone B Improvement Area #1 Assessed Property in the amount shown on the Zone B Improvement Area #1 Assessment Roll, attached hereto as **Exhibit G-1**. The projected Zone B Improvement Area #1 Annual Installments are shown on **Exhibit G-2**, subject to revisions made during any Annual Service Plan Update. Upon division, subdivision or consolidation of the Zone B Improvement Area #1 Initial Parcel, the Zone B Improvement Area #1 Assessment will be reallocated pursuant to **Section VI**.

The Maximum Assessment for each Lot Type is shown on **Exhibit E**. In no case will the Assessment for Lots classified as Lot Type 1, Lot Type 2, and Lot Type 3, respectively, exceed the corresponding Maximum Assessment for each Lot Type classification.

C. Findings of Special Benefit

Acting in its legislative capacity and based on information provided by the Developer and their engineers and reviewed by the City staff and by third-party consultants retained by the City, the City Council has found and determined the following:

- *Zone A Improvement Area #1*
    - The costs of the Zone A Improvement Area #1 Authorized Improvements equal $19,198,279 as shown on **Exhibit B-1**;
    - The Zone A Improvement Area #1 Assessed Property receives special benefit from the Zone A Improvement Area #1 Authorized Improvements equal to or greater than the Actual Cost of the Zone A Improvement Area #1 Authorized Improvements;
    - Upon the adoption of the 2026 Assessment Ordinance, the Zone A Improvement Area #1 Initial Parcel will be allocated 100% of the Zone A Improvement Area #1 Assessment levied for the Zone A Improvement Area #1 Authorized Improvements, which equals $13,850,000 as shown on the Zone A Improvement Area #1 Assessment Roll attached hereto as **Exhibit F-1**;
    - The special benefit (≥$19,198,279), inclusive of the original issue discount, received by the Zone A Improvement Area #1 Initial Parcel from the Zone A Improvement Area #1 Authorized Improvements is equal to or greater than the amount of the Zone A Improvement Area #1 Assessment ($13,850,000) levied on the Zone A Improvement Area #1 Initial Parcel for the Zone A Improvement Area #1 Authorized Improvements; and

- At the time the City Council adopts the 2026 Assessment Ordinance, DRP TX 6, LLC will own 100% of the Zone A Improvement Area #1 Assessed Property, and prior to or concurrently with the adoption of the 2026 Assessment Ordinance, DRP TX 6, LLC will acknowledge that the Zone A Improvement Area #1 Authorized Improvements confer a special benefit on the Zone A Improvement Area #1 Assessed Property and will consent to the imposition of the Zone A Improvement Area #1 Assessment to pay for the Actual Costs associated therewith. In addition, prior to or concurrently with the adoption of the 2026 Assessment Ordinance, DRP TX 6, LLC will ratify, confirm, agree to, and approve: (1) the determinations and findings by the City Council as to the special benefits described herein and the 2026 Assessment Ordinance; (2) this Service and Assessment Plan and the 2026 Assessment Ordinance; and (3) the levying of the Zone A Improvement Area #1 Assessment on the Zone A Improvement Area #1 Assessed Property.

- *Zone B Improvement Area #1*

  - The costs of the Zone B Improvement Area #1 Authorized Improvements equal $9,079,103 as shown on **Exhibit B-1**;

  - The Zone B Improvement Area #1 Assessed Property receives special benefit from the Zone B Improvement Area #1 Authorized Improvements equal to or greater than the Actual Cost of the Zone B Improvement Area #1 Authorized Improvements;

  - By the adoption of the 2026 Assessment Ordinance, the Zone B Improvement Area #1 Initial Parcel is allocated 100% of the Zone B Improvement Area #1 Assessment levied for the Zone B Improvement Area #1 Authorized Improvements, which equals $5,087,000 as shown on the Zone B Improvement Area #1 Assessment Roll attached hereto as **Exhibit G-1**;

  - The special benefit (≥$9,079,103) , inclusive of the original issue discount, received by the Zone B Improvement Area #1 Initial Parcel from the Zone B Improvement Area #1 Authorized Improvements is equal to or greater than the amount of the Zone B Improvement Area #1 Assessment ($5,087,000) levied on the Zone B Improvement Area #1 Initial Parcel for the Zone B Improvement Area #1 Authorized Improvements; and

  - At the time the City Council adopts the 2026 Assessment Ordinance, the Developer will own 100% of the Zone B Improvement Area #1 Initial Parcel, and prior to or concurrently with the adoption of the 2026 Assessment Ordinance, the

Developer will acknowledge that the Zone B Improvement Area #1 Authorized Improvements confer a special benefit on the Zone B Improvement Area #1 Initial Parcel and will consent to the imposition of the Zone B Improvement Area #1 Assessment to pay for the Actual Costs associated therewith. In addition, prior to or concurrently with the adoption of the 2026 Assessment Ordinance, the Developer will ratify, confirm, accept, agree to, and approve: (1) the determinations and findings by the City Council as to the special benefits described herein and the 2026 Assessment Ordinance; (2) this Service and Assessment Plan and the 2026 Assessment Ordinance; and (3) the levying of the Zone B Improvement Area #1 Assessment on the Zone B Improvement Area #1 Initial Parcel.

- *Zone A Remainder Area*
  - The costs of the Major Improvements and Zone A Improvements allocable to the Zone A Remainder Area equal $6,150,311 as shown on **Exhibit B-2**; and
  - The Zone A Remainder Area receives special benefit from the Major Improvements and Zone A Improvements equal to or greater than the Actual Cost of such improvements allocable to the Zone A Remainder Area Apportioned Property; and
  - By the approval of this Service and Assessment Plan by the City Council, the Zone A Remainder Area Apportioned Property is apportioned 50.43% of the Major Improvements, which equals $5,039,763 as shown on **Exhibit B-2**, of which all or a portion is anticipated to be levied at a later date; and
  - By the approval of this Service and Assessment Plan by the City Council, the Zone A Remainder Area Apportioned Property is apportioned 59.33% of the Zone A Improvements, which equals $1,110,547 as shown on **Exhibit B-2**, of which all or a portion is anticipated to be financed by Assessments expected to be levied at a later date.

D. Annual Collection Costs

The Annual Collection Costs shall be paid for annually by the owner of each Parcel of Assessed Property pro rata based on the ratio of the amount of outstanding Assessment remaining on the Parcel to the total outstanding Assessment. The Annual Collection Costs shall be collected as part of and in the same manner as Annual Installments in the amounts shown on the respective 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 each respective series of PID Bonds may exceed the interest rate on each respective series of 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 related to a series of PID Bonds and shall be deposited pursuant to the applicable Indenture.

SECTION VI: TERMS OF THE ASSESSMENTS

Any reallocation of Assessments as described in this **Section VI** shall be considered an administrative action of the City and will not be subject to the notice or public hearing requirements under the PID Act.

A. Reallocation of Assessments

1. Upon Division Prior to Recording of Subdivision Plat

Upon the division of any Assessed Property (without the recording of a 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 x (C ÷ 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 Developer, relying on information from homebuilders, market studies, appraisals, official public records of the County, and any other relevant information regarding the Assessed Property, and such calculation shall be approved by the City Council in the next Annual Service Plan Update. The calculation as confirmed by the City Council shall be conclusive and binding. The Estimated Buildout Values for Lot Type 1, Lot Type 2, and Lot Type 3 are shown on **Exhibit E** and will not change in future

Annual Service Plan Updates but **Exhibit E** may be updated in future Annual Service Plan Updates to account for additional Lot Types.

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 Annual Service Plan Update immediately following such reallocation.

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 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 the same Lot Type
D = the sum of the Estimated Buildout Value for all of the newly subdivided Lots excluding Non-Benefited Property
E= the number of newly subdivided Lots with the same Lot Type

Prior to the recording of a subdivision plat, the Developer 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 based on Estimated Buildout Value information provided by the Developer, homebuilders, third party consultants, and/or the official public records of the County regarding the Lot, and such calculation shall be approved by the City Council in the next Annual Service Plan Update. The calculation as confirmed by the City Council shall be conclusive and binding. The Estimated Buildout Values for Lot Type 1, Lot Type 2, and Lot Type 3 are shown on **Exhibit E** and will not change in future Annual Service Plan Updates.

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 Annual Service Plan Update immediately following such reallocation.

3. Upon Consolidation

If two or more Lots or Parcels are consolidated into a single Lot or Parcel, the Administrator shall allocate the Assessments against the Lots or Parcels before the consolidation to the consolidated Lot or Parcel, which allocation shall be approved by the City Council in the next Annual Service Plan Update immediately following such consolidation. The calculation as confirmed by the City Council shall be conclusive and binding. 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 or a portion thereof is conveyed to a party that is exempt from payment of the Assessment under applicable law, or the owner causes a Lot, Parcel or portion thereof to become Non-Benefited Property, the owner of such Lot, Parcel or portion thereof shall pay to the City, or cause to be paid to the City, the full amount of the Assessment, plus all Prepayment Costs and Delinquent Collection Costs for such Assessed Property, prior to any such conveyance or act, and no such conveyance shall be effective until the City receives such payment. Following payment of the foregoing costs in full, the City shall provide the owner with a recordable "Notice of Assessment Termination," a form of which is attached hereto as **Exhibit I.**

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, or cause to be paid 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. At no time shall the aggregate Assessments for any Lot exceed the Maximum Assessment.

D. Reduction of Assessments

If as a result of cost savings or the failure to construct all or a portion of an Authorized Improvement the Actual Costs of any Authorized Improvements are less than the Assessments, then (i) in the event PID Bonds have not been issued for the purpose of financing Authorized Improvements affected by such reduction in Actual Costs, the City Council 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 that were expended, or (ii) in the event that PID Bonds have been issued for the purpose of financing Authorized Improvements affected by such reduction in Actual Costs, the Trustee shall apply amounts on deposit in the applicable account of the project fund created under the Indenture relating to such series of PID Bonds that are not expected to be used for the purposes of the project fund as directed by the City pursuant to the terms of such Indenture. Such excess PID Bond proceeds may be used for any purpose authorized by such Indenture. 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.

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, at any time, pay 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, or the Annual Service Plan Update has been approved by the City Council prior to the Prepayment, the Annual Installment shall be due and payable and shall be credited against the Prepayment.

If an Assessment on an Assessed Property is prepaid in full, with Prepayment Costs, (1) the Administrator shall cause the Assessment to be reduced to zero on said Assessed Property 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 with respect to said Assessed Property; and (4) the City shall provide the owner with a recordable "Notice of Assessment Termination."

If an Assessment on an Assessed Property is prepaid in part with Prepayment Costs: (1) the Administrator shall cause the Assessment to be reduced on said Assessed Property and the Assessment Roll 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; 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 F-2** shows the estimated Zone A Improvement Area #1 Annual Installments, and **Exhibit G-2** shows the estimated Zone B Improvement Area #1 Annual Installments. Annual Installments are subject to adjustment in each Annual Service Plan Update.

Prior to the recording of a final subdivision plat, if any Parcel shown on the Assessment Roll is assigned multiple tax parcel identification numbers for billing and collection purposes, the Annual Installment shall be allocated pro rata based on the acreage of the Parcel not including any Non-Benefited Property as shown by the Rockwall Central Appraisal District for each tax parcel 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 Annual Collection Costs for a given Assessment shall be paid by the owner of each Parcel of Assessed Property 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 due and owing to the City. To the extent permitted by the PID Act or other applicable law, the City Council may provide for other means of collecting Annual Installments, but in no case shall the City take any action, or fail to take any action, that would cause it to be in default under any Indenture. 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, or cause to be recalculated, the principal and interest of 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 initial Annual Installments of the Zone A Improvement Area #1 Assessments and Zone B Improvement Area #1 Assessments shall be due when billed and shall be delinquent if not paid prior to February 1, 2027.

Failure of an owner of an Assessed Property to receive an invoice for an Annual Installment shall not relieve said owner of the responsibility for payment of the Assessment. Assessments, or Annual Installments thereof, that are delinquent shall incur Delinquent Collection Costs.

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

Subject to applicable law, 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-Benefited 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-Benefited Property, subject to an adjustment of the Assessment applicable to the Remaining Property after any required Prepayment as set forth below. The owner of the Remaining Property will remain liable to pay, pursuant to the terms of this Service and Assessment Plan, as updated, and 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 applicable

Maximum Assessment, the owner of the Remaining Property will be required to make a Prepayment in an amount necessary to ensure that the Assessment against the Remaining Property does not exceed such Maximum Assessment, in which case the Assessment applicable to the Remaining Property will be reduced by the amount of the partial Prepayment. If the City receives all or a portion of the eminent domain proceeds (or payment made in an agreed sale in lieu of condemnation), such amount shall be credited against the amount of Prepayment, with any remainder credited against the Assessment on the Remaining Property.

In all instances the Assessment remaining on the Remaining Property shall not exceed the applicable 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-Benefited Property and the remaining 90 acres constituting the 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, as applicable, 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 $90.

Notwithstanding the previous paragraphs in this subsection, if the owner of the Remaining Property 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 applicable Maximum Assessment on the Remaining Property to support the Estimated Buildout Value requirement. The owner will remain liable to pay the Assessment 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 Zone A Improvement Area #1 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

Zone A Improvement Area #1 Assessment Roll and Zone A Improvement Area #1 Annual Installments for each Parcel as part of each Annual Service Plan Update.

The Zone B Improvement Area #1 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 Zone B Improvement Area #1 Assessment Roll and Zone B Improvement Area #1 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 Service and Assessment Plan, including, but not limited to, any calculation made as part of any Annual Service Plan Update, said 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's approval of the calculation. Otherwise, said 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 not later than 30 days after receipt of such written notice of error by the Administrator. The City Council shall consider the owner's notice of error and the Administrator's response at a public meeting, and, not later than 30 days after closing such meeting, the 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 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 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 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 Service and Assessment Plan.

C. Administration and Interpretation

The Administrator shall: (1) perform the obligations of the Administrator as set forth in this 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 Service and Assessment Plan. Interpretations of this 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 developers and their successors and assigns. Certain tables in this Service and Assessment Plan have been rounded to the nearest whole dollar.

D. Form of Buyer Disclosure/Filing and Posting Requirements

Per Section 5.014 of the Texas Property Code, as amended, this Service and Assessment Plan, and any future Annual Service Plan Updates, shall include a form of the buyer disclosures for the District. The buyer disclosures are attached hereto as **Appendix B.** Within seven days of approval by the City Council, the City shall (1) post a copy of this Service and Assessment Plan or any future Annual Service Plan Updates on the City's internet website and (2) file and record in the real property records of the County this Service and Assessment Plan, or any future Annual Service Plan Updates. This Service and Assessment Plan or any future Annual Service Plan Updates shall be filed and recorded in their entirety.

E. Severability

If any provision of this 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 Service and Assessment Plan for all purposes:

Exhibit A-1	Map of the District
Exhibit A-2	Map of Zone A
Exhibit A-3	Map of Zone A Improvement Area #1
Exhibit A-4	Map of Zone B Improvement Area #1
Exhibit A-5	Zone A Improvement Area #1 Lot Type Classification Map
Exhibit A-6	Zone B Improvement Area #1 Lot Type Classification Map
Exhibit B-1	Project Costs
Exhibit B-2	Apportionment of Costs
Exhibit C	Service Plan
Exhibit D	Sources and Uses of Funds
Exhibit E	Maximum Assessment and Tax Rate Equivalent
Exhibit F-1	Zone A Improvement Area #1 Assessment Roll
Exhibit F-2	Zone A Improvement Area #1 Annual Installments
Exhibit G-1	Zone B Improvement Area #1 Assessment Roll
Exhibit G-2	Zone B Improvement Area #1 Annual Installments
Exhibit H-1	Maps of Major Improvements
Exhibit H-2	Maps of Zone A Improvements
Exhibit H-3	Maps of Zone A Improvement Area #1 Improvements and Zone B Improvement Area #1 Improvements
Exhibit I	Form of Notice of Assessment Termination
Exhibit J-1	Debt Service Schedules for Series 2026 Bonds
Exhibit K-1	District Legal Description
Exhibit K-2	Zone A Legal Description
Exhibit K-3	Zone A Improvement Area #1 Legal Description
Exhibit K-4	Zone B Improvement Area #1 Legal Description

APPENDICES

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

Appendix A	Engineer's Report
Appendix B	Buyer Disclosures

EXHIBIT A-1 – MAP OF THE DISTRICT

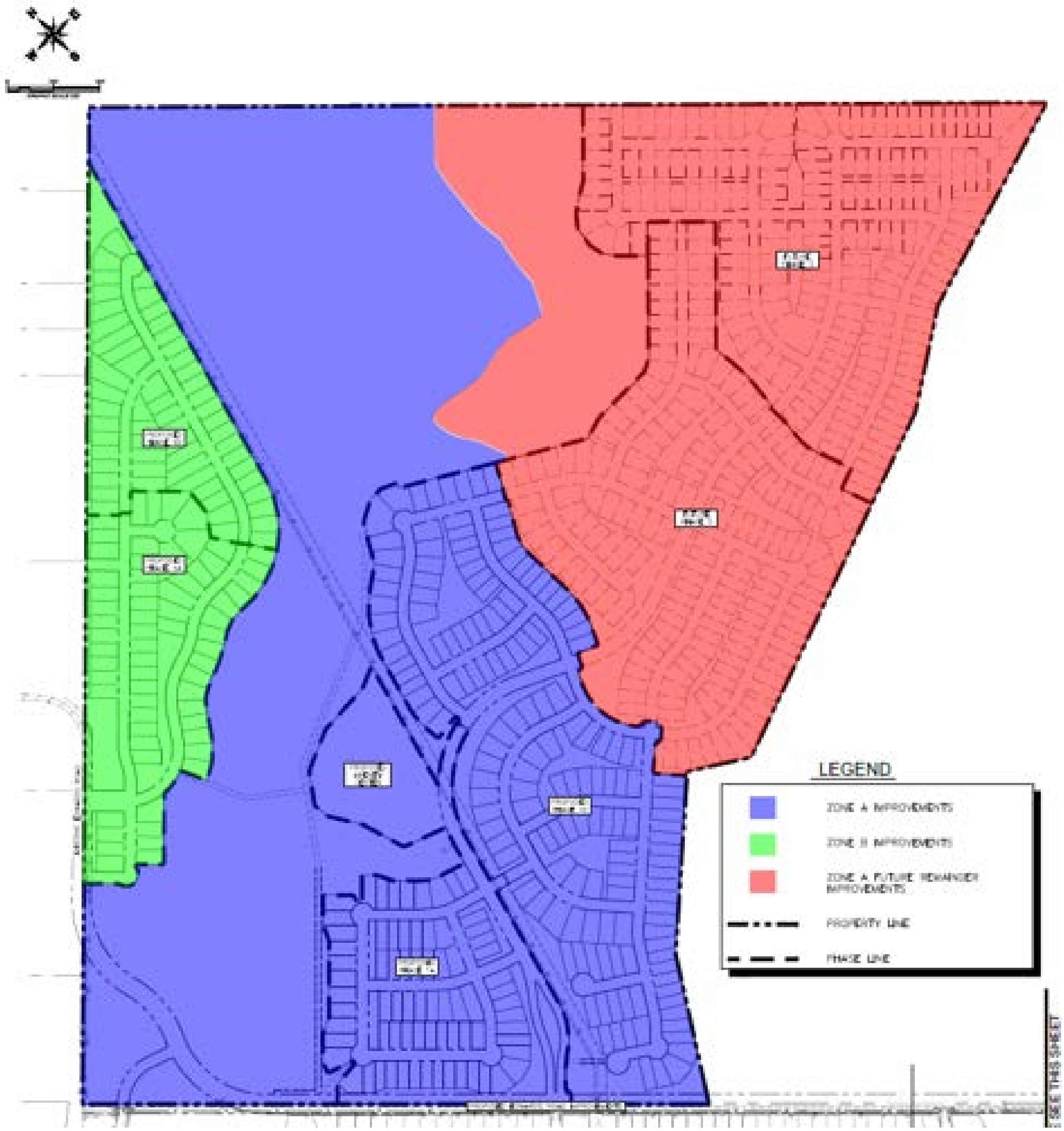


EXHIBIT A-2 – MAP OF ZONE A

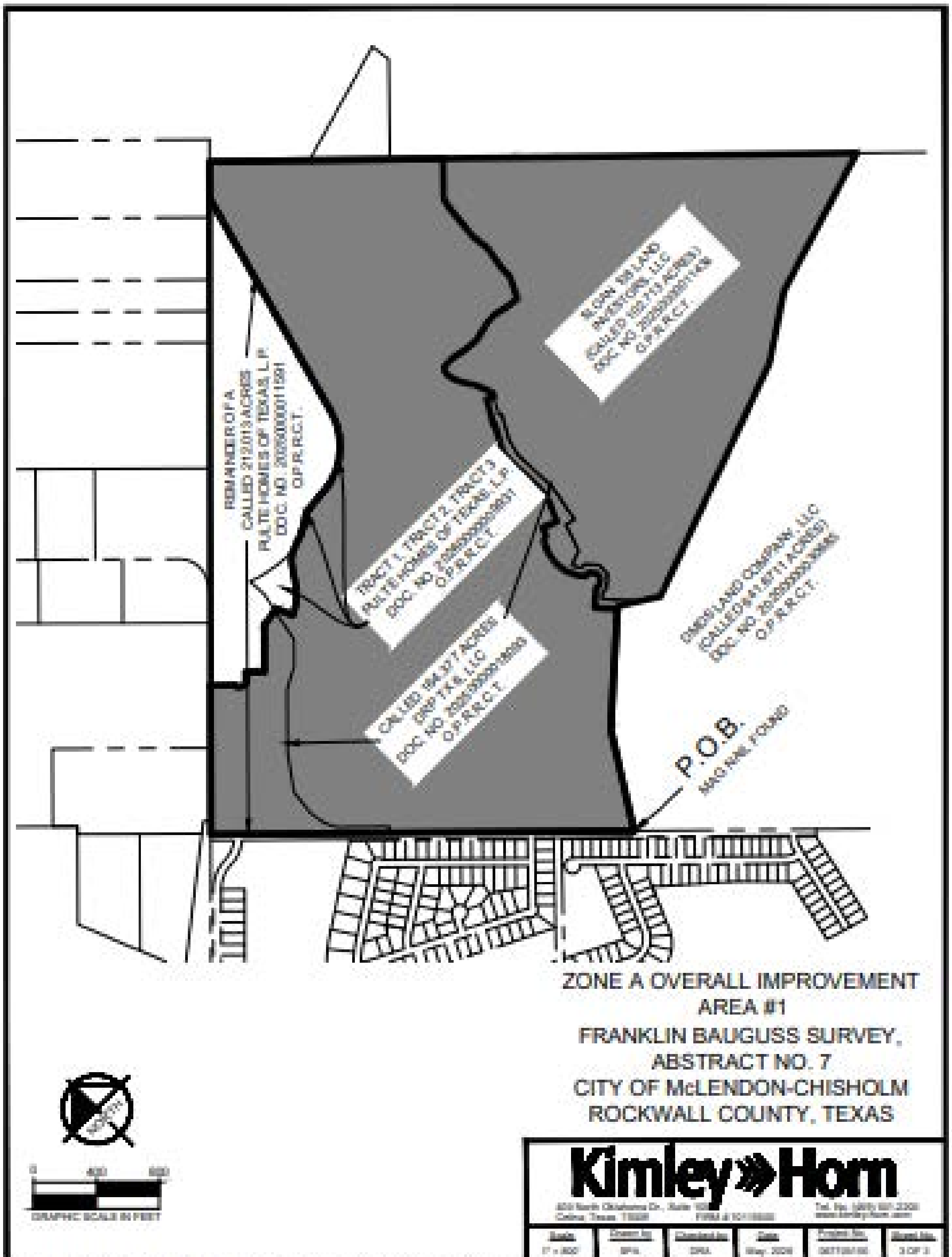


EXHIBIT A-3 – MAP OF ZONE A IMPROVEMENT AREA #1

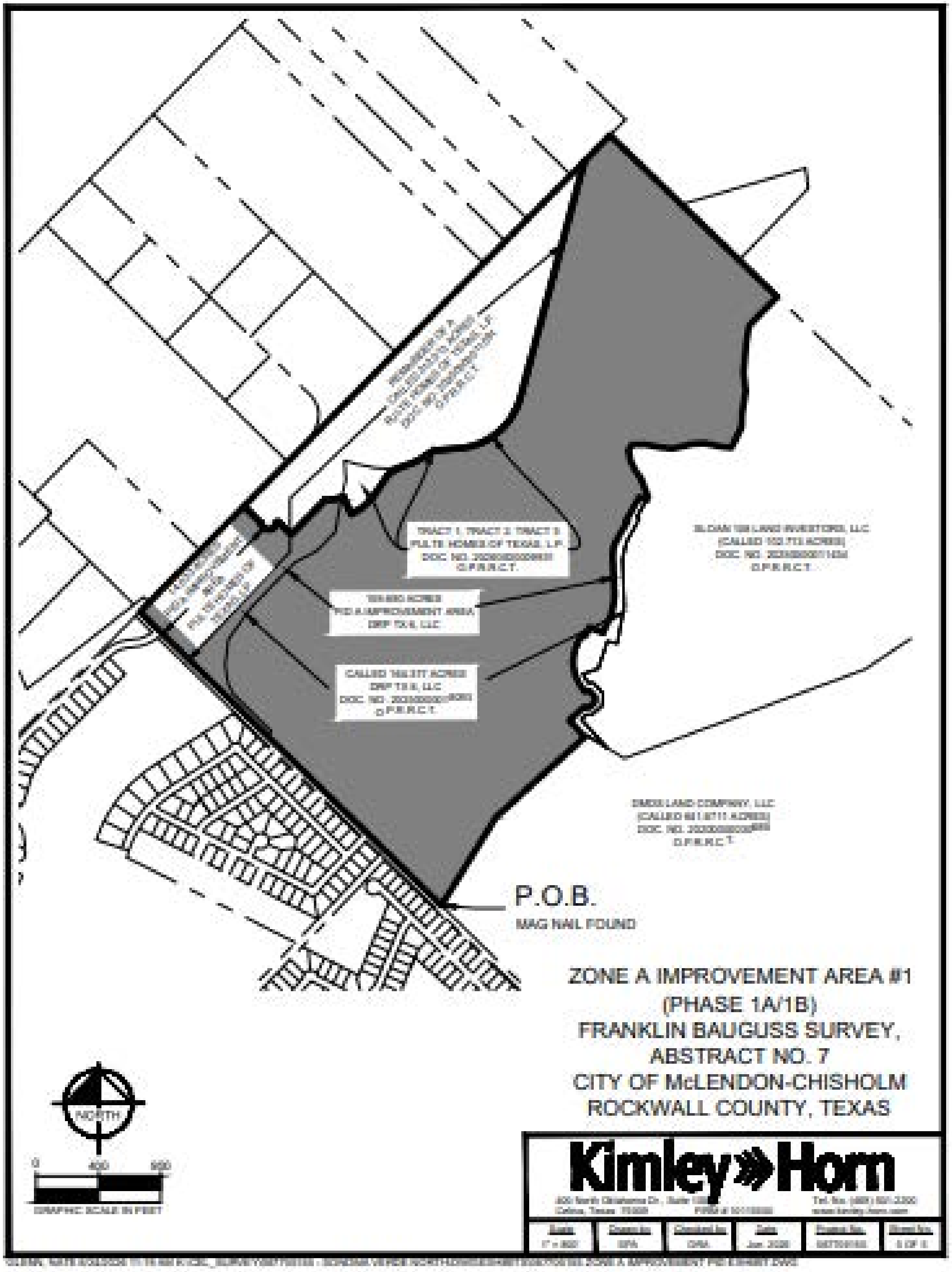


EXHIBIT A-4 – MAP OF ZONE B IMPROVEMENT AREA #1

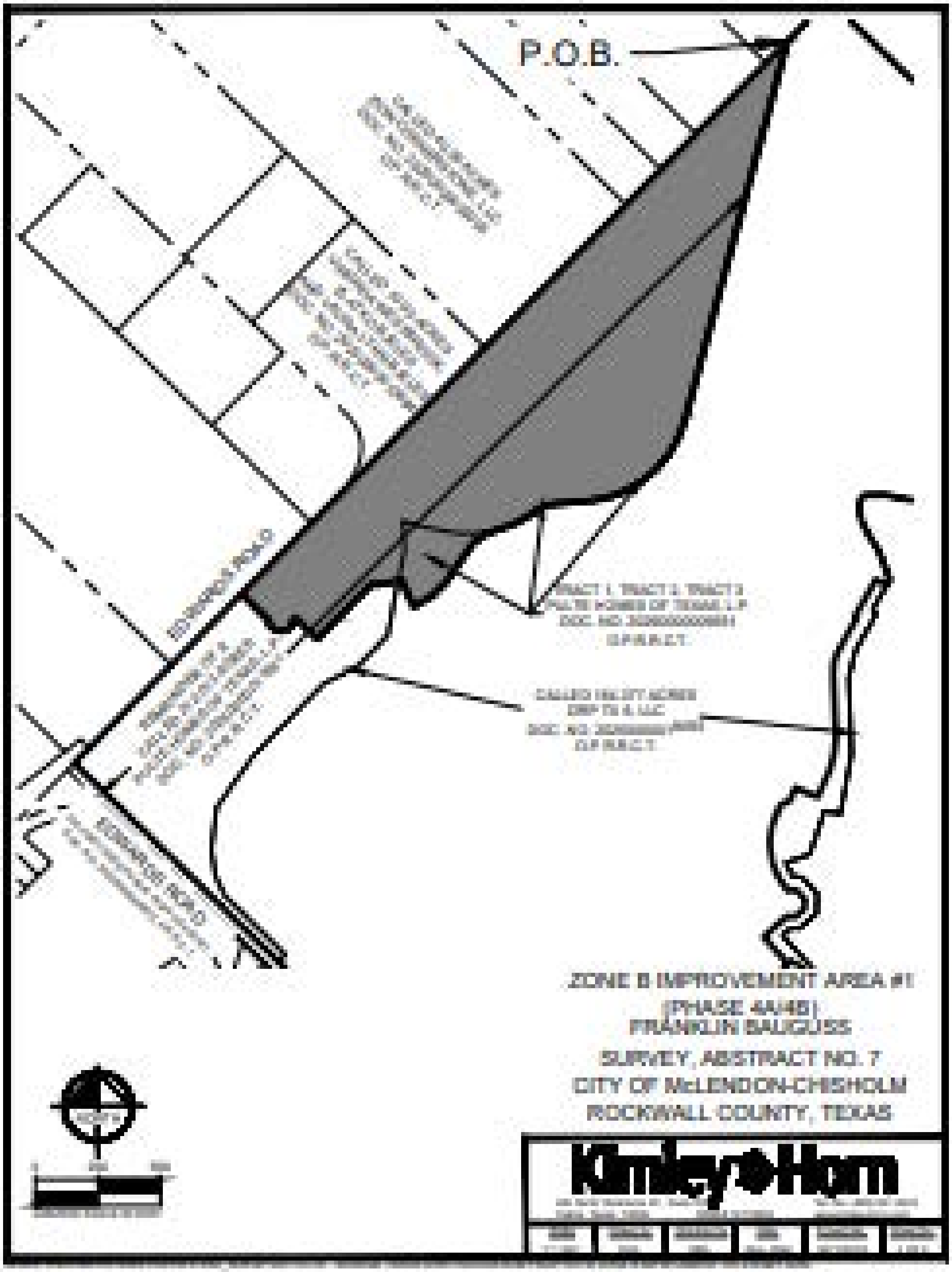


EXHIBIT A-5 – ZONE A IMPROVEMENT AREA #1 LOT TYPE CLASSIFICATION MAP

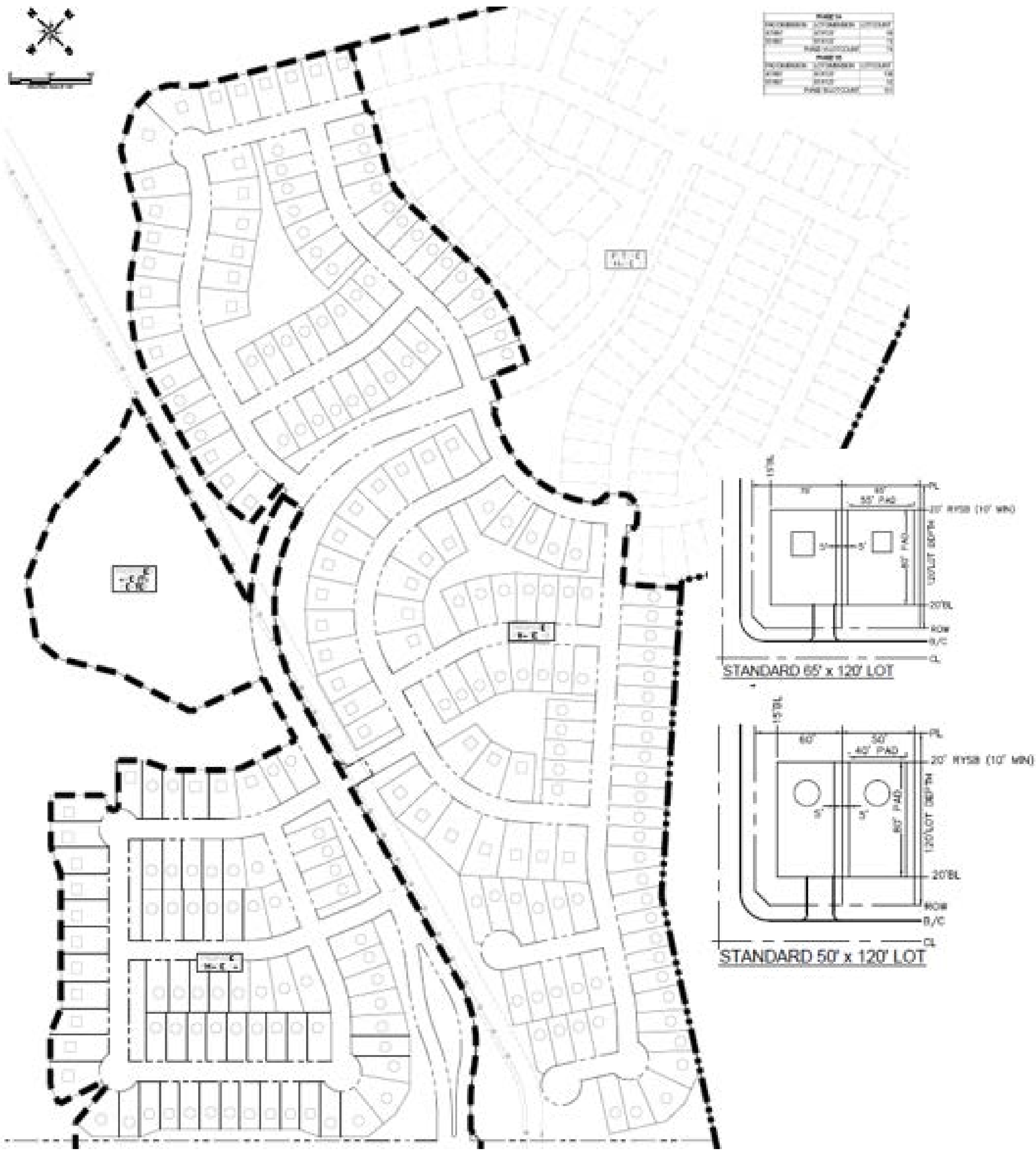


EXHIBIT A-6 – ZONE B IMPROVEMENT AREA #1 LOT TYPE CLASSIFICATION MAP

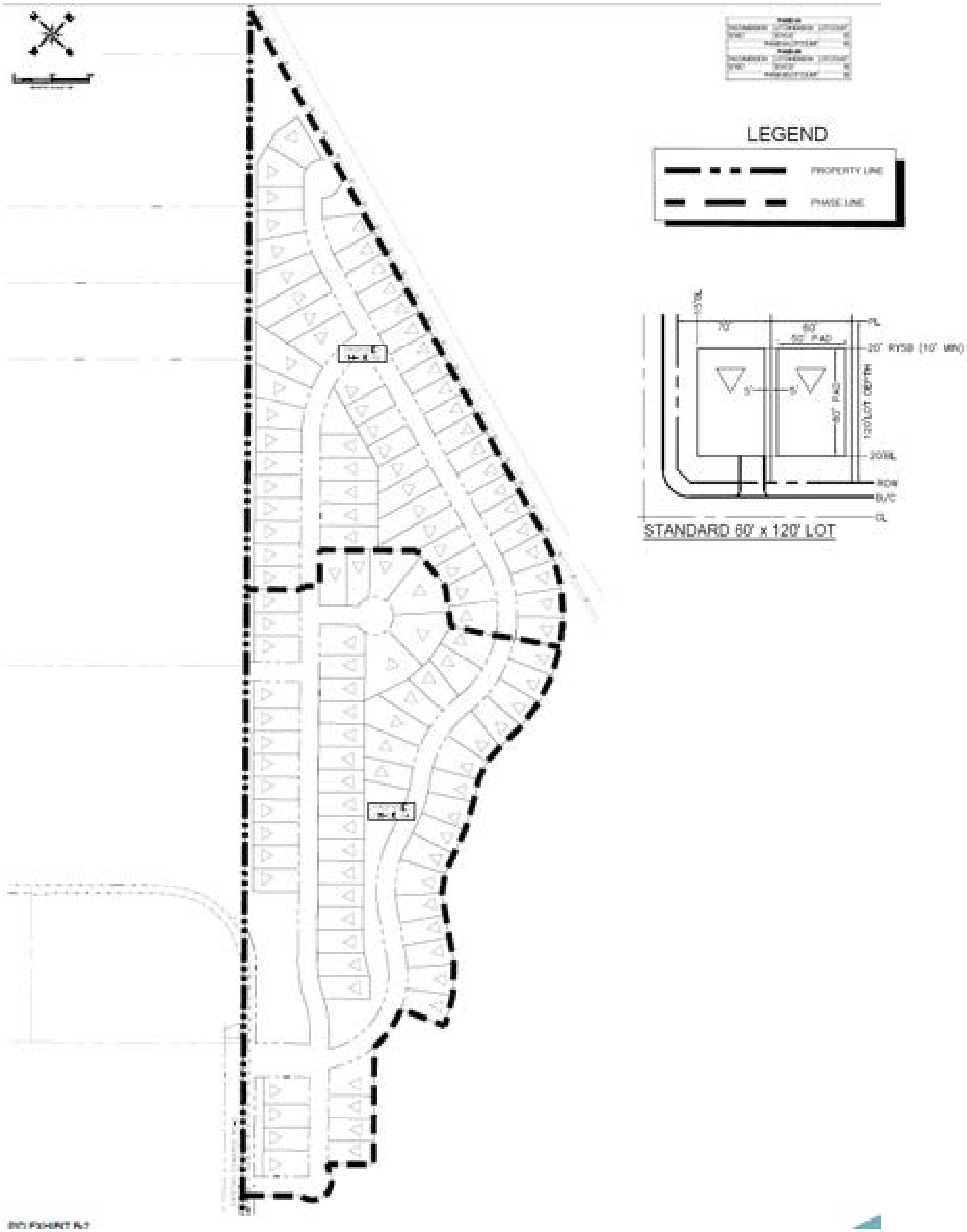


EXHIBIT B-1 – PROJECT COSTS

	Total Costs[a]	Privately Funded[d]	District Eligible Costs	Zone A Improvement Area #1 %	Zone A Improvement Area #1 Cost	Zone A Remainder Area %	Zone A Remainder Area Cost	Zone B Improvement Area #1 %	Zone B Improvement Area #1 Cost
Major Improvements [b]									
Street	$ 2,543,370	$ -	$ 2,543,370	34.57%	$ 879,168	50.43%	$ 1,282,687	15.00%	$ 381,515
Sewer	3,407,799	-	3,407,799	34.57%	1,177,975	50.43%	1,718,641	15.00%	511,182
Storm Drainage	1,715,904	-	1,715,904	34.57%	593,137	50.43%	865,375	15.00%	257,392
Right-of-Way[h]	674,113	-	674,113	34.57%	233,021	50.43%	339,973	15.00%	101,119
Soft Costs[c]	1,651,883	-	1,651,883	34.57%	571,007	50.43%	833,087	15.00%	247,788
	$ 9,993,069	$ -	$ 9,993,069		$ 3,454,308		$ 5,039,763		$ 1,498,997
Zone A Improvements [g]									
Street	$ 1,166,442	$ -	$ 1,166,442	40.67%	$ 474,360	59.33%	$ 692,082	0.00%	$ -
Sewer	176,088	-	176,088	40.67%	71,610	59.33%	104,478	0.00%	-
Right-of-Way[h]	529,198		529,198	40.67%	215,211	59.33%	313,988	0.00%	-
	$ 1,871,728	$ -	$ 1,871,728		$ 761,181		$ 1,110,547		$ -
Zone A Improvement Area #1 Improvements									
Street	$ 3,003,017	$ -	$ 3,003,017	100.00%	$ 3,003,017	0.00%	$ -	0.00%	$ -
Sewer	1,762,326	-	1,762,326	100.00%	1,762,326	0.00%	-	0.00%	-
Storm Drainage	2,857,865	-	2,857,865	100.00%	2,857,865	0.00%	-	0.00%	-
Right-of-Way[h]	1,897,450	-	1,897,450	100.00%	1,897,450	0.00%	-	0.00%	-
Soft Costs[c]	2,531,132	-	2,531,132	100.00%	2,531,132	0.00%	-	0.00%	-
	$ 12,051,789	$ -	$ 12,051,789		$ 12,051,789		$ -		$ -
Zone B Improvement Area #1 Improvements									
Street	$ 1,670,175	$ -	$ 1,670,175	0.00%	$ -	0.00%	$ -	100.00%	$ 1,670,175
Sewer	808,923	-	808,923	0.00%	-	0.00%	-	100.00%	808,923
Storm Drainage	1,552,637	-	1,552,637	0.00%	-	0.00%	-	100.00%	1,552,637
Right-of-Way[h]	1,080,000		1,080,000	0.00%	-	0.00%	-	100.00%	1,080,000
Soft Costs[c]	1,359,371	-	1,359,371	0.00%	-	0.00%	-	100.00%	1,359,371
	$ 6,471,106	$ -	$ 6,471,106		$ -		$ -		$ 6,471,106
Private Improvements [d],[i]									
Private Improvements	$ 3,689,747	$ 3,689,747	$ -	0.0%	$ -	0.0%	$ -	0.00%	$ -
	$ 3,689,747	$ 3,689,747	$ -		$ -		$ -		$ -
Bond Issuance Costs [e]									
Debt Service Reserve Fund	$ 1,343,447	$ -	$ 1,343,447		$ 982,560		$ -		$ 360,887
Capitalized Interest	1,107,474	-	1,107,474		810,522		-		296,952
Underwriter Discount[f]	568,110	-	568,110		415,500		-		152,610
Original Issue Discount	50,485	-	50,485		37,019		-		13,466
Cost of Issuance	890,484	-	890,484		645,400		-		245,085
	$ 3,960,000	$ -	$ 3,960,000		$ 2,891,000		$ -		$ 1,069,000
Other Costs [e]									
Deposit to Administrative Fund	$ 80,000	$ -	$ 80,000		$ 40,000		$ -		$ 40,000
	$ 80,000	$ -	$ 80,000		$ 40,000		$ -		$ 40,000
Total	**$ 38,117,439**	**$ 3,689,747**	**$ 34,427,692**		**$ 19,198,279**		**$ 6,150,311**		**$ 9,079,103**

Footnotes:

[a] Per Engineer's Report dated 03/17/2026.

[b] The Major Improvements are apportioned pro rata between Zone A Improvement Area #1, Zone B Improvement Area #1, and the Zone A Remainder Area based on the ratio of Estimated Buildout Value of each area to the Estimated Buildout Value of the District.

[c] Soft costs include engineering, staking, surveying, flood study, construction staking, city inspection fees, geotechnical and material testing, general contractor fees, and contingency.

[d] Not reimbursable to the Developer through Assessments or the issuance of PID Bonds.

[e] Bond Issuance Costs have been updated to reflect the anticipated Actual Cost.

[f] Includes the fee of counsel to the Underwriter.

[g] The Zone A Improvements are apportioned pro rata between Zone A Improvement Area #1 and the Zone A Remainder Area based on the ratio of Estimated Buildout Value of each area to the Estimated Buildout Value of Zone A.

[h] Based on draft right-of-way appraisal dated 05/22/2026 and subject to change based on final right-of-way appraisal.

[i] Private Improvements include the costs associated with the force main and gravity sewer improvements allocable to the Sonoma Verde East development, the water distribution system, and the FM 550 water distribution system, all of which are necessary to deliver final completed lots, as shown in the Engineer's Report attached as **Appendix A.**

EXHIBIT B-2 – APPORTIONMENT OF COSTS

Improvement Area	Units	Estimated Buildout Value	Major Improvements[a]		Zone A Improvements[b]		Total Apportionment for Future Funding[c]
			%	Costs	%	Costs	
Zone A Improvement Area #1	235	$ 135,940,490.00	34.57%	$ 3,454,308.27	40.67%	$ 761,181.10	
Zone B Improvement Area #1	121	$ 58,991,372.00	15.00%	$ 1,498,996.98	NA	NA	
Zone A Remainder Area	334	$ 198,334,325.00	50.43%	$ 5,039,763.35	59.33%	$ 1,110,547.26	$ 6,150,310.62
Total	**690**	**$ 393,266,187.00**		**$ 9,993,068.61**		**$ 1,871,728.36**	

Footnotes:

[a] The costs of the Major Improvements apportioned pro rata based on Estimated Buildout Value between Zone A Improvement Area #1, Zone B Improvement Area #1, and Zone A Remainder Area.

[b] The costs of the Zone A Improvements apportioned pro rata based on Estimated Buildout Value between Zone A Improvement Area #1 and Zone A Remainder Area.

[c] Reimbursable in part or in full from future Assessments levied on the Remainder Area.

EXHIBIT C – SERVICE PLAN

Zone A Improvement Area #1							
Annual Installment Due		1/31/2026[a]	1/31/2027	1/31/2028	1/31/2029	1/31/2030	1/31/2031
Principal		$ -	$ -	$ 216,000.00	$ 226,000.00	$ 236,000.00	$ 247,000.00
Interest		68,059.06	742,462.50	742,462.50	732,742.50	722,572.50	711,952.50
Capitalized Interest		(68,059.06)	(742,462.50)	-	-	-	-
	(1)	$ -	$ -	$ 958,462.50	$ 958,742.50	$ 958,572.50	$ 958,952.50
Additional Interest	(2)	$ -	$ 69,250.00	$ 69,250.00	$ 68,170.00	$ 67,040.00	$ 65,860.00
Annual Collection Costs	(3)	$ -	$ 40,000.00	$ 40,800.00	$ 41,616.00	$ 42,448.32	$ 43,297.29
Total Annual Installment Due	**(4) = (1) + (2) + (3)**	**$ -**	**$ 109,250.00**	**$ 1,068,512.50**	**$ 1,068,528.50**	**$ 1,068,060.82**	**$ 1,068,109.79**

Zone B Improvement Area #1							
Annual Installment Due		1/31/2026[a]	1/31/2027	1/31/2028	1/31/2029	1/31/2030	1/31/2031
Principal		$ -	$ -	$ 86,000.00	$ 89,000.00	$ 93,000.00	$ 97,000.00
Interest		24,934.94	272,017.50	272,017.50	268,147.50	264,142.50	259,957.50
Capitalized Interest		(24,934.94)	(272,017.50)	-	-	-	-
	(1)	$ -	$ -	$ 358,017.50	$ 357,147.50	$ 357,142.50	$ 356,957.50
Additional Interest	(2)	$ -	$ 25,435.00	$ 25,435.00	$ 25,005.00	$ 24,560.00	$ 24,095.00
Annual Collection Costs	(3)	$ -	$ 40,000.00	$ 40,800.00	$ 41,616.00	$ 42,448.32	$ 43,297.29
Total Annual Installment Due	**(4) = (1) + (2) + (3)**	**$ -**	**$ 65,435.00**	**$ 424,252.50**	**$ 423,768.50**	**$ 424,150.82**	**$ 424,349.79**

Footnotes:

[a] No Assessment collected in 2026 and capitalized interest is contemplated from bond issuance to the 9/15/2026 debt service payment.

EXHIBIT D – SOURCES AND USES OF FUNDS

	Privately Funded	Zone A: Zone A Improvement Area #1	Zone A: Zone A Remainder Area	Zone B: Zone B Improvement Area #1	Total
Sources of Funds					
Series 2026 Bonds	$ -	$ 13,850,000	$ -	$ 5,087,000	$ 18,937,000
Developer Contribution - Private Improvements[a]	3,689,747	-	-	-	3,689,747
Zone A Remainder Area - Apportionment of Costs[f]	-	-	6,150,311	-	6,150,311
Developer Contribution - Zone A Improvement Area #1[a]	-	5,348,279	-	-	5,348,279
Developer Contribution - Zone B Improvement Area #1[a]	-	-	-	3,992,103	3,992,103
Total Sources of Funds	**$ 3,689,747**	**$ 19,198,279**	**$ 6,150,311**	**$ 9,079,103**	**$ 38,117,439**
Uses of Funds					
Major Improvements[d]	$ -	$ 3,454,308	$ 5,039,763	$ 1,498,997	$ 9,993,069
Zone A Improvements[e]	-	761,181	1,110,547	-	1,871,728
Zone A Improvement Area #1 Improvements	-	12,051,789	-	-	12,051,789
Zone B Improvement Area #1 Improvements	-	-	-	6,471,106	6,471,106
Private Improvements[a]	3,689,747	-	-	-	3,689,747
	$ 3,689,747	$ 16,267,279	$ 6,150,311	$ 7,970,103	$ 34,077,439
Bond Issuance Costs [b]					
Debt Service Reserve Fund	$ -	$ 982,560	$ -	$ 360,887	$ 1,343,447
Capitalized Interest	-	810,522	-	296,952	1,107,474
Underwriter Discount[c]	-	415,500	-	152,610	568,110
Original Issue Discount	-	37,019	-	13,466	50,485
Cost of Issuance	-	645,400	-	245,085	890,484
	$ -	$ 2,891,000	$ -	$ 1,069,000	$ 3,960,000
Other Costs [b]					
Deposit to Administrative Fund	$ -	$ 40,000	$ -	$ 40,000	$ 80,000
	$ -	$ 40,000	$ -	$ 40,000	$ 80,000
Total Uses of Funds	**$ 3,689,747**	**$ 19,198,279**	**$ 6,150,311**	**$ 9,079,103**	**$ 38,117,439**

Footnotes:

[a] Not reimbursable to the Developer through Assessments or the issuance of PID Bonds.
[b] Bond Issuance Costs have been updated to reflect the anticipated Actual Cost.
[c] Includes the fee of counsel to the Underwriter.
[d] The Major Improvements are apportioned pro rata between Zone A Improvement Area #1, Zone B Improvement Area #1, and the Zone A Remainder Area as shown in **Exhibit B-2**.
[e] Zone A Improvements apportioned pro rata between Zone A Improvement Area #1 and Zone A Remainder Area as shown in **Exhibit B-2**.
[f] Reimbursable in part or in full from future Assessments levied on the Remainder Area.

EXHIBIT E – MAXIMUM ASSESSMENT AND TAX RATE EQUIVALENT

Lot Type	Units[b]	Appraised Value[a]		Estimated Buildout Value[c]		Assessment		Average Annual Installment		PID TRE
		Per Unit	Total	Per Unit	Total	Per Unit	Total	Per Unit	Total	
Zone A Improvement Area #1										
Lot Type 1	167	$ 115,000	$ 19,205,000	$ 529,610	$ 88,444,870	$ 53,958	$ 9,011,012	$ 4,163	$ 695,151	0.785971
Lot Type 2	68	149,500	10,166,000	698,465	47,495,620	$ 71,162	4,838,988	$ 5,490	373,302	0.785971
Zone A Improvement Area #1 Subtotal	**235**		**$ 29,371,000**		**$ 135,940,490**		**$ 13,850,000**		**$ 1,068,453**	**0.785971**
Zone B Improvement Area #1										
Lot Type 3	121	$ 138,000	$ 16,698,000	$ 487,532	$ 58,991,372	$ 42,041	$ 5,087,000	$ 3,504	$ 424,009	0.718764
Zone B Improvement Area #1 Subtotal	**121**		**$ 16,698,000**		**$ 58,991,372**		**$ 5,087,000**		**$ 424,009**	**0.718764**

Footnotes:

[a] Based on the final appraisal dated 06/24/2026.

[b] As provided by the Developer on 03/17/2026.

[c] As provided by the Developer on 02/24/2026.

EXHIBIT F-1 – ZONE A IMPROVEMENT AREA #1 ASSESSMENT ROLL

Property ID[a]	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2027[b]
339457	Zone A Improvement Area #1 Initial Parcel	$ 13,850,000.00	$ 109,250.00
10076	Non-Benefited Property	$ -	$ -
	Total	**$ 13,850,000.00**	**$ 109,250.00**

Footnotes:

[a] The Assessment and Annual Installment have initially been allocated between all Property IDs within Zone A Improvement Area #1 pro rata based on acreage as reported by Rockwall Central Appraisal District. Future allocation of the Assessment will be done in accordance with Section VI of this Service and Assessment Plan.

[b] Annual Installment due may not match Service Plan or Annual Installment schedule due to rounding.

EXHIBIT F-2 – ZONE A IMPROVEMENT AREA #1 ANNUAL INSTALLMENTS

Installment Due 1/31	Principal	Interest[a]	Capitalized Interest	Reserve Fund[c]	Additional Interest	Annual Collection Costs	Total Annual Installment Due[b]
2026	$ -	$ 68,059	$ (68,059)	$ -	$ -	$ -	$ -
2027	$ -	$ 742,463	$ (742,463)	$ -	$ 69,250	$ 40,000	$ 109,250
2028	$ 216,000	$ 742,463	$ -	$ -	$ 69,250	$ 40,800	$ 1,068,513
2029	$ 226,000	$ 732,743	$ -	$ -	$ 68,170	$ 41,616	$ 1,068,529
2030	$ 236,000	$ 722,573	$ -	$ -	$ 67,040	$ 42,448	$ 1,068,061
2031	$ 247,000	$ 711,953	$ -	$ -	$ 65,860	$ 43,297	$ 1,068,110
2032	$ 259,000	$ 700,838	$ -	$ -	$ 64,625	$ 44,163	$ 1,068,626
2033	$ 271,000	$ 689,183	$ -	$ -	$ 63,330	$ 45,046	$ 1,068,559
2034	$ 284,000	$ 676,988	$ -	$ -	$ 61,975	$ 45,947	$ 1,068,910
2035	$ 297,000	$ 664,208	$ -	$ -	$ 60,555	$ 46,866	$ 1,068,629
2036	$ 311,000	$ 650,843	$ -	$ -	$ 59,070	$ 47,804	$ 1,068,716
2037	$ 325,000	$ 636,848	$ -	$ -	$ 57,515	$ 48,760	$ 1,068,122
2038	$ 343,000	$ 619,785	$ -	$ -	$ 55,890	$ 49,735	$ 1,068,410
2039	$ 362,000	$ 601,778	$ -	$ -	$ 54,175	$ 50,730	$ 1,068,682
2040	$ 382,000	$ 582,773	$ -	$ -	$ 52,365	$ 51,744	$ 1,068,882
2041	$ 402,000	$ 562,718	$ -	$ -	$ 50,455	$ 52,779	$ 1,067,952
2042	$ 424,000	$ 541,613	$ -	$ -	$ 48,445	$ 53,835	$ 1,067,892
2043	$ 448,000	$ 519,353	$ -	$ -	$ 46,325	$ 54,911	$ 1,068,589
2044	$ 472,000	$ 495,833	$ -	$ -	$ 44,085	$ 56,010	$ 1,067,927
2045	$ 499,000	$ 471,053	$ -	$ -	$ 41,725	$ 57,130	$ 1,068,907
2046	$ 526,000	$ 444,855	$ -	$ -	$ 39,230	$ 58,272	$ 1,068,357
2047	$ 555,000	$ 417,240	$ -	$ -	$ 36,600	$ 59,438	$ 1,068,278
2048	$ 588,000	$ 385,605	$ -	$ -	$ 33,825	$ 60,627	$ 1,068,057
2049	$ 624,000	$ 352,089	$ -	$ -	$ 30,885	$ 61,839	$ 1,068,813
2050	$ 661,000	$ 316,521	$ -	$ -	$ 27,765	$ 63,076	$ 1,068,362
2051	$ 701,000	$ 278,844	$ -	$ -	$ 24,460	$ 64,337	$ 1,068,641
2052	$ 743,000	$ 238,887	$ -	$ -	$ 20,955	$ 65,624	$ 1,068,466
2053	$ 788,000	$ 196,536	$ -	$ -	$ 17,240	$ 66,937	$ 1,068,713
2054	$ 835,000	$ 151,620	$ -	$ -	$ 13,300	$ 68,275	$ 1,068,195
2055	$ 886,000	$ 104,025	$ -	$ -	$ 9,125	$ 69,641	$ 1,068,791
2056	$ 939,000	$ 53,523	$ -	$ (982,560)	$ 4,695	$ 71,034	$ 85,692
Total	**$ 13,850,000**	**$ 15,073,804**	**$ (810,522)**	**$ (982,560)**	**$ 1,358,185**	**$ 1,622,723**	**$ 30,111,631**

Footnotes:

[a] Interest is calculated at a 4.500%, 5.250%, and 5.700% rate for term bonds maturing 2036, 2046, and 2056 respectively.

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

[c] Assumes Reserve Fund is fully funded and available to reduce Annual Installments in the final year.

EXHIBIT G-1 – ZONE B IMPROVEMENT AREA #1 ASSESSMENT ROLL

Property ID[a]	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2027[b]
10076	Zone B Improvement Area #1 Initial Parcel	$ 5,087,000.00	$ 65,435.00
Total		**$ 5,087,000.00**	**$ 65,435.00**

Footnotes:

[a] The Assessment and Annual Installment have initially been allocated between all Property IDs within Zone B Improvement Area #1 pro rata based on acreage as reported by Rockwall Central Appraisal District. Future allocation of the Assessment will be done in accordance with Section VI of this Service and Assessment Plan.

[b] Annual Installment due may not match Service Plan or Annual Installment schedule due to rounding.

EXHIBIT G-2 – ZONE B IMPROVEMENT AREA #1 ANNUAL INSTALLMENTS

Installment Due 1/31	Principal	Interest[a]	Capitalized Interest	Reserve Fund[c]	Additional Interest	Annual Collection Costs	Total Annual Installment Due[b]
2026	$ -	$ 24,935	$ (24,935)	$ -	$ -	$ -	$ -
2027	$ -	$ 272,018	$ (272,018)	$ -	$ 25,435	$ 40,000	$ 65,435
2028	$ 86,000	$ 272,018	$ -	$ -	$ 25,435	$ 40,800	$ 424,253
2029	$ 89,000	$ 268,148	$ -	$ -	$ 25,005	$ 41,616	$ 423,769
2030	$ 93,000	$ 264,143	$ -	$ -	$ 24,560	$ 42,448	$ 424,151
2031	$ 97,000	$ 259,958	$ -	$ -	$ 24,095	$ 43,297	$ 424,350
2032	$ 101,000	$ 255,593	$ -	$ -	$ 23,610	$ 44,163	$ 424,366
2033	$ 105,000	$ 251,048	$ -	$ -	$ 23,105	$ 45,046	$ 424,199
2034	$ 109,000	$ 246,323	$ -	$ -	$ 22,580	$ 45,947	$ 423,850
2035	$ 114,000	$ 241,418	$ -	$ -	$ 22,035	$ 46,866	$ 424,319
2036	$ 118,000	$ 236,288	$ -	$ -	$ 21,465	$ 47,804	$ 423,556
2037	$ 123,000	$ 230,978	$ -	$ -	$ 20,875	$ 48,760	$ 423,612
2038	$ 130,000	$ 224,520	$ -	$ -	$ 20,260	$ 49,735	$ 424,515
2039	$ 136,000	$ 217,695	$ -	$ -	$ 19,610	$ 50,730	$ 424,035
2040	$ 143,000	$ 210,555	$ -	$ -	$ 18,930	$ 51,744	$ 424,229
2041	$ 150,000	$ 203,048	$ -	$ -	$ 18,215	$ 52,779	$ 424,042
2042	$ 158,000	$ 195,173	$ -	$ -	$ 17,465	$ 53,835	$ 424,472
2043	$ 166,000	$ 186,878	$ -	$ -	$ 16,675	$ 54,911	$ 424,464
2044	$ 174,000	$ 178,163	$ -	$ -	$ 15,845	$ 56,010	$ 424,017
2045	$ 183,000	$ 169,028	$ -	$ -	$ 14,975	$ 57,130	$ 424,132
2046	$ 192,000	$ 159,420	$ -	$ -	$ 14,060	$ 58,272	$ 423,752
2047	$ 202,000	$ 149,340	$ -	$ -	$ 13,100	$ 59,438	$ 423,878
2048	$ 213,000	$ 137,826	$ -	$ -	$ 12,090	$ 60,627	$ 423,543
2049	$ 225,000	$ 125,685	$ -	$ -	$ 11,025	$ 61,839	$ 423,549
2050	$ 238,000	$ 112,860	$ -	$ -	$ 9,900	$ 63,076	$ 423,836
2051	$ 252,000	$ 99,294	$ -	$ -	$ 8,710	$ 64,337	$ 424,341
2052	$ 266,000	$ 84,930	$ -	$ -	$ 7,450	$ 65,624	$ 424,004
2053	$ 281,000	$ 69,768	$ -	$ -	$ 6,120	$ 66,937	$ 423,825
2054	$ 297,000	$ 53,751	$ -	$ -	$ 4,715	$ 68,275	$ 423,741
2055	$ 314,000	$ 36,822	$ -	$ -	$ 3,230	$ 69,641	$ 423,693
2056	$ 332,000	$ 18,924	$ -	$ (360,887)	$ 1,660	$ 71,034	$ 62,731
Total	**$ 5,087,000**	**$ 5,456,540**	**$ (296,952)**	**$ (360,887)**	**$ 492,235**	**$ 1,622,723**	**$ 12,000,659**

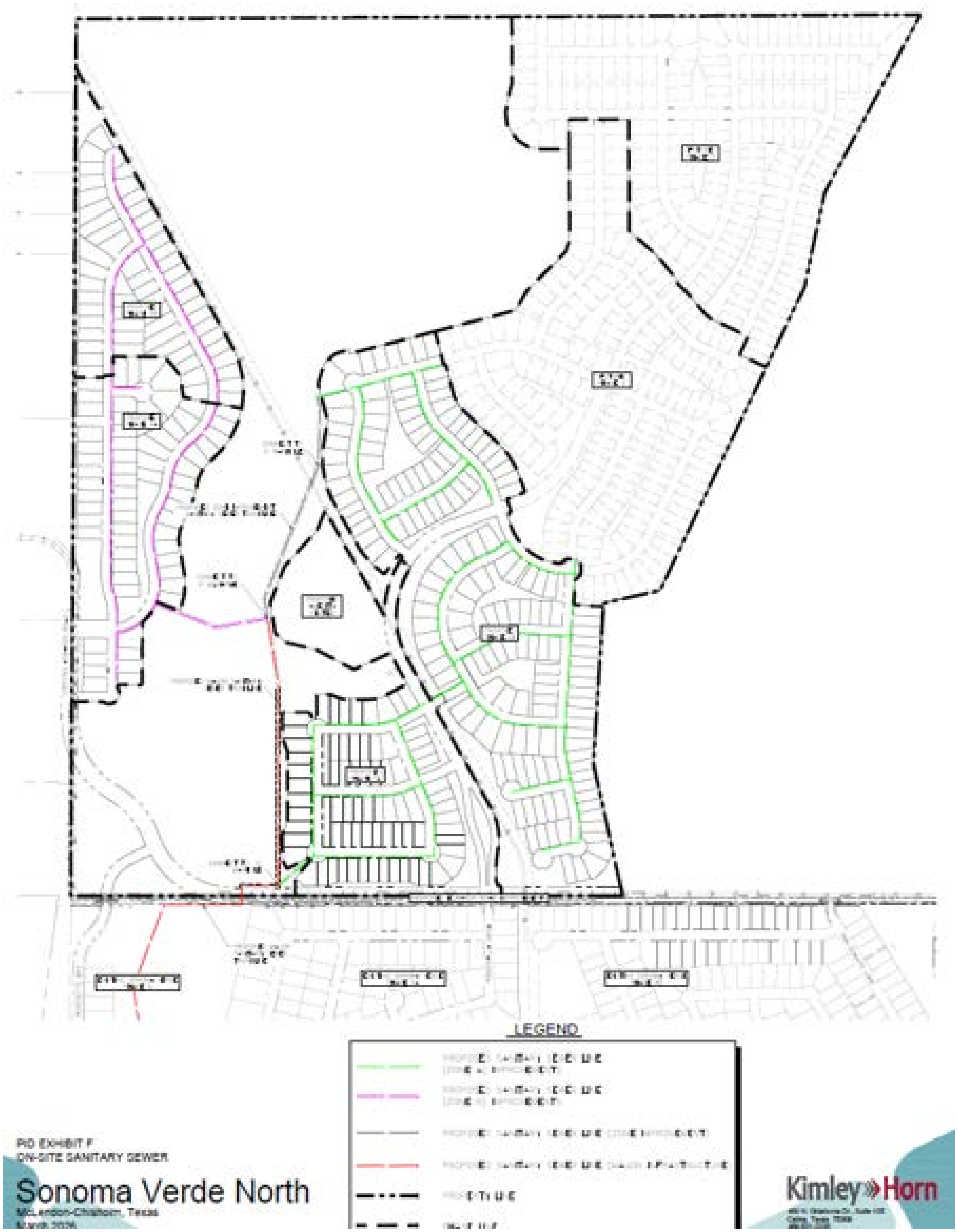
Footnotes:

[a] Interest is calculated at a 4.500%, 5.250%, and 5.700% rate for term bonds maturing 2036, 2046, and 2056 respectively.

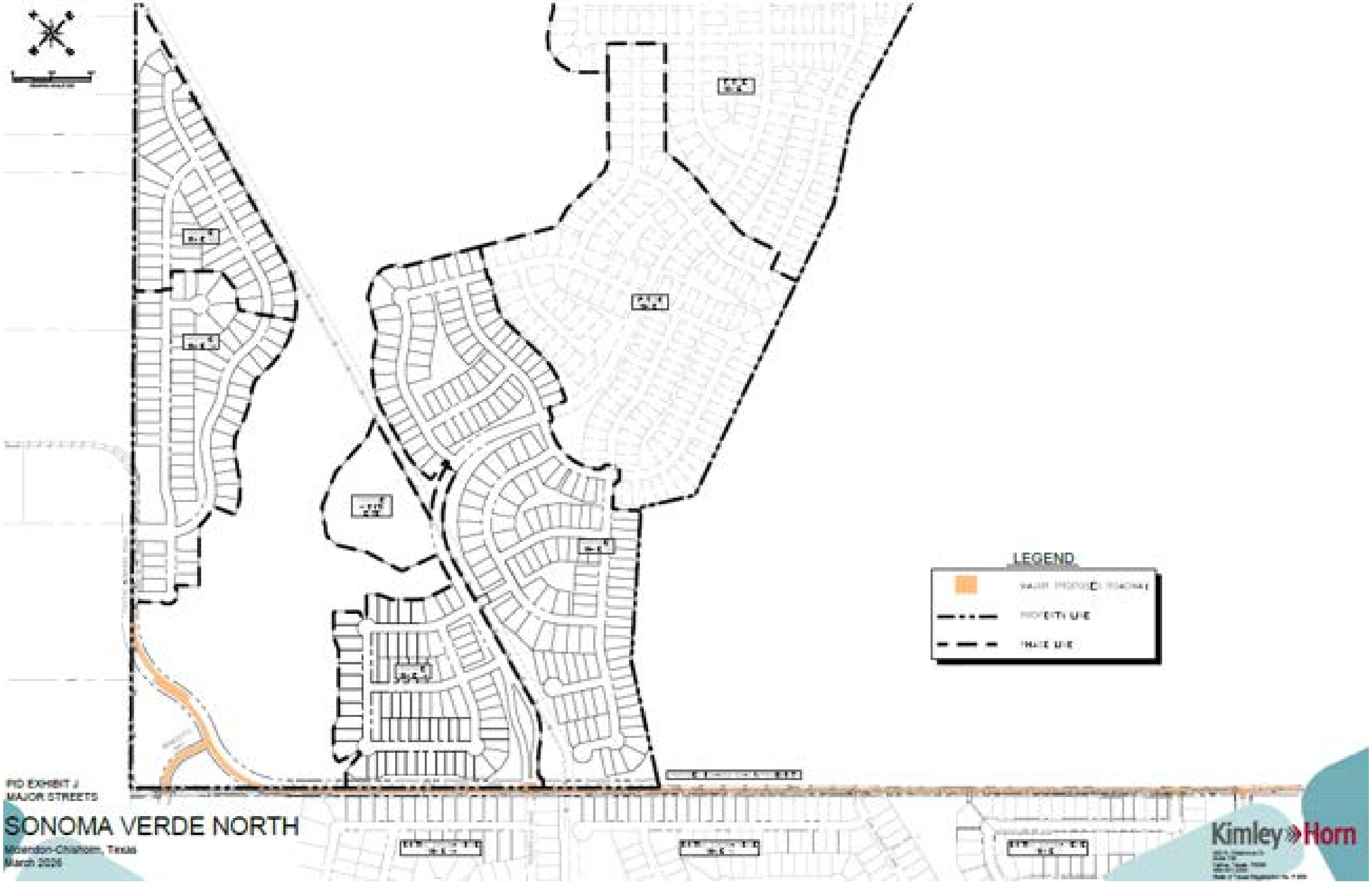
[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

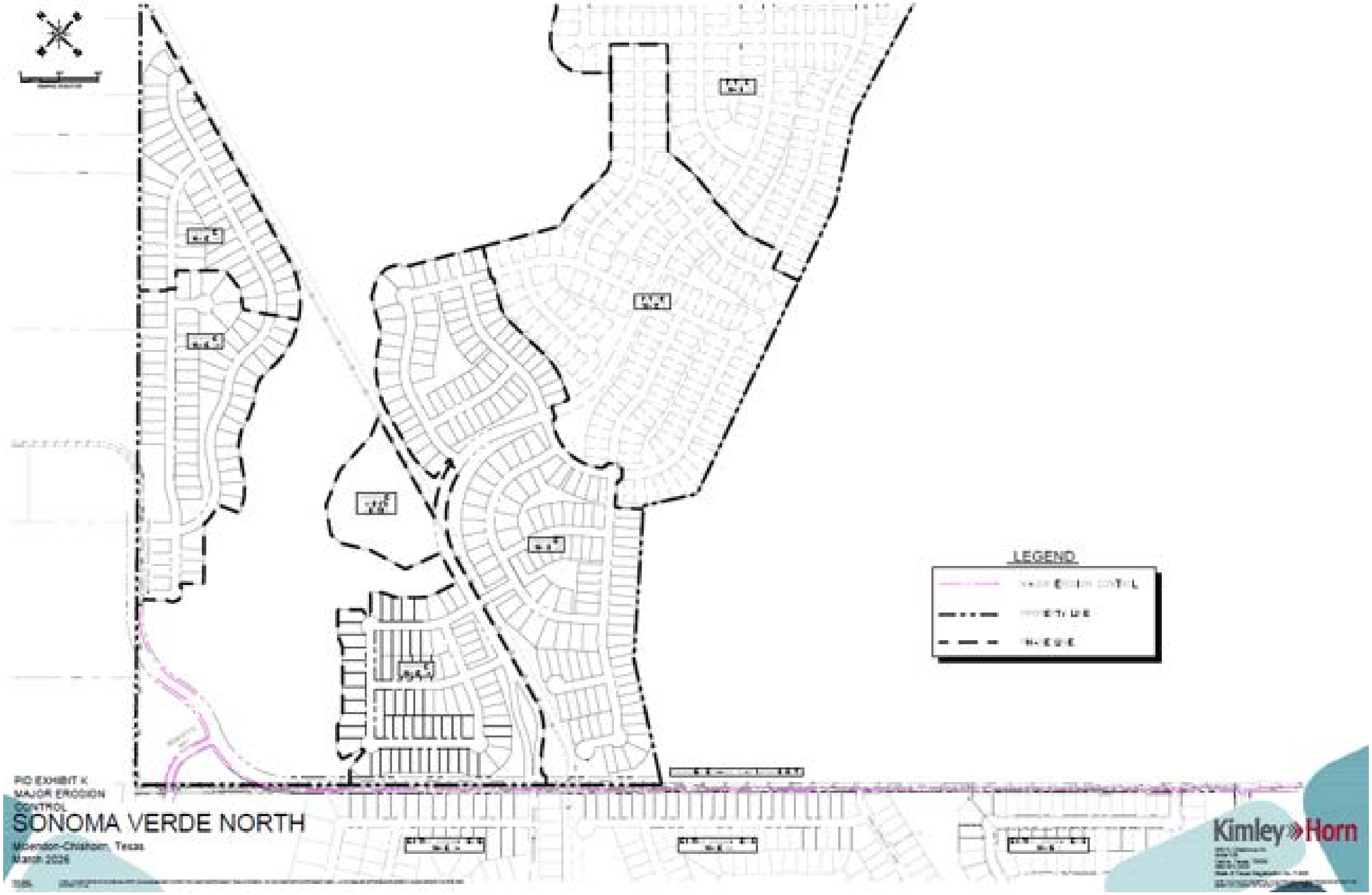
[c] Assumes Reserve Fund is fully funded and available to reduce Annual Installments in the final year.

EXHIBIT H-1 – MAPS OF MAJOR IMPROVEMENTS




LEGEND
PID EXHIBIT H
MAJOR ROW DEDICATION
SONOMA VERDE NORTH
McLendon-Chisholm, Texas
March 2026
Kimley»Horn


LEGEND
PID EXHIBIT J
MAJOR STREETS
SONOMA VERDE NORTH
McLendon-Chisholm, Texas
Kimley»Horn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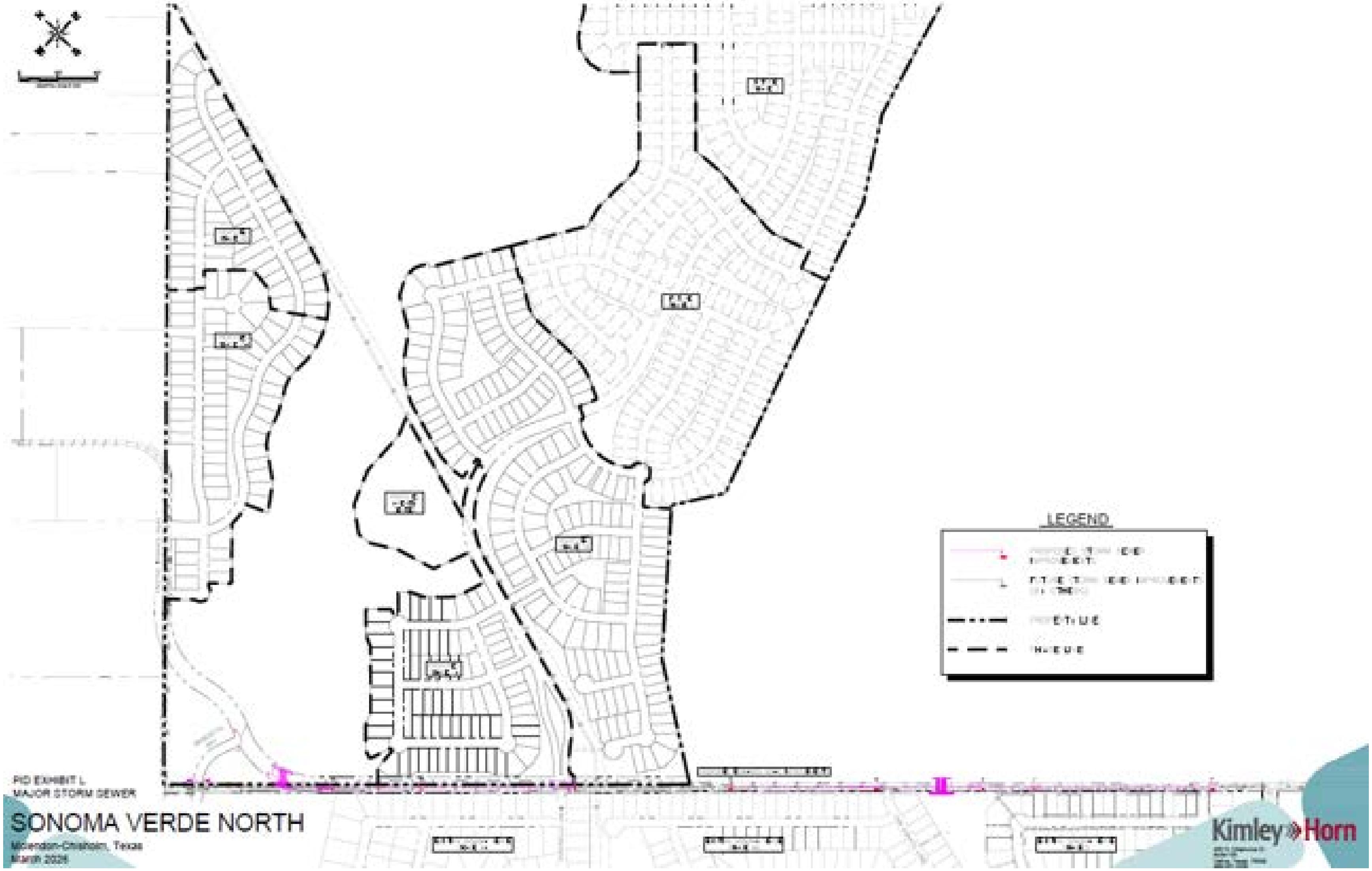
PID EXHIBIT K
MAJOR EROSION
CONTROL
SONOMA VERDE NORTH
March 2026
Kimley»Horn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PID EXHIBIT L
MAJOR STORM SEWER
SONOMA VERDE NORTH
Texas

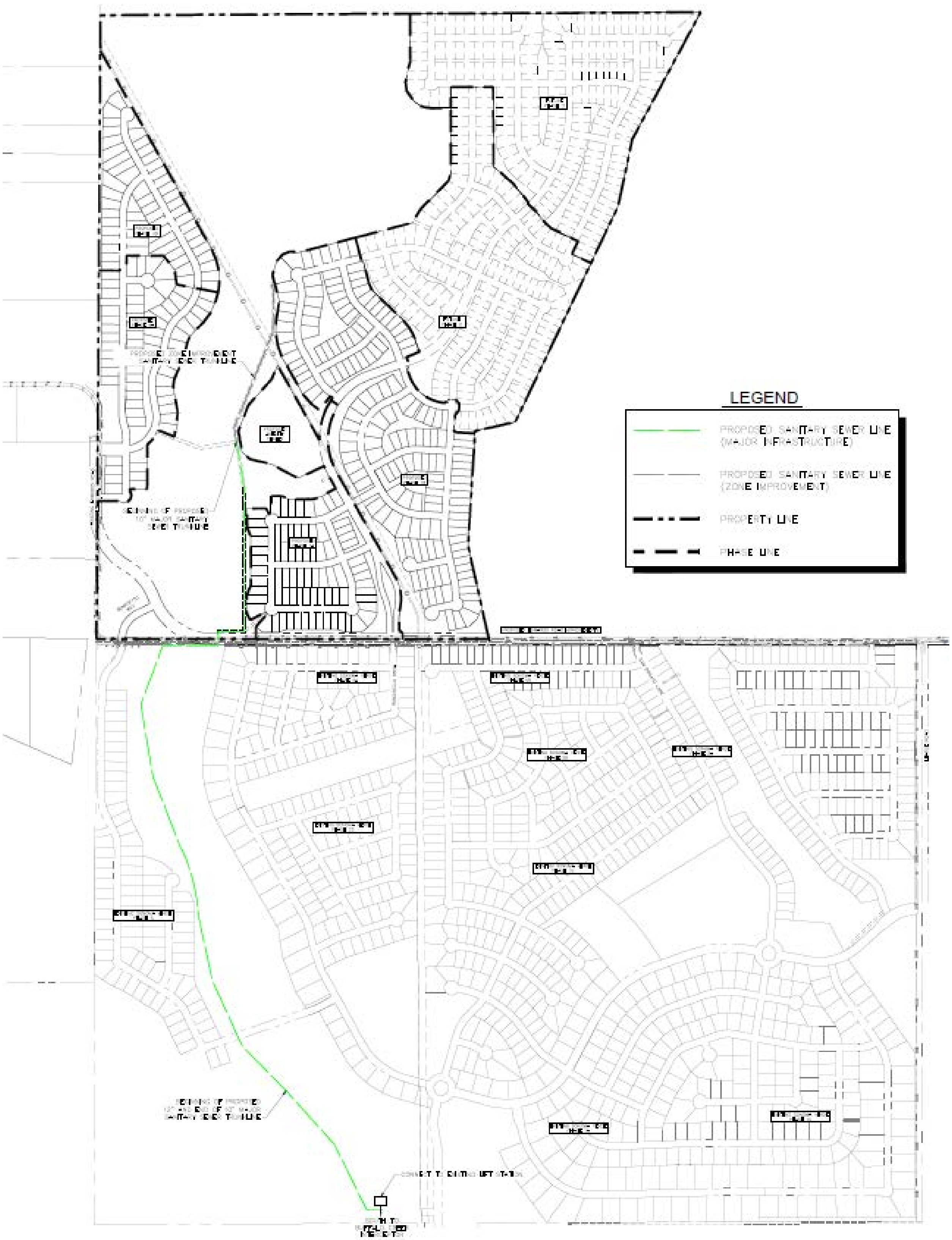
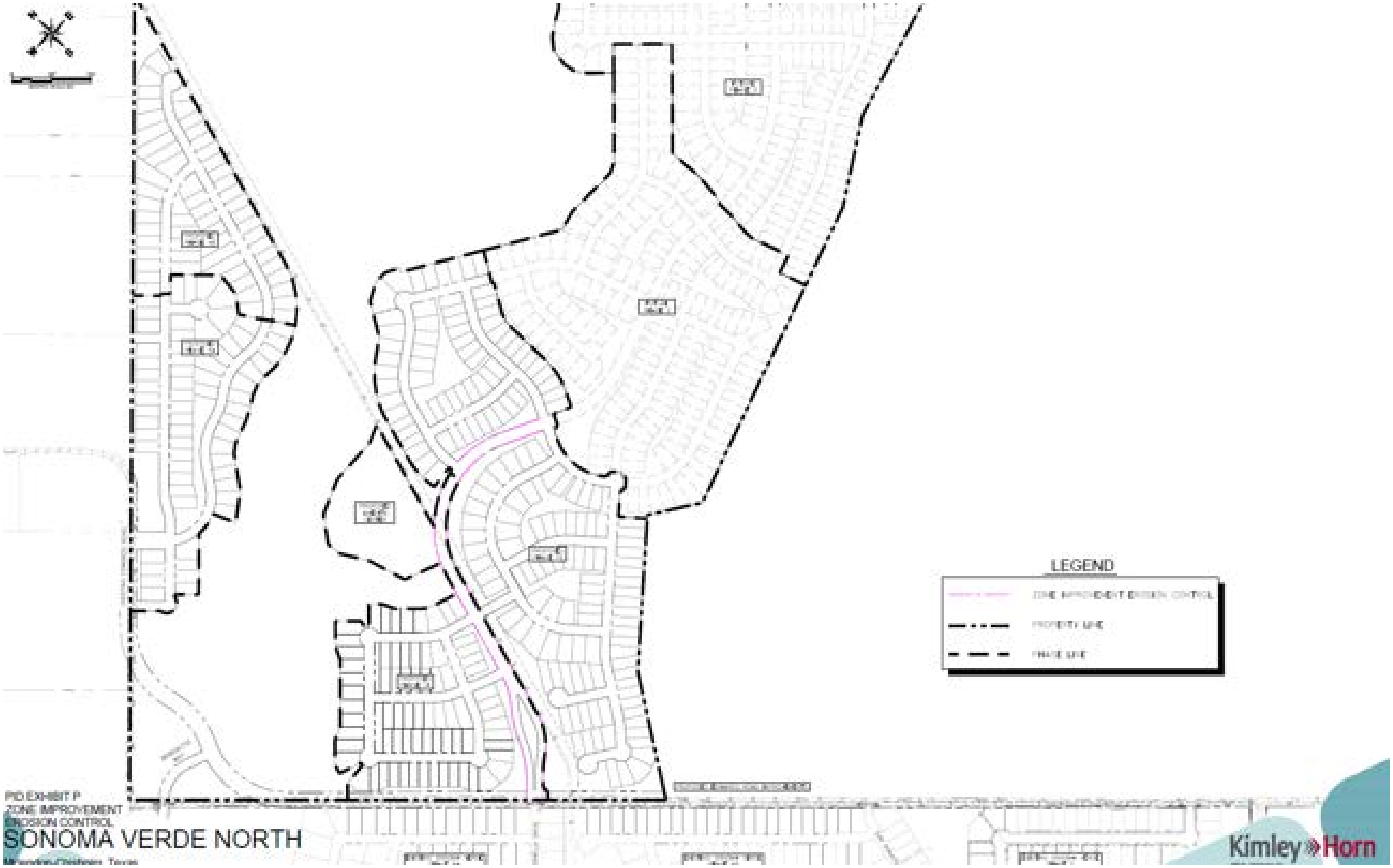
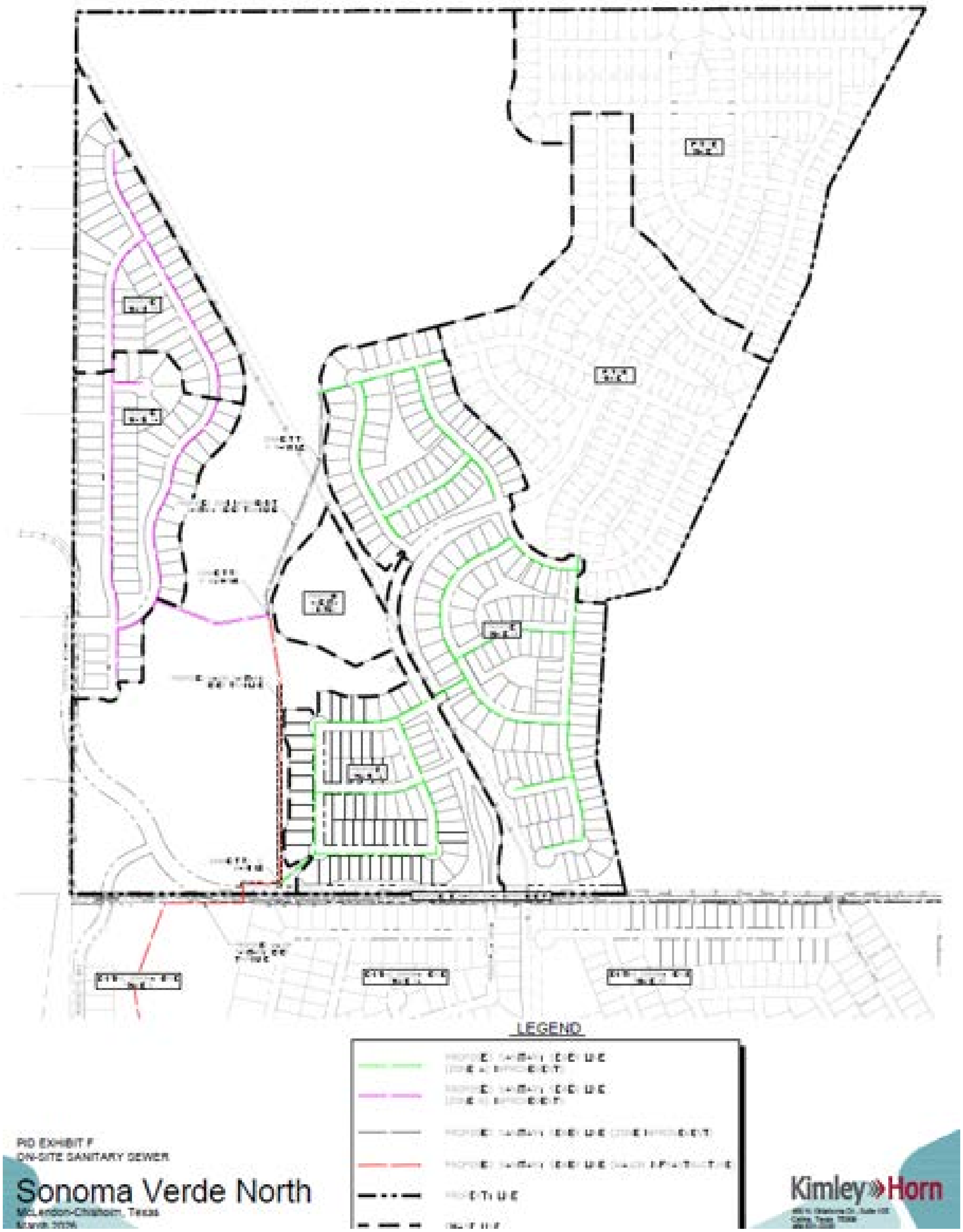

LEGEND
PROPOSED SANITARY SEWER LINE (MAJOR INFRASTRUCTURE)
PROPOSED SANITARY SEWER LINE (ZONE IMPROVEMENT)
PROPERTY LINE
PHASE LINE

EXHIBIT H-2 – MAPS OF ZONE A IMPROVEMENTS




LEGEND
ZONE IMPROVEMENT ROADWAY
PROPERTY LINE
PHASE LINE
PID EXHIBIT O
ZONE IMPROVEMENT STREETS


LEGEND
PID EXHIBIT M
ZONE IMPROVEMENT ROW DEDICATION
SONOMA VERDE NORTH
Kimley»Horn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PID EXHIBIT F
ON-SITE SANITARY SEWER
Sonoma Verde North
McLendon-Chisholm, Texas
Kimley»Horn

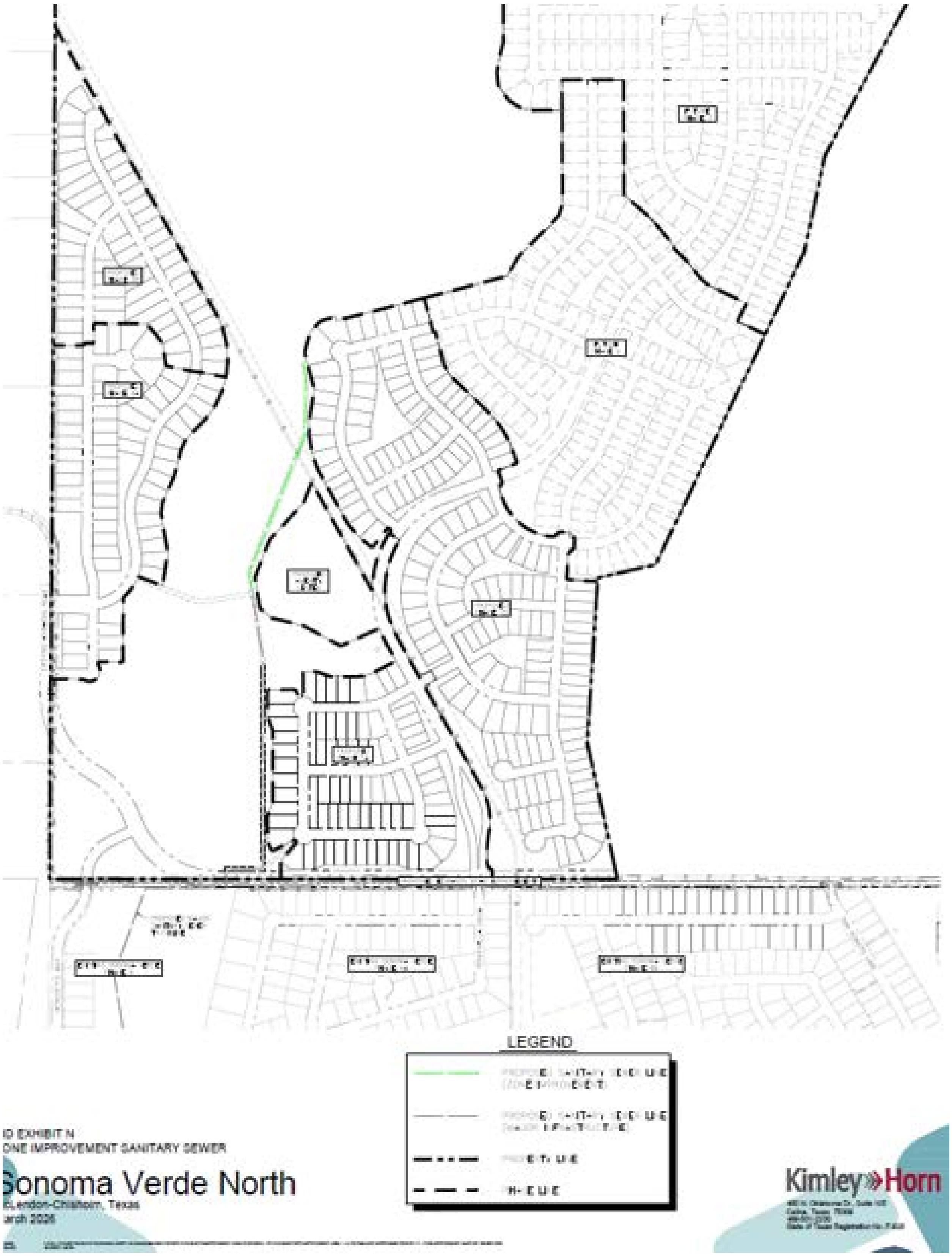
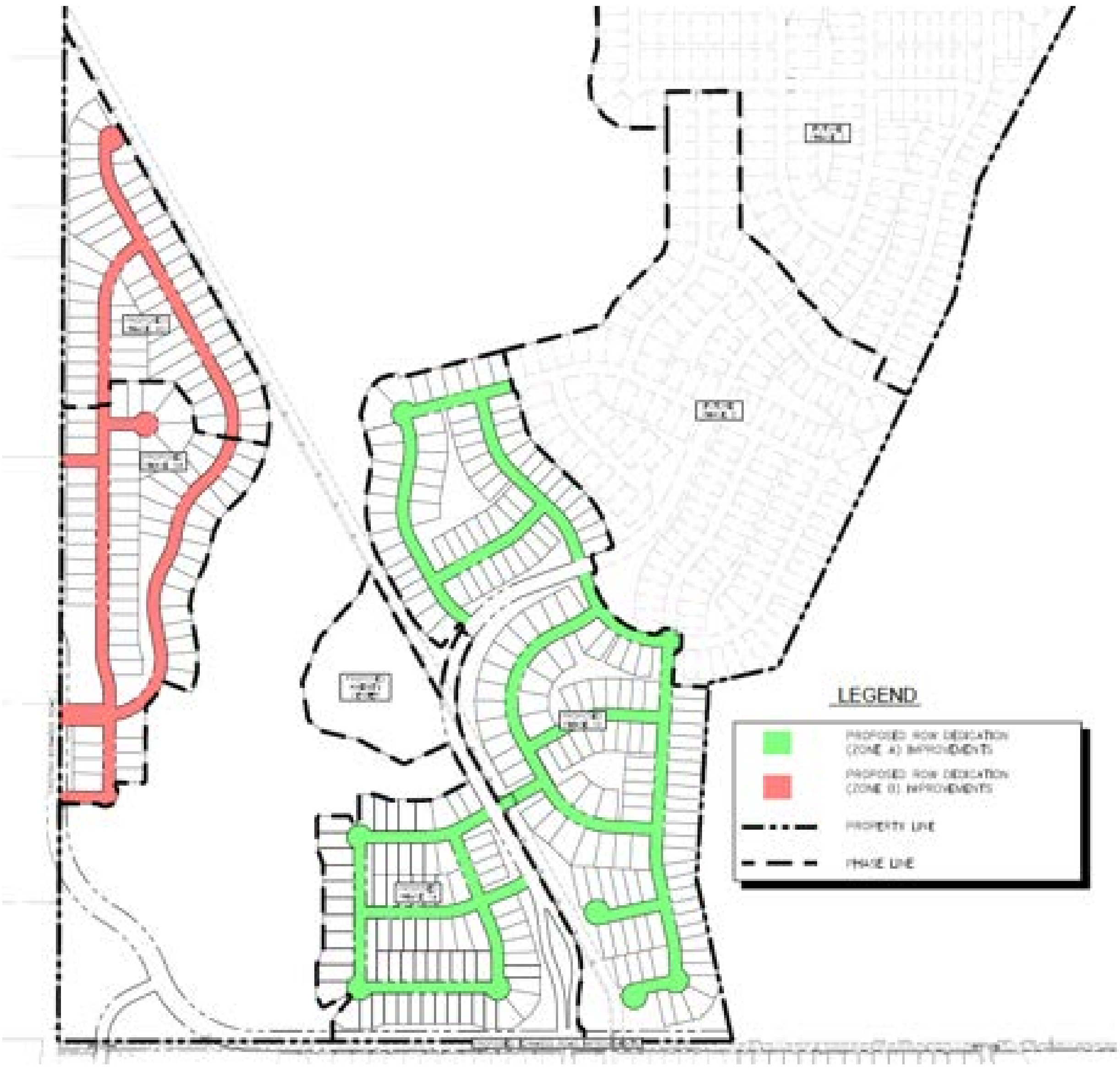
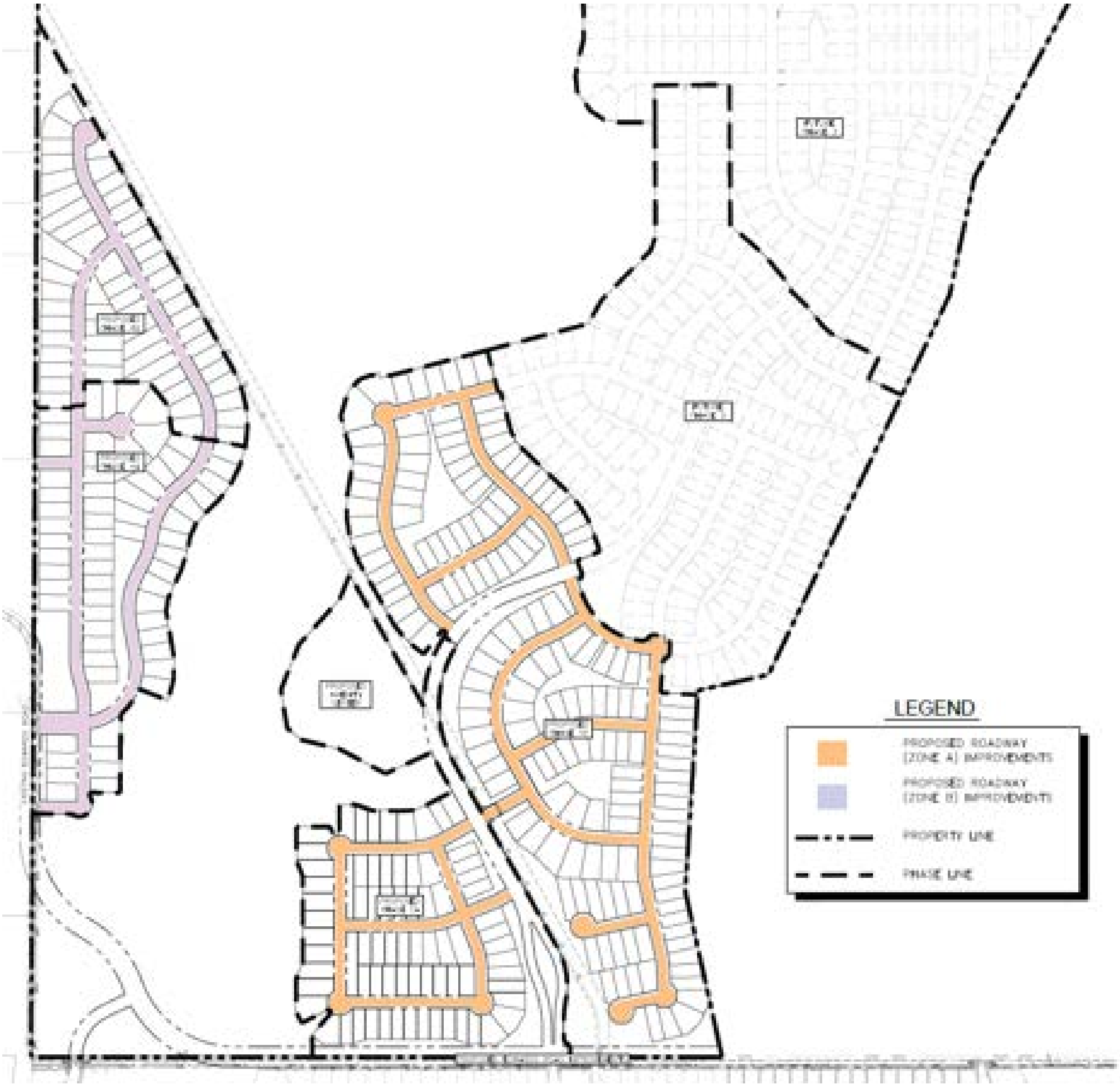

LEGEND
D EXHIBIT N
ONE IMPROVEMENT SANITARY SEWER
Sonoma Verde North
cLendon-Chisholm, Texas
arch 2026
Kimley»Horn

EXHIBIT H-3 – MAPS OF ZONE A IMPROVEMENT AREA #1 IMPROVEMENTS AND ZONE B IMPROVEMENT AREA #1 IMPROVEMENTS

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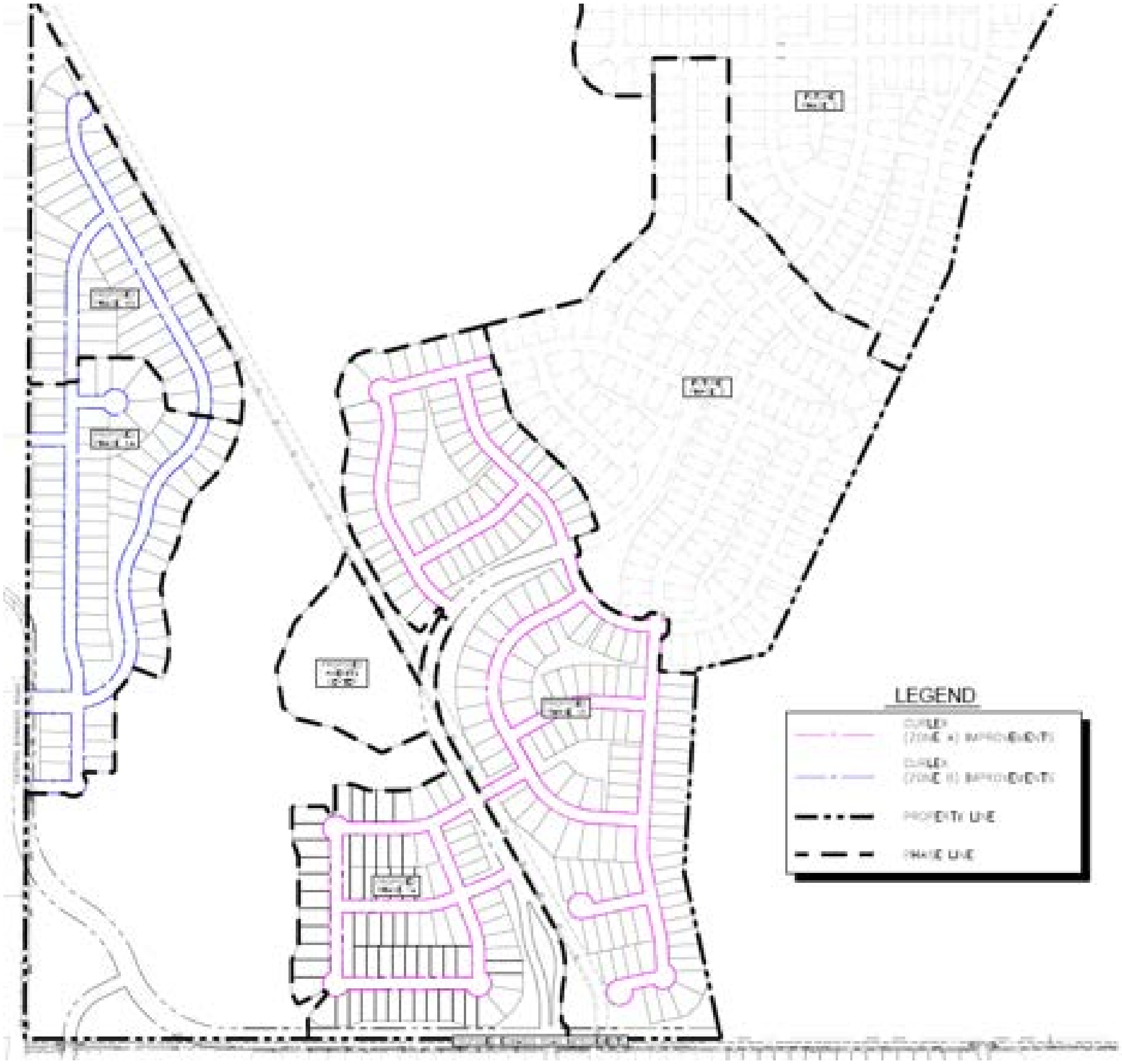
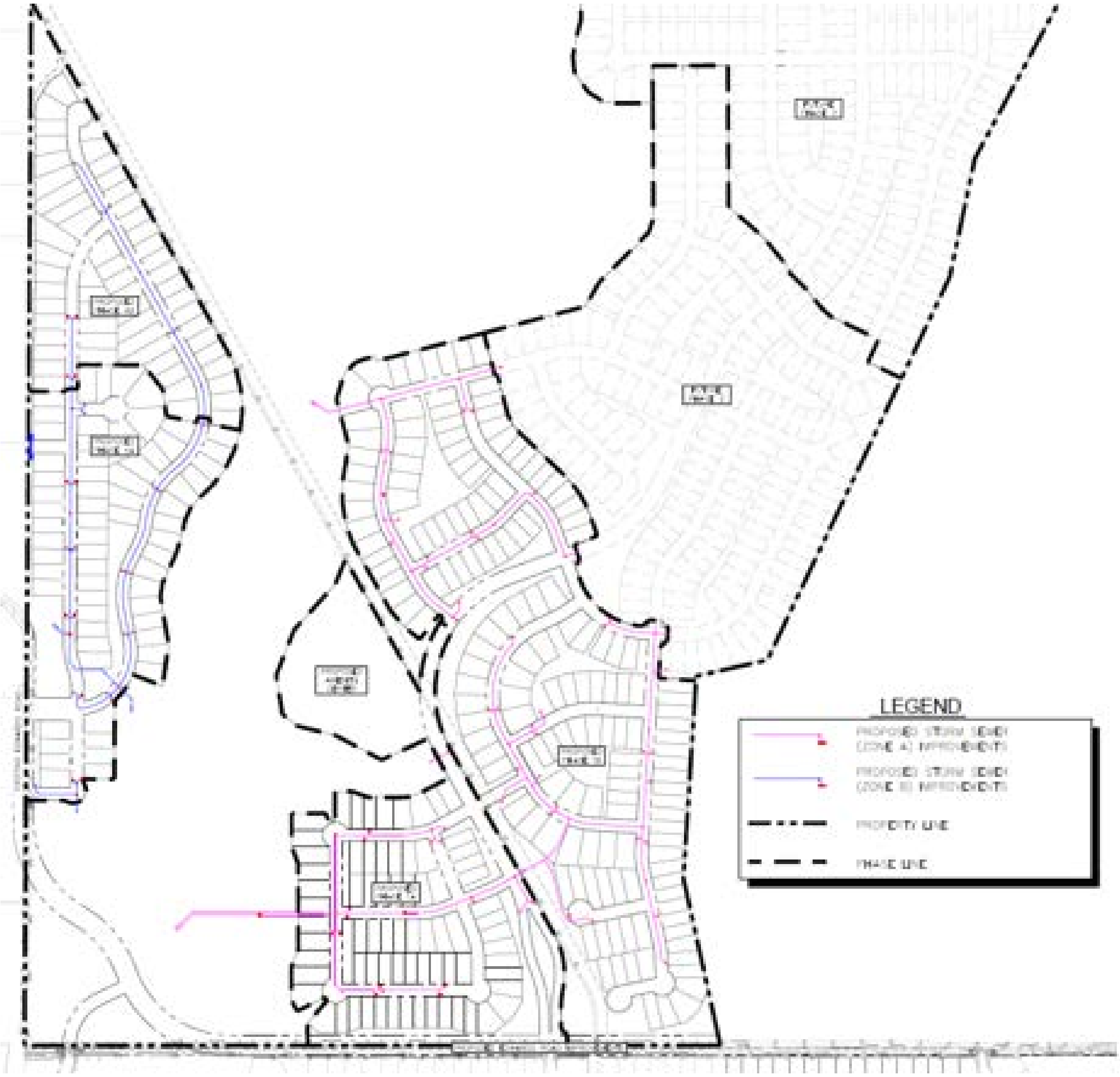
PROPOSED ROADWAY
(ZONE A) IMPROVEMENTS
PROPOSED ROADWAY
(ZONE B) IMPROVEMENTS
PROPERTY LINE
PHASE LINE


LEGEND
PROPERTY LINE
PHASE LINE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PROPOSED STORM SEWER (ZONE A IMPROVEMENTS)
PROPOSED STORM SEWER (ZONE B IMPROVEMENTS)
PROPERTY LINE
PHASE LINE

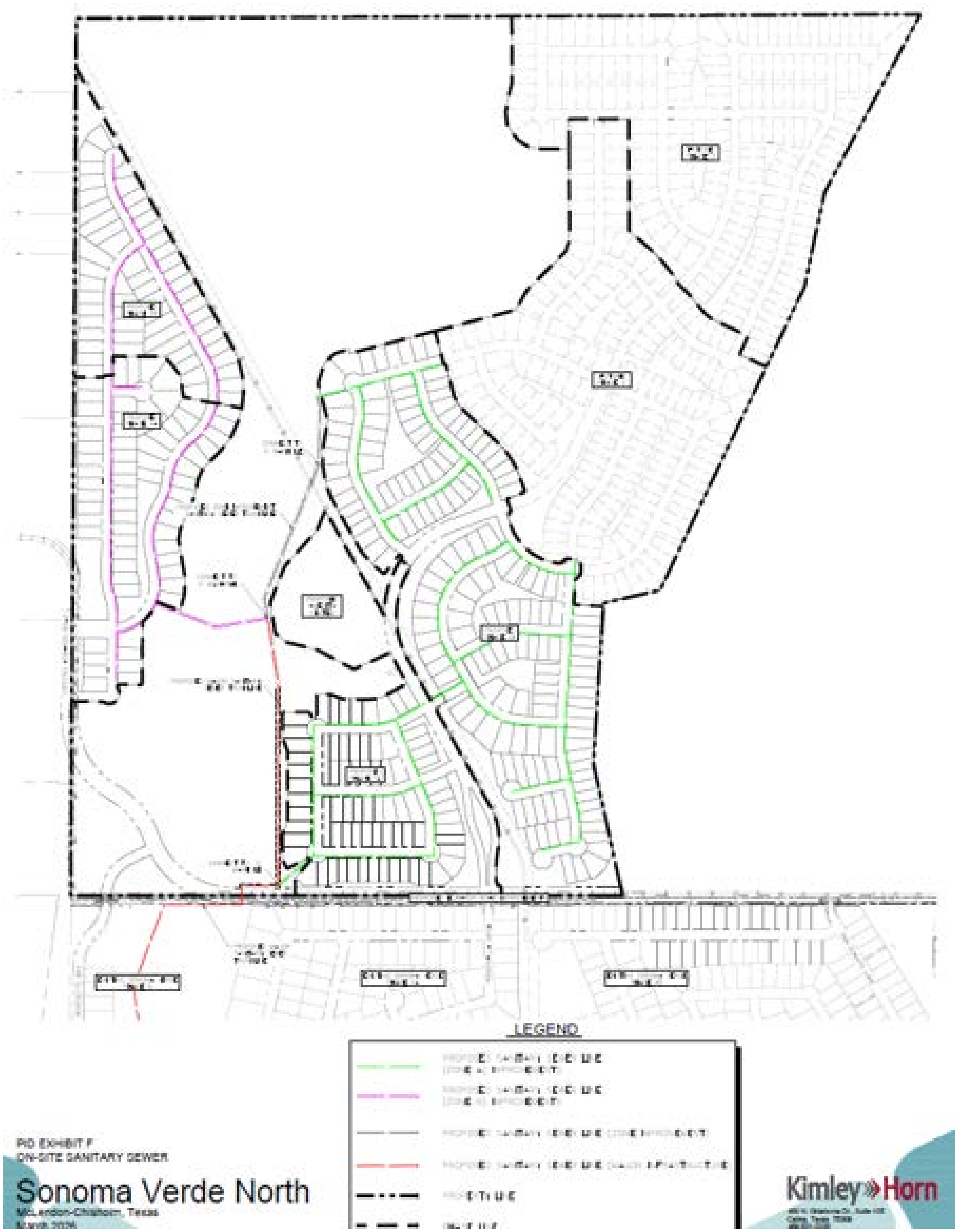
LEGEND
PID EXHIBIT F
ON-SITE SANITARY SEWER
Sonoma Verde North
McLendon-Chisholm, Texas
Kimley»Horn

EXHIBIT I – FORM OF NOTICE OF 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 Yellow Jacket Ln #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, Texas 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

AFTER RECORDING RETURN TO:

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

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

FULL RELEASE OF PUBLIC IMPROVEMENT DISTRICT LIEN

STATE OF TEXAS	§	
	§	**KNOWN ALL MEN BY THESE PRESENTS:**
COUNTY OF ROCKWALL	§	

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 home rule municipality (the "City").

RECITALS

WHEREAS, the governing body (hereinafter referred to as the "City Council") of McLendon-Chisholm, Texas 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 or extraterritorial jurisdiction of the City; and

WHEREAS, on April 22, 2025, the City Council of McLendon-Chisholm approved Resolution No. 2025-06 creating the Sonoma Verde North Public Improvement District (the "District"); and

WHEREAS, the District consists of approximately 314.7 contiguous acres within the corporate limits and extraterritorial jurisdiction of the City; and

WHEREAS, on ____________, the City Council, approved Ordinance No. __________, (hereinafter referred to as the "Assessment Ordinance") approving a service and assessment plan and assessment roll for the real property located within the District, the Assessment Ordinance being recorded on _____________, as Instrument No. ________ in the official public records of Rockwall County, Texas; and

WHEREAS, the Assessment Ordinance imposed an assessment in the amount of [amount] (hereinafter referred to as the "Lien Amount") and further imposed a lien to secure the payment of the Lien Amount (the "Lien") against the following property located within the District, to wit:

[legal description], an addition to the City of McLendon-Chisholm, Rockwall, Texas, according to the map or plat thereof recorded as Instrument No. ________ in the Map Records of Rockwall County, Texas (the "Property");

and

WHEREAS, the Lien Amount has been paid in full.

RELEASE

NOW THEREFORE, for and in consideration of the full payment of the Lien Amount, the City hereby releases and discharges, and by these presents does hereby release and discharge, the Lien to the extent that is affects and encumbers the Property.

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

CITY OF MCLENDON-CHISHOLM, TEXAS,
A Texas home rule municipality,

By: ________________________________
[Manager Name], City Manager

ATTEST:

____
[Secretary Name], City Secretary

STATE OF TEXAS §
§
COUNTY OF ROCKWALL §

This instrument was acknowledged before me on the ____ day of ________, 20__, by the City Manager for the City of McLendon-Chisholm, Texas, a Texas home rule municipality, on behalf of said municipality.

____
Notary Public, State of Texas

EXHIBIT J-1 – DEBT SERVICE SCHEDULE FOR SERIES 2026 BONDS

City of McLendon-Chisholm

Special Assessment Revenue Bonds

Series 2026

(Sonoma Verde North PID)

Debt Service

Date	Principal	Coupon	Interest	Total P+I
09/30/2026	-	-	92,994.00	92,994.00
09/30/2027	-	-	1,014,480.00	1,014,480.00
09/30/2028	302,000.00	4.500%	1,014,480.00	1,316,480.00
09/30/2029	315,000.00	4.500%	1,000,890.00	1,315,890.00
09/30/2030	329,000.00	4.500%	986,715.00	1,315,715.00
09/30/2031	344,000.00	4.500%	971,910.00	1,315,910.00
09/30/2032	360,000.00	4.500%	956,430.00	1,316,430.00
09/30/2033	376,000.00	4.500%	940,230.00	1,316,230.00
09/30/2034	393,000.00	4.500%	923,310.00	1,316,310.00
09/30/2035	411,000.00	4.500%	905,625.00	1,316,625.00
09/30/2036	429,000.00	4.500%	887,130.00	1,316,130.00
09/30/2037	448,000.00	5.250%	867,825.00	1,315,825.00
09/30/2038	473,000.00	5.250%	844,305.00	1,317,305.00
09/30/2039	498,000.00	5.250%	819,472.50	1,317,472.50
09/30/2040	525,000.00	5.250%	793,327.50	1,318,327.50
09/30/2041	552,000.00	5.250%	765,765.00	1,317,765.00
09/30/2042	582,000.00	5.250%	736,785.00	1,318,785.00
09/30/2043	614,000.00	5.250%	706,230.00	1,320,230.00
09/30/2044	646,000.00	5.250%	673,995.00	1,319,995.00
09/30/2045	682,000.00	5.250%	640,080.00	1,322,080.00
09/30/2046	718,000.00	5.250%	604,275.00	1,322,275.00
09/30/2047	757,000.00	5.700%	566,580.00	1,323,580.00
09/30/2048	801,000.00	5.700%	523,431.00	1,324,431.00
09/30/2049	849,000.00	5.700%	477,774.00	1,326,774.00
09/30/2050	899,000.00	5.700%	429,381.00	1,328,381.00
09/30/2051	953,000.00	5.700%	378,138.00	1,331,138.00
09/30/2052	1,009,000.00	5.700%	323,817.00	1,332,817.00
09/30/2053	1,069,000.00	5.700%	266,304.00	1,335,304.00
09/30/2054	1,132,000.00	5.700%	205,371.00	1,337,371.00
09/30/2055	1,200,000.00	5.700%	140,847.00	1,340,847.00
09/30/2056	1,271,000.00	5.700%	72,447.00	1,343,447.00
Total	**$18,937,000.00**	-	**$20,530,344.00**	**$39,467,344.00**

EXHIBIT K-1 – DISTRICT LEGAL DESCRIPTION

LEGAL DESCRIPTION
(Approximately 314.7 acres)

BEING a tract of land situated in the Franklin Bauguss Survey, Abstract No. 7, Rockwall County, Texas and being all of a called 316.9-acre tract of land described in deed to Sue H. Sloan, Trustee as recorded in Volume 7054, Page 155, Official Public Records of Rockwall County, Texas and being further described as follows:

BEGINNING at a 1/2" iron rod found in the southeast line of a called 26.01 acre tract of land described in deed to B&F and Son 3 LP, as recorded in Volume 1451, Page 100, Official Public Records of Rockwall County, Texas, at the east corner of a 1225.7210-acre tract of land described in deed to DMDS Land Company, LLC as recorded in Document Number 20200000003529, Official Public Records of Rockwall County, Texas, same being the north corner of said called 316.9-acre tract;

THENCE South 46°01'04" East, with the common line of said 316.9-acre tract and said 1225.7210 acre tract, a distance of 4,129.87 feet to a point for corner at the easterly corner of said 316.9-acre tract and at the northernmost corner of a called 641.6711-acre tract of land described in deed to DMDS Land Company, LLC as recorded in Document Number 20200000030685, Official Public Records of Rockwall County, Texas;

THENCE with the common line of said 316.9-acre tract and said 641.6711-acre tract, the following courses and distances:

South 72°33'32" West, a distance of 991.29 feet to a 5/8" iron rod found for corner;

South 56°10'31" West, a distance of 469.91 feet to a 5/8" iron rod with plastic cap stamped "PELETON" found for corner;

South 69°41'38" West, a distance of 959.85 feet to a 5/8" iron rod with plastic cap stamped "PELETON" found for corner;

South 69°45'40" West, a distance of 686.39 feet to a cross tie fence post for corner;

North 58°21'47" West, a distance of 282.59 feet to a 5/8" iron rod with plastic cap stamped "PELETON" found for corner;

South 48°02'26" West, a distance of 401.54 feet to a 1/2" iron rod found for corner;

South 47°44'21" West, a distance of 385.24 feet to a 3/8" iron rod found for corner;

South 31°45'56" West, a distance of 664.19 feet to a point for corner in Edwars Road (a variable width right-of-way) at the southernmost corner of said 316.9-acre tract and at the westernmost corner of said 641.6711-acre tract;

THENCE North 45°44'37" West, with the southwest line of said 316.9-acre tract and along Edwards Road, a distance of 2,700.80 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner in the southeast line of a called 333.01-acre tract of land described in the deed to Maria A. Pratt, recorded in Volume 1201, Page 125, Official Public Records of Rockwall County, Texas, at the westernmost corner of said 316.9-acre tract and at the northernmost corner of a called 249.214-acre tract of land described in the deed to Land Solutions SV, LLC, recorded in Document No. 20180000014913, Official Public Records of Rockwall County, Texas;

THENCE North 44°36'47" East, with the north line of said 316.9-acre tract, and along said Edwards Road, and with the southeast line of a called 12.39-acre tract of land described in the deed to Steven and Megin Danna, Peter Danna and Kenneth Pearce, recorded in Volume 3282, Page 270, Official Public Records of Rockwall County, Texas, the southeast line of a called 40.00-acre tract of land described in the deed to Denise Wang, recorded in Volume 2219, Page 16, Official Public Records of Rockwall County, Texas, the southeast line of a called 5.00-acre tract of land described in the deed to Samuel G. Hafertepe and Lisa A. Hafertepe, recorded in Document No. 20170000020082, Official Public Records of Rockwall County, Texas, and the southeast line of a called 10.00-acre tract of land described in the deed to Laura Lynn Bjeles, recorded in Document No. 20220000009449, Official Public Records of Rockwall County, Texas, a distance of 2,337.90 feet to a 1/2" iron rod found for corner at the easternmost corner of said 10.00 acre tract and at the southernmost corner of a called 40.00-acre tract of land described in the deed to Atasin Avowal, LLC, recorded in Volume 7106, Page 260, Official Public Records of Rockwall County, Texas;

THENCE North 44°38'47" East, with the northwest line of said 316.9-acre tract and the southeast line of said 40.00-acre tract, and the southeast line of a called 10-acre tract of land described in the deed to Corey Smith and Wife, Destiny Smith, recorded in Document No. 20230000016924, Official Public Records of Rockwall County, Texas, the southeast line of a called 10-acre tract of land described in the deed to Victoria Purcell, recorded in Volume 5997, Page 176, Official Public Records of Rockwall County, Texas, the southeast line of a called 20.00-acre tract of land described in the deed to S. Mark Olmstead and wife Alyce A. Olmstead, recorded in Volume 1451, Page 100, Official Public Records of Rockwall County, Texas, and the southeast line of said 26.01-acre tract, a distance of 1,956.70 feet to the **POINT OF BEGINNING** and containing 13,709,489 square feet or 314.727 acres of land.

EXHIBIT K-2 – ZONE A LEGAL DESCRIPTION

ZONE A OVERALL PROPERTY DESCRIPTION

BEING a tract of land situated in the Franklin Bauguss Survey, Abstract No. 7, City of McLendon-Chisholm, Rockwall County, Texas and being all of the called 102.713 acre tract of land described in deed to Sloan 108 Land Investors, LLC as recorded in Document No. 20250000011434, Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), and a portion of a called 212.013 acre tract of land described in deed to Pulte Homes of Texas, L.P. as recorded in Document No. 20250000011591, O.P.R.R.C.T., also being all of a called 164.377 acre tract of land conveyed to DRP TX 6, LLC, recorded in Document No. 20250000018093, O.P.R.R.C.T., and being further described as follows:

BEGINNING at a mag-nail found at the southernmost corner of said 212.013 acre and 164.377 acre tract and at the westernmost corner of a called 641.6711 acre tract of land described in deed to DMDS Land Company, LLC as recorded in Document No. 20200000030685, O.P.R.R.C.T., in Edwards Road (a variable width right-of-way);

THENCE North 45°44'37" West, with the southwest line of said 212.013 acre and said 164.377 acre tract and along Edwards Road, a distance of 2,700.80 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner in the southeast line of a called 333.01 acre tract of land described in the deed to Maria A. Pratt, recorded in Volume 1201, Page 125, O.P.R.R.C.T., at the westernmost corner of said 212.013 acre tract and at the northernmost corner of a called 249.214 acre tract of land described in the deed to Land Solutions SV, LLC, recorded in Document No. 20180000014913, O.P.R.R.C.T.;

THENCE North 44°36'47" East, with the north line of said 212.013 acre tract, and along said Edwards Road, and with the southeast line of a called 12.39 acre tract of land described in the deed to Steven and Megin Danna, Peter Danna and Kenneth Pearce, recorded in Volume 3282, Page 270, O.P.R.R.C.T., the southeast line of a called 40.00 acre tract of land described in the deed to RCH Water Supply Corporation, recorded in Document No. 20240000004465, O.P.R.R.C.T., a distance of 951.48 feet to a point for corner;

THENCE over and across said 212.013 acre tract, the following courses:

South 45°22'19" East, a distance of 152.76 feet to a point for corner at the beginning of a non-tangent curve to the left with a radius of 50.00 feet, a central angle of 163°44'23", and a chord bearing and distance of North 89°37'41" East, 98.99 feet;

With said non-tangent curve to the left, an arc distance of 142.89 feet to a point for corner;

North 44°37'41" East, a distance of 13.78 feet to a point for corner;

South 45°22'19" East, a distance of 120.00 feet to a point for corner;

North 44°37'41" East, a distance of 307.63 feet to a point for corner at the beginning of a non-tangent curve to the left with a radius of 250.00 feet, a central angle of 27°59'05", and a chord bearing and distance of North 79°25'52" East, 120.90 feet;

In an easterly direction, with said non-tangent curve to the left, an arc distance of 122.11 feet to a point for corner in the northwesterly line of said 164.377 acre tract;

THENCE with said northwesterly line and the southeasterly lines of a tract of land described as Tract 1, Tract 2, and Tract 3, conveyed to Pulte Homes of Texas, L.P., as recorded in Document No. 20260000009931, O.P.R.R.C.T., the following bearings and distances:

South 24°33'40" East, a distance of 122.97 feet to a point for corner;

North 59°02'10" East, a distance of 82.95 feet to a point for corner;

North 46°18'14" East, a distance of 82.71 feet to a point for corner;

North 34°04'48" East, a distance of 130.46 feet to a point for corner;

North 35°26'35" East, a distance of 57.16 feet to a point for corner;

North 53°09'56" East, a distance of 52.29 feet to a point for corner;

North 67°25'45" East, a distance of 56.04 feet to a point for corner;

North 70°24'57" East, a distance of 19.72 feet to a point for corner;

North 73°04'06" East, a distance of 37.57 feet to a point for corner;

North 63°06'13" East, a distance of 77.92 feet to a point for corner;

North 53°08'21" East, a distance of 23.59 feet to a point for corner;

North 56°48'01" East, a distance of 47.37 feet to a point for corner;

North 68°51'36" East, a distance of 23.32 feet to a point for corner;

ZONE A OVERALL IMPROVEMENT
AREA #1
FRANKLIN BAUGUSS SURVEY,
ABSTRACT NO. 7
CITY OF McLENDON-CHISHOLM
ROCKWALL COUNTY, TEXAS

Kimley»Horn

400 North Oklahoma Dr., Suite 105
Celina, Texas 75009
FIRM # 10115500
Tel. No. (469) 501-2200
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SPA	DRA	May. 2026	067705155	1 OF 3

ALLEN, STEPHEN 5/21/2026 2:24 PM K:\CEL_SURVEY\067705155 - SONOMA VERDE NORTH\DWG\EXHIBITS\067705155 ZONE A OVERALL PID EXHIBIT.DWG

North 84°23'13" East, a distance of 141.21 feet to a point for corner;

South 89°42'21" East, a distance of 16.17 feet to a point for corner;

North 80°19'26" East, a distance of 77.59 feet to a point for corner;

North 70°21'41" East, a distance of 77.59 feet to a point for corner;

North 60°23'49" East, a distance of 77.59 feet to a point for corner;

North 50°25'57" East, a distance of 77.59 feet to a point for corner;

North 40°28'05" East, a distance of 77.59 feet to a point for corner;

North 30°30'13" East, a distance of 77.59 feet to a point for corner;

North 20°32'20" East, a distance of 70.72 feet to a point for corner;

North 14°58'42" East, a distance of 15.16 feet to a point for corner;

North 22°36'35" East, a distance of 8.52 feet to a point for corner;

North 00°00'07" West, a distance of 4.38 feet to a point for corner;

North 15°08'14" East, a distance of 1,549.60 feet to a point in the northwest line of said 212.013 acre tract and the southeast line of a called 26.01 acre tract of land described in deed to B&F and Son 3 LP as recorded in Volume 1451, Page 100, O.P.R.R.C.T.;

THENCE North 44°38'47" East, with the northwest line of said 212.013 acre tract and the southeast line of said 26.01 acre tract, a distance of 234.66 feet to a 1/2-inch iron rod found at the north corner of said 212.013 acre tract and the west corner of a called 1225.721 acre tract of land described in deed to DMDS Land Company, LLC as recorded in Document No. 20200000003529, O.P.R.R.C.T.;

THENCE South 46°01'04" East, with the northeast line of both said 212.013 acre tract and the 102.713-acre tract and the southwest line of both said 1225.721 acre tract and a called 5.000 acre tract of land described in deed to Joshua A. Bethke as recorded in Document No. 20240000019997, O.P.R.R.C.T., a distance of 4,129.87 feet to a point for corner at the east corner of said 102.713 acre tract and the northernmost corner of said 641.6711-acre tract;

THENCE with the common line of said 102.713 acre tract, 212.013 acre tract and said 641.6711 acre tract, the following courses:

South 72°33'32" West, a distance of 991.29 feet to a 5/8-inch iron rod found for corner;

South 56°10'31" West, a distance of 469.91 feet to a 5/8-inch iron rod found with plastic cap stamped "PELETON" found for corner;

South 69°41'38" West, a distance of 959.85 feet to a 5/8-inch iron rod found with plastic cap stamped "PELETON" found for corner;

South 69°45'40" West, a distance of 686.39 feet to a cross tie fence post for corner;

North 58°21'47" West, a distance of 282.59 feet to a 5/8-inch iron rod found with plastic cap stamped "PELETON";

South 48°02'26" West, a distance of 401.54 feet to a 1/2-inch iron rod found for corner;

South 47°44'21" West, a distance of 385.24 feet to a 3/8-inch iron rod found for corner;

South 31°45'56" West, a distance of 664.19 feet to the **POINT OF BEGINNING** and containing 12,182,091 square feet or 279.662 acres of land.

ZONE A OVERALL IMPROVEMENT AREA #1
FRANKLIN BAUGUSS SURVEY, ABSTRACT NO. 7
CITY OF McLENDON-CHISHOLM
ROCKWALL COUNTY, TEXAS

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

DANIEL R. ARTHUR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5933
400 NORTH OKLAHOMA DRIVE
SUITE 105
CELINA, TEXAS 75009
PH. 469-501-2200
daniel.arthur@kimley-horn.com

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EXHIBIT K-3 – ZONE A IMPROVEMENT AREA #1 LEGAL DESCRIPTION

ZONE A IMPROVEMENT AREA #1 (PHASE 1A/1B) DESCRIPTION

BEING a tract of land situated in the Franklin BAUGUSS Survey, Abstract No. 7, City of McLendon-Chisholm, Rockwall County, Texas and being a portion of a called 164.377 acre tract of land conveyed to DRP TX 6, LLC, recorded in Document No. 20250000018093 Official Public Records, Rockwall County, Texas (O.P.R.R.C.T.), and a portion of a called 212.013 acre tract of land conveyed to Pulte Homes of Texas L.P., recorded in Document No. 20250000011591 O.P.R.R.C.T., and being more particularly described as follows:

BEGINNING at a mag-nail found at the southernmost corner of said 212.013 acre and 164.377 acre tract and at the westernmost corner of a called 641.6711 acre tract of land described in deed to DMDS Land Company, LLC as recorded in Document No. 20200000030685, O.P.R.R.C.T., in Edwards Road (a variable width right-of-way);

THENCE North 45°44'37" West, with the southwest line of said 212.013 acre and 164.377 acre tract and along Edwards Road, a distance of 2,700.80 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner in the southeast line of a called 333.01 acre tract of land described in the deed to Maria A. Pratt, recorded in Volume 1201, Page 125, O.P.R.R.C.T., at the westernmost corner of said 212.013 acre tract and at the northernmost corner of a called 249.214 acre tract of land described in the deed to Land Solutions SV, LLC, recorded in Document No. 20180000014913, O.P.R.R.C.T.;

THENCE North 44°36'47" East, with the north line of said 212.013 acre tract, and along said Edwards Road, and with the southeast line of a called 12.39 acre tract of land described in the deed to Steven and Megin Danna, Peter Danna and Kenneth Pearce, recorded in Volume 3282, Page 270, O.P.R.R.C.T., the southeast line of a called 40.00 acre tract of land described in the deed to RCH Water Supply Corporation, recorded in Document No. 20240000004465, O.P.R.R.C.T. a distance of 951.48 feet to a point for corner;

THENCE over and across said 212.013 acre tract, the following courses:

South 45°22'19" East, a distance of 152.76 feet to a point for corner at the beginning of a non-tangent curve to the left with a radius of 50.00 feet, a central angle of 163°44'23", and a chord bearing and distance of North 89°37'41" East, 98.99 feet;

In an easterly direction, with said non-tangent curve to the left, an arc distance of 142.89 feet to a point for corner;

North 44°37'41" East, a distance of 13.78 feet to a point for corner;

South 45°22'19" East, a distance of 120.00 feet to a point for corner;

North 44°37'41" East, a distance of 307.63 feet to a point for corner at the beginning of a non-tangent curve to the left with a radius of 250.00 feet, a central angle of 27°59'05", and a chord bearing and distance of North 79°25'52" East, 120.90 feet;

In an easterly direction, with said non-tangent curve to the left, an arc distance of 122.11 feet to a point for corner in the northwesterly line of said 164.377 acre tract;

THENCE with said northwesterly line, and the southeasterly lines of a tract of land described as Tract 1, Tract 2, and Tract 3, conveyed to Pulte Homes of Texas, L.P., as recorded in Document No. 20260000009931, O.P.R.R.C.T., the following bearings and distances:

South 24°33'40" East, a distance of 122.97 feet to a point for corner;

North 59°02'10" East, a distance of 82.95 feet to a point for corner;

North 46°18'14" East, a distance of 82.71 feet to a point for corner;

North 34°04'48" East, a distance of 130.46 feet to a point for corner;

North 35°26'35" East, a distance of 57.16 feet to a point for corner;

North 53°09'56" East, a distance of 52.29 feet to a point for corner;

North 67°25'45" East, a distance of 56.04 feet to a point for corner;

North 70°24'57" East, a distance of 19.72 feet to a point for corner;

ZONE A IMPROVEMENT AREA #1
(PHASE 1A/1B)
FRANKLIN BAUGUSS SURVEY,
ABSTRACT NO. 7
CITY OF McLENDON-CHISHOLM
ROCKWALL COUNTY, TEXAS

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North 73°04'06" East, a distance of 37.57 feet to a point for corner;

North 63°06'13" East, a distance of 77.92 feet to a point for corner;

North 53°08'21" East, a distance of 23.59 feet to a point for corner;

North 56°48'01" East, a distance of 47.37 feet to a point for corner;

North 68°51'36" East, a distance of 23.32 feet to a point for corner;

North 84°23'13" East, a distance of 141.21 feet to a point for corner;

South 89°42'21" East, a distance of 16.17 feet to a point for corner;

North 80°19'26" East, a distance of 77.59 feet to a point for corner;

North 70°21'41" East, a distance of 77.59 feet to a point for corner;

North 60°23'49" East, a distance of 77.59 feet to a point for corner;

North 50°25'57" East, a distance of 77.59 feet to a point for corner;

North 40°28'05" East, a distance of 77.59 feet to a point for corner;

North 30°30'13" East, a distance of 77.59 feet to a point for corner;

North 20°32'20" East, a distance of 70.72 feet to a point for corner;

North 14°58'42" East, a distance of 15.16 feet to a point for corner;

North 22°36'35" East, a distance of 8.52 feet to a point for corner;

North 00°00'07" West, a distance of 4.38 feet to a point for corner;

North 15°08'14" East, a distance of 1,549.60 feet to a point for corner in the northwest line of said 212.013 acre tract and the southeast line of a called 26.01-acre tract of land described in deed to B&F and Son 3 LP as recorded in Volume 1451, Page 100, O.P.R.R.C.T.;

THENCE North 44°38'47" East, with the northwest line of said 212.013 acre tract and the southeast line of said 26.01 acre tract, a distance of 234.66 feet to a 1/2-inch iron rod found at the north corner of said 212.013 acre tract and the west corner of a called 1225.721 acre tract of land described in deed to DMDS Land Company, LLC as recorded in Document No. 20200000003529, O.P.R.R.C.T.;

THENCE South 46°01'04" East, with the northeast line of said 212.013 acre tract and the southwest line of said 1225.721 acre tract and a called 5.000 acre tract of land described in deed to Joshua A. Bethke as recorded in Document No. 20240000019997, O.P.R.R.C.T., a distance of 1,490.77 feet to a 5/8-inch iron rod set capped (stamped "KHA") for the most east corner of said 212.013 acre tract and the north corner of a called 102.713 acre tract of land described in deed to Sloan 108 Land Investors, LLC as recorded in Document No. 20250000011434, O.P.R.R.C.T.;

ZONE A IMPROVEMENT AREA #1
(PHASE 1A/1B)
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THENCE with the common line of said 212.013 acre tract and said 102.713 acre tract, the following courses:

South 44°01'28" West, a distance of 241.91 feet to a point for corner;

South 32°58'43" West, a distance of 26.47 feet to a point for corner;

South 09°01'42" West, a distance of 104.54 feet to a point for corner;

South 05°05'09" West, a distance of 188.74 feet to a point for corner;

South 06°52'50" East, a distance of 120.51 feet to a point for corner;

South 09°39'50" West, a distance of 140.38 feet to a point for corner;

South 02°55'04" West, a distance of 91.69 feet to a point for corner;

South 26°04'29" West, a distance of 147.06 feet to a point for corner;

North 83°43'52" West, a distance of 69.55 feet to a point for corner;

North 77°45'04" West, a distance of 103.00 feet to a point for corner;

South 87°07'47" West, a distance of 78.40 feet to a point for corner;

South 76°23'13" West, a distance of 130.98 feet to a point for corner;

North 84°52'34" West, a distance of 78.93 feet to a point for corner;

North 78°34'13" West, a distance of 99.04 feet to a point for corner;

South 89°56'01" West, a distance of 63.22 feet to a point for corner;

South 85°15'06" West, a distance of 26.16 feet to a point for corner;

South 31°02'36" West, a distance of 30.28 feet to a point for corner;

South 03°30'46" West, a distance of 23.45 feet to a point for corner;

South 11°23'05" East, a distance of 58.40 feet to a point for corner;

South 26°38'59" East, a distance of 56.86 feet to a point for corner;

South 33°58'28" East, a distance of 73.49 feet to a point for corner;

South 20°42'23" East, a distance of 127.12 feet to a point for corner;

South 29°38'12" West, a distance of 25.92 feet to a point for corner;

THENCE over and across said 212.013 acre tract, the following courses:

North 60°25'59" West, a distance of 48.98 feet to a point for corner;

South 29°34'01" West, a distance of 170.00 feet to a point for corner;

ZONE A IMPROVEMENT AREA #1
(PHASE 1A/1B)
FRANKLIN BAUGUSS SURVEY,
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South 60°25'59" East, a distance of 9.73 feet to a point for corner;

South 29°34'01" West, a distance of 159.13 feet to a point for corner;

South 18°49'49" West, a distance of 43.86 feet to a point for corner;

South 02°50'15" West, a distance of 45.11 feet to a point for corner;

South 02°11'16" East, a distance of 258.29 feet to a point for corner;

South 06°13'34" West, a distance of 64.83 feet to a point for corner;

South 14°55'35" West, a distance of 64.86 feet to a point for corner;

South 24°23'47" West, a distance of 118.30 feet to a point for corner at the beginning of a non-tangent curve to the right with a radius of 470.00 feet, a central angle of 06°22'01", and a chord bearing and distance of North 68°47'14" West, 52.20 feet;

In a westerly direction, with said non-tangent curve to the right, an arc distance of 52.23 feet to a point for corner;

North 65°36'13" West, a distance of 43.88 feet to a point for corner;

South 24°23'47" West, a distance of 60.00 feet to a point for corner;

South 69°23'47" West, a distance of 35.36 feet to a point for corner;

South 24°23'47" West, a distance of 48.43 feet to a point for corner at the beginning of a tangent curve to the left with a radius of 275.00 feet, a central angle of 66°36'05", and a chord bearing and distance of South 08°54'15" East, 301.97 feet;

In a southerly direction, with said tangent curve to the left, an arc distance of 319.66 feet to a point for corner;

South 86°29'57" East, a distance of 35.80 feet to a point for corner;

South 42°12'18" East, a distance of 50.00 feet to a point for corner;

South 02°47'42" West, a distance of 35.36 feet to a point for corner;

South 47°47'42" West, a distance of 50.00 feet to a point for corner;

North 87°12'18" West, a distance of 35.36 feet to a point for corner;

South 47°47'42" West, a distance of 123.14 feet to a point for corner;

South 42°12'18" East, a distance of 145.36 feet to a point for corner in a southeast line of said 212.013 acre tract and a northwest line of said 641.6711 acre tract, from which a 5/8-inch iron rod found with plastic cap (stamped "Pelton") for an inner corner of both said 212.013 acre tract and 641.6711 acre tract, bears North 48°02'26" East, 17.64 feet;

THENCE with the common line of said 212.013 acre tract and said 641.6711 acre tract, the following courses:

South 48°02'26" West, a distance of 383.90 feet to a 1/2-inch iron rod found for corner;

South 47°44'21" West, a distance of 385.24 feet to a 3/8-inch iron rod found for corner;

THENCE South 31°45'56" West, a distance of 664.19 feet to the **POINT OF BEGINNING** and containing 7,567,388 square feet or 173.723 acres of land.

ZONE A IMPROVEMENT AREA #1
(PHASE 1A/1B)
FRANKLIN BAUGUSS SURVEY,
ABSTRACT NO. 7
CITY OF McLENDON-CHISHOLM
ROCKWALL COUNTY, TEXAS

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

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EXHIBIT K-4 – ZONE B IMPROVEMENT AREA #1 LEGAL DESCRIPTION

ZONE B IMPROVEMENT AREA #1 (PHASE 4A/4B) DESCRIPTION

BEING a tract of land situated in the Franklin Bauguss Survey, Abstract No. 7, City of McLendon-Chisholm, Rockwall County, Texas and being a portion of a called 212.013 acre tract of land described in deed to Pulte Homes of Texas, L.P. as recorded in Document No. 20250000011591, Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), and being all of a called tract of land described as Tract 1, Tract 2, and Tract 3, conveyed to Pulte Homes of Texas, L.P. as recorded in Document No. 20260000009931, O.P.R.R.C.T., and being further described as follows:

BEGINNING at a point in the northwest line of said 212.013 acre tract and the southeast line of a called 26.01 acre tract of land described in deed to B&F and Son 3 LP, as recorded in Volume 1451, Page 100, O.P.R.R.C.T., same being a northwest line of a called 164.377 acre tract of land conveyed to DRP TX 6, LLC, recorded in Document No. 20250000018093, O.P.R.R.C.T., from which a 1/2-inch iron rod found for the north corner of said 212.013 acre tract bears North 44°38'47" East, a distance of 234.66 feet;

THENCE over and across said 212.013 acre tract, with the northwesterly line of said 164.377 acre tract, also being along the southeasterly lines of said Tract 1, Tract 2, and Tract 3, the following courses:

South 15°08'14" West, a distance of 1,549.60 feet to a point for corner;

South 00°00'07" East, a distance of 4.38 feet to a point for corner;

South 22°36'35" West, a distance of 8.52 feet to a point for corner;

South 14°58'42" West, a distance of 15.16 feet to a point for corner;

South 20°32'20" West, a distance of 70.72 feet to a point for corner;

South 30°30'13" West, a distance of 77.59 feet to a point for corner;

South 40°28'05" West, a distance of 77.59 feet to a point for corner;

South 50°25'57" West, a distance of 77.59 feet to a point for corner;

South 60°23'49" West, a distance of 77.59 feet to a point for corner;

South 70°21'41" West, a distance of 77.59 feet to a point for corner;

South 80°19'26" West, a distance of 77.59 feet to a point for corner;

North 89°42'21" West, a distance of 16.17 feet to a point for corner;

South 84°23'13" West, a distance of 141.21 feet to a point for corner;

South 68°51'36" West, a distance of 23.32 feet to a point for corner;

South 56°48'01" West, a distance of 47.37 feet to a point for corner;

South 53°08'21" West, a distance of 23.59 feet to a point for corner;

South 63°06'13" West, a distance of 77.92 feet to a point for corner;

South 73°04'06" West, a distance of 37.57 feet to a point for corner;

South 70°24'57" West, a distance of 19.72 feet to a point for corner;

South 67°25'45" West, a distance of 56.04 feet to a point for corner;

South 53°09'56" West, a distance of 52.29 feet to a point for corner;

South 35°26'35" West, a distance of 57.16 feet to a point for corner;

South 34°04'48" West, a distance of 130.46 feet to a point for corner;

South 46°18'14" West, a distance of 82.71 feet to a point for corner;

South 59°02'10" West, a distance of 82.95 feet to a point for corner;

ZONE B IMPROVEMENT AREA #1
(PHASE 4A/4B)
FRANKLIN BAUGUSS
SURVEY, ABSTRACT NO. 7
CITY OF McLENDON-CHISHOLM
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North 24°33'40" West, a distance of 122.97 feet to a point for corner at the beginning of a non-tangent curve to the right with a radius of 250.00 feet, a central angle of 27°59'05", and a chord bearing and distance of South 79°25'52" West, 120.90 feet;

In a westerly direction, leaving said 164.377 acre tract, with said non-tangent curve to the right, an arc distance of 122.11 feet to a point for corner, in said 212.013 acre tract;

THENCE over and across said 212.013 acre tract the following bearings and distances:

South 44°37'41" West, a distance of 307.63 feet to a point for corner;

North 45°22'19" West, a distance of 120.00 feet to a point for corner;

South 44°37'41" West, a distance of 13.78 feet to a point for corner at the beginning of a non-tangent curve to the right with a radius of 50.00 feet, a central angle of 163°44'23", and a chord bearing and distance of South 89°37'41" West, 98.99 feet;

In a westerly direction, with said non-tangent curve to the right, an arc distance of 142.89 feet to a point for corner;

North 45°22'19" West, a distance of 152.76 feet to a point for corner in the northwest line of said 212.013 acre tract and the southeast line of a called 40.00 acre tract of land described in deed to RCH Water Supply Corporation, recorded in Document No. 20240000004465, O.P.R.R.C.T., from which a 5/8-inch iron rod found with plastic cap stamped "KHA" for the west corner of said 212.013 acre tract bears South 44°36'47" West, a distance of 951.48 feet;

THENCE North 44°36'47" East, with the northwest line of said 212.013 acre tract and the southeast lines of said 40.00 acre tract, a called 5.00 acre tract of land described in deed to Samuel G. Hafertepe and Lisa A. Hafertepe, recorded in Document No. 20170000020082, O.P.R.R.C.T., and a called 10.00 acre tract of land described in deed to Laura Lynn Bjeles, recorded in Document No. 20220000009449, O.P.R.R.C.T., a distance of 1,386.42 feet to a 1/2-inch iron rod found at the east corner of said 10.00 acre tract and the south corner of a called 40.00 acre tract of land described in the deed to Zion Cornerstone, LLC, recorded in Document No. 20250000002003, O.P.R.R.C.T.;

THENCE North 44°38'47" East, with the northwest line of said 212.013 acre tract and the southeast lines of said 40.00 acre tract, a called 10.00 acre tract of land described in the deed to Victoria Purcell, recorded in Volume 5997, Page 176, O.P.R.R.C.T., a called 20.00 acre tract of land described in the deed to S. Mark Olmstead and wife Alyce A. Olmstead, recorded in Volume 1451, Page 100, O.P.R.R.C.T., and the southeast line of said 26.01 acre tract, a distance of 1,722.05 feet to the **POINT OF BEGINNING** and containing 1,527,398 square feet or 35.064 acres of land.

ZONE B IMPROVEMENT AREA #1
(PHASE 4A/4B)
FRANKLIN BAUGUSS
SURVEY, ABSTRACT NO. 7
CITY OF McLENDON-CHISHOLM
ROCKWALL COUNTY, TEXAS

PRELIMINARY

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APPENDIX A – ENGINEER'S REPORT

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Kimley»Horn

Sonoma Verde North – Phases 1A, 1B, 4A, 4B & Edwards Road
Engineers Report
May 12, 2026

Introduction:
Sonoma Verde North is a proposed master-planned development consisting of approximately 315-acres and is anticipated to include a total of 690 single-family residential lots. The project is located off Edwards Road near League Road and within the city limits of McLendon-Chisholm, Texas.

Improvement Area #1 is comprised of Zone A Improvement Area #1 (~174-acres) and Zone B (~35- acres), together totaling approximately 209-acres of the overall 315-acre development. The remainder acreage is to be included under Zone A Future Remainder Improvements to be prepared under a separate bond issuance. Improvement Area #1 is projected to include 356 single-family residential lots.

The development components included in the Public Improvement District (PID) are shown graphically on the provided **Exhibits**. A detailed description of these improvements is provided below.

A. Major Improvements

- *Streets:* Improvements to Edwards Road from the western property line to League Road (including the intersection with League Road) and Benedetto Way (extension from existing Sonoma Verde to the newly realigned Edwards Road). These improvements include subgrade stabilization, concrete and reinforcing steel for roadways, testing, and handicapped ramps. The street improvements will provide benefit to each Lot within the District.

- *Right-of-Way:* Improvements include right-of-way required to provide street improvements for all lots within the District. All related earthwork, excavation, erosion control, intersections, signage, lighting and re-vegetation of all disturbed areas within the right-of-way are included.

- *Sewer:* Improvements include the extension of a gravity sewer main from Edwards Road through the existing Sonoma Verde development to the existing Sonoma Verde Lift Station and upgrades to the force main system (parallel force main, meter installation, etc.) from the existing Sonoma Verde Lift Station. These improvements include trench excavation and embedment, trench safety, PVC piping, lift station upgrades, pump upgrades, 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 the District.

- *Storm Drainage:* The improvements include the required storm drainage along the Edwards Road and Benedetto Way extensions as well as the removal/replacement of the existing culverts at the Berry Creek and Hackberry Creek crossings with Edwards Road. The improvements include earthen channels/grade to drains, 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 all necessary appurtenances required to provide storm drainage for all Lots within the District.

- *Soft Costs:* Costs related to designing, constructing, and installing the Major Improvements including land planning and design, City fees, engineering, soil testing, survey, construction management, contingency, legal fees, and consultant fees.

B. Zone A Improvements

- *Streets:* Improvements including subgrade stabilization, concrete and reinforcing steel for roadways, testing, and handicapped ramps. The street improvements will provide benefit to each Lot within Zone A.

- *Right-of-Way:* Improvements include right-of-way required to provide street improvements for all lots within Zone A. All related earthwork, excavation, erosion control, intersections, signage, lighting and re-vegetation of all disturbed areas within the right-of-way are included.

- *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 each Lot within Zone A.

C. Zone A Improvement Area #1 Improvements

- *Streets:* Improvements including subgrade stabilization, concrete and reinforcing steel for roadways, testing, and handicapped ramps. The street improvements will provide benefit to each Lot within Zone A Improvement Area #1.

- *Right-of-Way:* Improvements include right-of-way required to provide street improvements for all lots within Zone A Improvement Area #1. All related earthwork, excavation, erosion control, intersections, signage, lighting and re-vegetation of all disturbed areas within the right-of-way are included.

- *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 Zone A Improvement Area #1.

- *Storm Drainage:* Improvements including earthen channels, valley storage, 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 all necessary appurtenances required to provide storm drainage for all Lots within Zone A Improvement Area #1.

- *Soft Costs:* Costs related to designing, constructing, and installing the Improvement Area #1 Improvements including land planning and design, City fees, engineering, soil testing, survey, construction management, contingency, legal fees, and consultant fees.

D. Zone B Improvement Area #1 Improvements

- *Streets:* Improvements including subgrade stabilization, concrete and reinforcing steel for roadways, testing, and handicapped ramps. The street improvements will provide benefit to each Lot within Zone B Improvement Area #1.

- *Right-of-Way:* Improvements include right-of-way required to provide street improvements for all lots within Zone B Improvement Area #1. All related earthwork, excavation, erosion control, intersections, signage, lighting and re-vegetation of all disturbed areas within the right-of-way are included.

- *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 Zone B Improvement Area #1.

- *Storm Drainage:* Improvements including earthen channels, valley storage, 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 all necessary appurtenances required to provide storm drainage for all Lots within Zone B Improvement Area #1.

- *Soft Costs:* Costs related to designing, constructing, and installing the Improvement Area #1 Improvements including land planning and design, City fees, engineering, soil testing, survey, construction management, contingency, legal fees, and consultant fees.

E. PID Costs Summary

A PID Cost Summary has been prepared for the improvements described above and is included in this report. The unit prices shown in the PID Cost Summary are based on recent contractor bids and reasonable professional judgement and experience and do not constitute a warranty, expressed or implied, that the actual cost will not vary.

Prepared by:
Kimley-Horn

STATE OF TEXAS
MCKENZIE A. LESNANSKY
154677

5/12/2026

Kimley»Horn

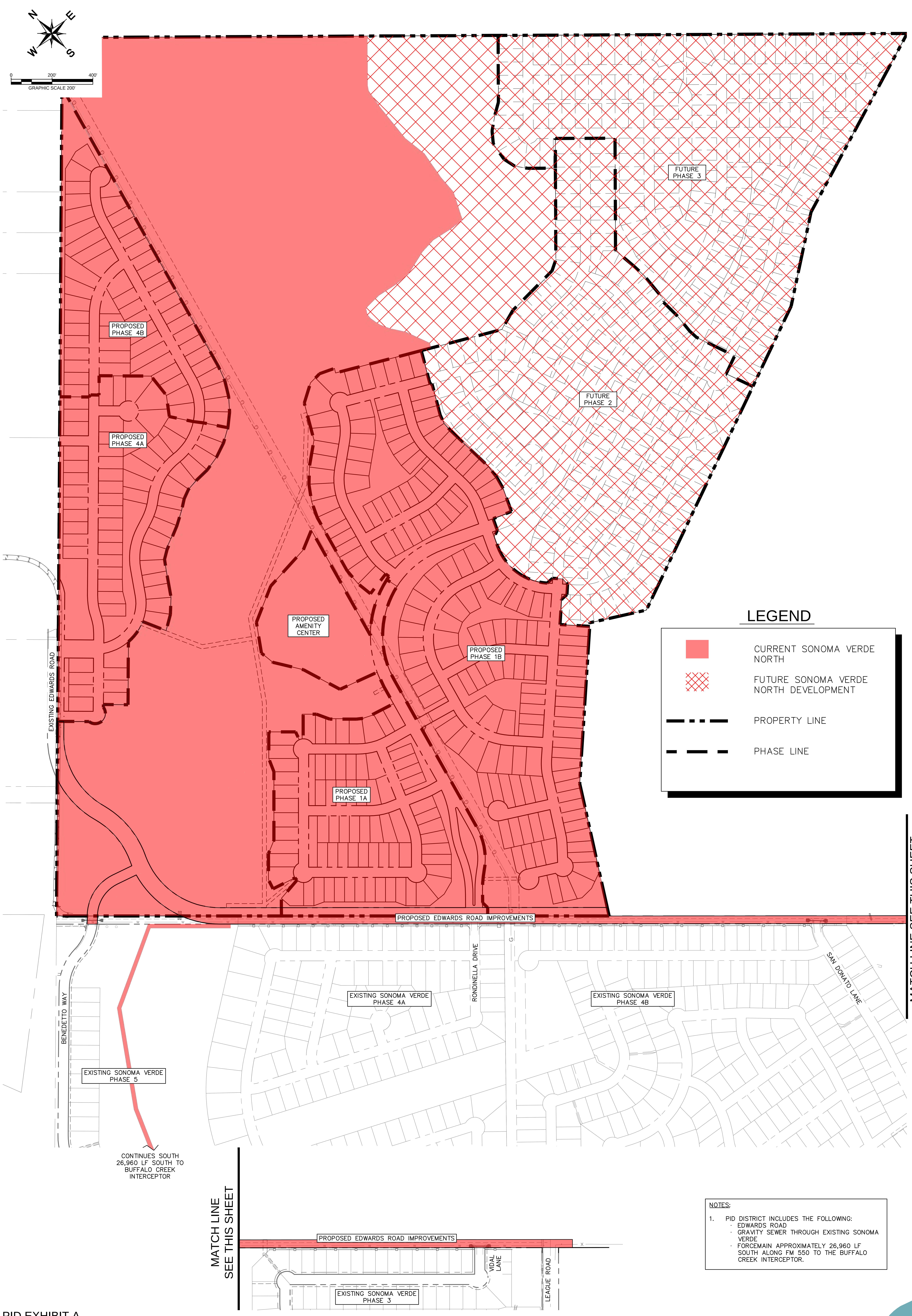
EXHIBITS

SONOMA VERDE NORTH - PID COSTS SUMMARY
BOND ISSUANCE PHASES 1A, 1B, 4A, 4B and Edwards Road

Authorized Improvements			Zone A				Zone B				Majors					
			Phase 1A		Phase 1B		Phase 4A		Phase 4B		Edwards Road/Offsite Sewer		Zone Improvements		Total Improvements	
	Unit	Unit Price	Quantity	Total	Quantity	Total	Quantity	Total	Quantity	Total	Quantity	Total	Quantity	Total	Quantity	Total
Road Improvements:																
Right-of-way Clearing & Grubbing (1)	AC	$1,500.00	3.55	$5,325.00	7.26	$10,890.00	4.26	$6,390.00	2.42	$3,630.00	-	$0.00	-	$0.00	17.49	$26,235.00
Street Excavation (2)	CY	$3.00	15,435	$46,305.00	17,795	$53,385.00	10,309	$30,927.60	5,856	$17,569.20	-	$0.00	-	$0.00	49,395.60	$148,186.80
Lime Stabilized Subgrade	SY	$4.50	12,298	$55,341.00	27,718	$124,731.00	14,175	$63,787.50	7,530	$33,885.00	-	$0.00	-	$0.00	61,721.00	$277,744.50
Lime Material (41 lbs/sy)	TONS	$320.00	252	$80,641.92	569	$182,080.00	291	$93,120.00	155	$49,442.72	-	$0.00	-	$0.00	1,266.51	$405,284.64
7" Reinforced Concrete Pavement w/Curb (31' B-B, 3,600 PSI)	SY	$54.00	11,610	$626,940.00	26,129	$1,410,966.00	13,314	$718,956.00	7,086	$382,644.00	-	$0.00	-	$0.00	58,139.00	$3,139,506.00
7" Reinforced Concrete Pavement w/o Curb (31' B-B, 3,600 PSI)	SY	$40.00	-	$0.00	-	$0.00	352	$14,080.00	-	$0.00	-	$0.00	-	$0.00	352.00	$14,080.00
Install Concrete Curb on Existing Concrete Pavement	LF	$50.00	-	$0.00	-	$0.00	-	$0.00	194	$9,700.00	-	$0.00	-	$0.00	194.00	$9,700.00
Barrier Free (ADA) Ramps	EA	$3,000.00	9	$27,000.00	28	$84,000.00	8	$24,000.00	2	$6,000.00	-	$0.00	-	$0.00	47.00	$141,000.00
4' Sidewalk	LF	$25.00	1,034	$25,850.00	2,594	$64,850.00	1,815	$45,375.00	341	$8,525.00	-	$0.00	-	$0.00	5,784.00	$144,600.00
Install Type III Barricade & Construct Pavement Header	EA	$2,050.00	1	$2,050.00	3	$6,150.00	3	$6,150.00	-	$0.00	-	$0.00	-	$0.00	7.00	$14,350.00
Remove Type III Barricade & Connect to Existing	EA	$1,100.00	-	$0.00	1	$1,100.00	-	$0.00	2	$2,200.00	-	$0.00	-	$0.00	3.00	$3,300.00
Sawcut and Connect to Existing Asphalt Pavement	LF	$50.00	-	$0.00	-	$0.00	261	$13,050.00	-	$0.00	-	$0.00	-	$0.00	261.00	$13,050.00
Install Temporary Turnaround	SY	$50.00	-	$0.00	-	$0.00	408	$20,400.00	-	$0.00	-	$0.00	-	$0.00	408.00	$20,400.00
Remove Temporary Turnaround	SY	$20.00	-	$0.00	-	$0.00	-	$0.00	408	$8,160.00	-	$0.00	-	$0.00	408.00	$8,160.00
Street Name Sign	EA	$500.00	3	$1,500.00	2	$1,000.00	1	$500.00	-	$0.00	-	$0.00	-	$0.00	6.00	$3,000.00
Street/Stop Sign Combo	EA	$1,000.00	7	$7,000.00	15	$15,000.00	6	$6,000.00	1	$1,000.00	-	$0.00	-	$0.00	29.00	$29,000.00
Street Lights	EA	$2,500.00	8	$20,000.00	22	$55,000.00	12	$30,000.00	8	$20,000.00	-	$0.00	-	$0.00	50.00	$125,000.00
Erosion Control and Storm Water Pollution Prevention (3)	LF	$2.00	5,805	$11,610.00	13,846	$27,692.00	7,408	$14,816.00	4,133	$8,266.00	-	$0.00	-	$0.00	31,192.00	$62,384.00
Maintenance Bond	%	2%	$857,932.92	$17,158.66	$1,972,569.00	$39,451.38	$1,050,234.50	$21,004.69	$529,822.72	$10,596.45	$0.00	$0.00	$0.00	$0.00	$4,410,559.14	$88,211.18
Subtotal - Road Improvements				**$926,721.58**		**$2,076,295.38**		**$1,108,556.79**		**$561,618.37**		**$0.00**		**$0.00**		**$4,673,192.12**
Road Improvements (Majors):																
Right-of-way Clearing & Grubbing (1)	AC	$1,500.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	7.02	$10,530.00	4	$6,045.00	11.05	$16,575.00
Street Excavation (2)	CY	$3.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	8,883	$26,649.00	3,867	$11,601.00	12,750.00	$38,250.00
Grading/Demo Existing Edwards Along Property Boundary	LF	$40.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	6,975	$279,000.00	-	$0.00	6,975.00	$279,000.00
Pedestrian Railing	LF	$50.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	600	$30,000.00	-	$0.00	600.00	$30,000.00
Guardrail	LF	$72.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	1,377	$99,144.00	-	$0.00	1,377.00	$99,144.00
6" Lime Stabilized Subgrade	SY	$4.50	-	$0.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	11,244	$50,598.00	11,244.00	$50,598.00
8" Lime Stabilized Subgrade	SY	$6.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	21,794	$130,764.00	-	$0.00	21,794.00	$130,764.00
Lime Material (41 lbs/sy)	TONS	$320.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	447	$143,040.00	231	$73,920.00	678.00	$216,960.00
7" Reinforced Concrete Pavement w/Curb (37' B-B, 3,600 PSI)	SY	$54.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	10,597	$572,238.00	10,597.00	$572,238.00
8" Reinforced Concrete Pavement w/Curb (24.5' B-E, 3,600 PSI)	SY	$65.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	19,403	$1,261,195.00	-	$0.00	19,403.00	$1,261,195.00
Bomanite Stamped Concrete	SF	$20.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	8,380	$167,600.00	8,380.00	$167,600.00
Asphalt Transition	EA	$10,000.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	1	$10,000.00	-	$0.00	1.00	$10,000.00
Barrier Free (ADA) Ramps	EA	$3,000.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	9	$27,000.00	12	$36,000.00	21.00	$63,000.00
4' Sidewalk	LF	$25.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	960	$24,000.00	-	$0.00	960.00	$24,000.00
5' Sidewalk	LF	$35.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	5,425	$189,875.00	-	$0.00	5,425.00	$189,875.00
6' Sidewalk	LF	$45.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	667	$30,015.00	4,333	$194,985.00	5,000.00	$225,000.00
Install Type III Barricade & Construct Pavement Header	EA	$2,050.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	2	$4,100.00	2	$4,100.00	4.00	$8,200.00
Remove Type III Barricade & Connect to Existing	EA	$1,100.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	7	$7,700.00	2	$2,200.00	9.00	$9,900.00
Sawcut and Connect to Existing Asphalt Pavement	LF	$50.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	276	$13,800.00	-	$0.00	276.00	$13,800.00
Concrete Positive Overflow Flume with Curb	LF	$100.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	48	$4,800.00	-	$0.00	48.00	$4,800.00
Street/Stop Sign Combo	EA	$1,000.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	5	$5,000.00	1	$1,000.00	6.00	$6,000.00
Speed Limit Sign and Post Assembly	EA	$1,000.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	3	$3,000.00	-	$0.00	3.00	$3,000.00
Street Lights	EA	$2,500.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	4	$10,000.00	4.00	$10,000.00
Pavement Markings	LS	$5,000.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	1	$5,000.00	1.00	$5,000.00
Pavement Markings	LF	$20.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	5,955	$119,100.00	-	$0.00	5,955.00	$119,100.00
Reverse Curve & Post Assembly (CWR-4L)	EA	$5,000.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	1	$5,000.00	-	$0.00	1.00	$5,000.00
Reverse Curve & Post Assembly (CWR-4R)	EA	$5,000.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	1	$5,000.00	-	$0.00	1.00	$5,000.00
Chevron Sign & Post Assembly (W1-8L)	EA	$5,000.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	4	$20,000.00	-	$0.00	4.00	$20,000.00
Sidewalk Closed Sign & Post Assembly (R9-9)	EA	$5,000.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	2	$10,000.00	-	$0.00	2.00	$10,000.00
Traffic Control	LS	$10,000.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	1	$10,000.00	-	$0.00	1.00	$10,000.00
Erosion Control and Storm Water Pollution Prevention (3)	LF	$2.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	12,394	$24,788.00	4,315	$8,630.00	16,709.00	$33,418.00
Maintenance Bond	%	2%	-	$0.00	-	$0.00	-	$0.00	-	$0.00	$2,493,500.00	$49,870.00	$1,126,271.00	$22,525.42	$3,619,771.00	$72,395.42
Subtotal - Road Improvements (Majors)				**$0.00**		**$0.00**		**$0.00**		**$0.00**		**$2,543,370.00**		**$1,166,442.42**		**$3,709,812.42**
Storm Drainage Improvements:																
Standard 10' Curb Inlet	EA	$6,000.00	16	$96,000.00	29	$174,000.00	22	$132,000.00	9	$54,000.00	-	$0.00	-	$0.00	76	$456,000.00
Standard 15' Curb Inlet	EA	$8,000.00	3	$24,000.00	3	$24,000.00		$0.00	-	$0.00	-	$0.00	-	$0.00	6	$48,000.00
18" 4:1 Sloped End Headwall	EA	$5,000.00	1	$5,000.00	-	$0.00	2	$10,000.00	-	$0.00	-	$0.00	-	$0.00	3	$15,000.00
30" 4:1 Sloped End Headwall	EA	$6,000.00	-	$0.00	-	$0.00	10	$60,000.00	-	$0.00	-	$0.00	-	$0.00	10	$60,000.00
10'x4' SETB-SW-0	EA	$20,000.00	1	$20,000.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	1	$20,000.00
5'X4' SETB-SW-0	EA	$15,000.00	-	$0.00	1	$15,000.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	1	$15,000.00
6'X4' SETB-SW-0	EA	$15,000.00	-	$0.00	-	$0.00	2	$30,000.00	-	$0.00	-	$0.00	-	$0.00	2	$30,000.00
3'X3' PAZD Style 'FG' w/1.5' Concrete Apron	EA	$6,000.00	-	$0.00	3	$18,000.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	3	$18,000.00
4'X4' PAZD Style 'FG' w/1.5' Concrete Apron	EA	$8,000.00	-	$0.00	3	$24,000.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	3	$24,000.00
12'x6' Type C Junction Box	EA	$17,000.00	1	$17,000.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	1	$17,000.00
8'x8' Junction Box	EA	$15,000.00	-	$0.00	-	$0.00	2	$30,000.00	-	$0.00	-	$0.00	-	$0.00	2	$30,000.00
7'x7' Junction Box	EA	$10,000.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00
7'x7' Junction Box w/5' Drop Inlet 'Cap' and 1.5' Concrete Apron	EA	$15,000.00	1	$15,000.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	1	$15,000.00
7'x7' Junction Box w/Steel Plate	EA	$13,000.00	2	$26,000.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	2	$26,000.00
6'x6' Junction Box	EA	$9,000.00	-	$0.00	1	$9,000.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	1	$9,000.00
5'X5' Junction Box	EA	$8,500.00	-	$0.00	5	$42,500.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	5	$42,500.00
4'x4' Junction Box	EA	$7,500.00	3	$22,500.00	5	$37,500.00	5	$37,500.00	2	$15,000.00	-	$0.00	-	$0.00	15	$112,500.00
TXDOT Type M 4' Storm Manhole	EA	$3,000.00	1	$3,000.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	1	$3,000.00
Remove Existing 5' Drop Inlet 'Cap' and Replace with Solid 'Cap'	EA	$7,500.00	-	$0.00	1	$7,500.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	1	$7,500.00
Concrete Lined Channel	SY	$125.00	-	$0.00	-	$0.00	1,895	$236,875.00	-	$0.00	-	$0.00	-	$0.00	1,895	$236,875.00
8" Common Stone Rip Rap	SY	$130.00	-	$0.00	-	$0.00	24	$3,120.00	-	$0.00	-	$0.00	-	$0.00	24	$3,120.00
9" Common Stone Rip Rap	SY	$160.00	23	$3,680.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	23	$3,680.00
30" Common Stone Rip Rap	SY	$200.00	-	$0.00	120	$24,000.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	120	$24,000.00
18" Grouted Rock Rip Rap	SY	$170.00	217	$36,890.00	-	$0.00	410	$69,700.00	-	$0.00	-	$0.00	-	$0.00	627	$106,590.00
18" Class III RCP	LF	$85.00	1,291	$109,735.00	2,756	$234,260.00	953	$81,005.00	373	$31,705.00	-	$0.00	-	$0.00	5,373	$456,705.00
21" Class III RCP	LF	$90.00	669	$60,210.00	204	$18,360.00	-	$0.00	533	$47,970.00	-	$0.00	-	$0.00	1,406	$126,540.00
24" Class III RCP	LF	$110.00	-	$0.00		$0.00	-	$0.00	245	$26,950.00	-	$0.00	-	$0.00	245	$26,950.00
27" Class III RCP	LF	$120.00	-	$0.00	954	$114,480.00	363	$43,560.00	285	$34,200.00	-	$0.00	-	$0.00	1,602	$192,240.00
30" Class III RCP	LF	$130.00	73	$9,490.00	-	$0.00	564	$73,320.00	21	$2,730.00	-	$0.00	-	$0.00	658	$85,540.00

30" Class IV RCP	LF	$145.00	-	$0.00	-	$0.00	490	$71,050.00	-	$0.00	-	$0.00	-	$0.00	490	$71,050.00
36" Class III RCP	LF	$148.00	-	$0.00	437	$64,676.00	1,270	$187,960.00	-	$0.00	-	$0.00	-	$0.00	1,707	$252,636.00
42" Class III RCP	LF	$190.00	-	$0.00	761	$144,590.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	761	$144,590.00
48" Class III RCP	LF	$250.00	-	$0.00	603	$150,750.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	603	$150,750.00
10'x4' Class III RCB	LF	$800.00	643	$514,400.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	643	$514,400.00
6'X4' Class III RCB	LF	$400.00	-	$0.00	-	$0.00	540	$216,000.00	-	$0.00	-	$0.00	-	$0.00	540	$216,000.00
5'x4' Class III RCB	LF	$325.00	1,047	$340,275.00	292	$94,900.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	1,339	$435,175.00
4'x4' Class III RCB	LF	$280.00	-	$0.00	918	$257,040.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	918	$257,040.00
End & Plug	EA	$500.00	1	$500.00	2	$1,000.00	2	$1,000.00	-	$0.00	-	$0.00	-	$0.00	5	$2,500.00
Remove Plug and Connect to Exisiting	EA	$2,000.00	-	$0.00	-	$0.00	-	$0.00	2	$4,000.00	-	$0.00	-	$0.00	2	$4,000.00
Trench Safety	LF	$1.00	3,723	$3,723.00	6,925	$6,925.00	4,180	$4,180.00	1,457	$1,457.00	-	$0.00	-	$0.00	16,285	$16,285.00
TV Inspection	LF	$3.00	3,723	$11,169.00	6,925	$20,775.00	4,180	$12,540.00	1,457	$4,371.00	-	$0.00	-	$0.00	16,285	$48,855.00
Maintenance Bond	%	2%	$1,318,572.00	$26,371.44	$1,483,256.00	$29,665.12	$1,299,810.00	$25,996.20	$222,383.00	$4,447.66	-	$0.00	-	$0.00	$4,324,021.00	$86,480.42
Subtotal - Storm Drainage Improvements				**$1,344,943.44**		**$1,512,921.12**		**$1,325,806.20**		**$226,830.66**		**$0.00**		**$0.00**		**$4,410,501.42**
Storm Drainage Improvements (Majors):																
Standard 10' Curb Inlet	EA	$6,000.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	6	$36,000.00	-	$0.00	6	$36,000.00
Standard 15' Curb Inlet	EA	$8,000.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	3	$24,000.00	-	$0.00	3	$24,000.00
18" 4:1 Sloped End Headwall	EA	$5,000.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	3	$15,000.00	-	$0.00	3	$15,000.00
5-5'X5' PW-0	EA	$50,000.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	2	$100,000.00	-	$0.00	2	$100,000.00
4-10'X5' PW-0	EA	$70,000.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	2	$140,000.00	-	$0.00	2	$140,000.00
4'x3' SETB-SW-0 w/ required Pipe Runners	EA	$9,000.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	2	$18,000.00	-	$0.00	2	$18,000.00
ADS Landscape Drain	EA	$500.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	3	$1,500.00	-	$0.00	3	$1,500.00
3'x3' Junction Box	EA	$6,500.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	7	$45,500.00	-	$0.00	7	$45,500.00
9" Common Stone Rip Rap	SY	$120.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	54	$6,480.00	-	$0.00	54	$6,480.00
9" Grouted Rock Rip Rap	SY	$145.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	140	$20,300.00	-	$0.00	140	$20,300.00
18" Grouted Rock Rip Rap	SY	$170.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	1,837	$312,290.00	-	$0.00	1,837	$312,290.00
4" PVC	LF	$20.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	10	$200.00	-	$0.00	10	$200.00
6" PVC	LF	$30.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	24	$720.00	-	$0.00	24	$720.00
18" Class III RCP	LF	$85.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	2,999	$254,915.00	-	$0.00	2,999	$254,915.00
21" Class III RCP	LF	$90.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	310	$27,900.00	-	$0.00	310	$27,900.00
24" Class III RCP	LF	$100.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	221	$22,100.00	-	$0.00	221	$22,100.00
27" Class III RCP	LF	$120.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	190	$22,800.00	-	$0.00	190	$22,800.00
30" Class III RCP	LF	$130.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	1,006	$130,780.00	-	$0.00	1,006	$130,780.00
4'x3' Class IV RCB	LF	$250.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	111	$27,750.00	-	$0.00	111	$27,750.00
5'x5' Class III RCB	LF	$400.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	440	$176,000.00	-	$0.00	440	$176,000.00
10'x5' Class III RCB	LF	$850.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	320	$272,000.00	-	$0.00	320	$272,000.00
End & Plug	EA	$500.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	11	$5,500.00	-	$0.00	11	$5,500.00
Trench Safety	LF	$1.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	5,631	$5,631.00	-	$0.00	5,631	$5,631.00
TV Inspection	LF	$3.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	5,631	$16,893.00	-	$0.00	5,631	$16,893.00
Maintenance Bond	%	2%	-	$0.00	-	$0.00	-	$0.00	-	$0.00	$1,682,259.00	$33,645.18	-	$0.00	$1,682,259.00	$33,645.18
Subtotal - Storm Drainage Improvements (Majors)				**$0.00**		**$0.00**		**$0.00**		**$0.00**		**$1,715,904.18**		**$0.00**		**$1,715,904.18**
Sanitary Sewer Improvements:																
6" SDR-35 PVC (Open-Cut)	LF	$50.00	30	$1,500.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	30	$1,500.00
8" SDR-35 PVC (Open-Cut)	LF	$65.00	2,145	$139,425.00	5,539	$360,035.00	2,408	$156,520.00	1,935	$125,775.00	-	$0.00	-	$0.00	12,027	$781,755.00
8" SDR-26 PVC (Open-Cut)	LF	$75.00	1,204	$90,300.00	2,002	$150,150.00	1,112	$83,400.00	-	$0.00	-	$0.00	-	$0.00	4,318	$323,850.00
8" SDR-26 PVC (By-Bore)	LF	$150.00	-	$0.00	-	$0.00	164	$24,600.00	-	$0.00	-	$0.00	-	$0.00	164	$24,600.00
10" SDR-26 PVC (Open-Cut)	LF	$85.00	805	$68,425.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	805	$68,425.00
4' Manhole	EA	$8,500.00	7	$59,500.00	24	$204,000.00	12	$102,000.00	5	$42,500.00	-	$0.00	-	$0.00	48	$408,000.00
4' Manhole With Marker (Bolted and Gasketed)	EA	$12,000.00	-	$0.00	-	$0.00	1	$12,000.00	-	$0.00	-	$0.00	-	$0.00	1	$12,000.00
5' Manhole	EA	$10,000.00	2	$20,000.00	5	$50,000.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	7	$70,000.00
5' Internal Drop Manhole	EA	$10,500.00	1	$10,500.00	1	$10,500.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	2	$21,000.00
5' Manhole w/Marker (Bolted and Gasketed)	EA	$14,000.00	3	$42,000.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	3	$42,000.00
5' Manhole w/Marker (Vented and Gasketed)	EA	$15,000.00	1	$15,000.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	1	$15,000.00
5' Manhole w/Marker	EA	$12,750.00	3	$38,250.00	2	$25,500.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	5	$63,750.00
Connect to Existing 5' Manhole	EA	$4,000.00	-	$0.00	1	$4,000.00	1	$4,000.00	-	$0.00	-	$0.00	-	$0.00	2	$8,000.00
8" Plug	EA	$400.00	1	$400.00	2	$800.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	3	$1,200.00
Remove Plug and Connect to Existing	EA	$1,500.00	-	$0.00	1	$1,500.00	-	$0.00	2	$3,000.00	-	$0.00	-	$0.00	3	$4,500.00
Cleanout	EA	$1,500.00	-	$0.00	-	$0.00	3	$4,500.00	-	$0.00	-	$0.00	-	$0.00	3	$4,500.00
4" Sanitary Sewer Services	EA	$1,200.00	74	$88,800.00	161	$193,200.00	65	$78,000.00	56	$67,200.00	-	$0.00	-	$0.00	356	$427,200.00
150 PSI PVC Encasement Pipe	LF	$100.00	40	$4,000.00	100	$10,000.00	20	$2,000.00	-	$0.00	-	$0.00	-	$0.00	160	$16,000.00
Cement Stabilized Sand	LF	$60.00	40	$2,400.00	140	$8,400.00	60	$3,600.00	20	$1,200.00	-	$0.00	-	$0.00	260	$15,600.00
12" Steel Encasement	LF	$350.00	60	$21,000.00	-	$0.00	164	$57,400.00	-	$0.00	-	$0.00	-	$0.00	224	$78,400.00
15" Steel Encasement	LF	$400.00	140	$56,000.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	140	$56,000.00
Vaccum Testing (For Manholes)	EA	$300.00	14	$4,200.00	33	$9,900.00	14	$4,200.00	5	$1,500.00	-	$0.00	-	$0.00	66	$19,800.00
TV Inspection & Wastewater Testing (excluding geotech/materials testing)	LF	$1.50	3,349	$5,023.50	7,541	$11,311.50	3,684	$5,526.00	1,935	$2,902.50	-	$0.00	-	$0.00	16,509	$24,763.50
Trench Safety	LF	$2.00	3,349	$6,698.00	7,541	$15,082.00	3,684	$7,368.00	1,935	$3,870.00	-	$0.00	-	$0.00	16,509	$33,018.00
Maintenance Bond	%	2%	$671,921.50	$13,438.43	$1,054,378.50	$21,087.57	$545,114.00	$10,902.28	$247,947.50	$4,958.95	$0.00	$0.00	$0.00	$0.00	$2,519,361.50	$50,387.23
Subtotal - Sanitary Sewer Improvements				**$686,859.93**		**$1,075,466.07**		**$556,016.28**		**$252,906.45**		**$0.00**		**$0.00**		**$2,571,248.73**
Sanitary Sewer Improvements (Majors):																
10" SDR-26 PVC (Open-Cut)	LF	$85.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	3,160	$268,600.00	1,310	$111,350.00	4,470	$379,950.00
10" SDR-26 PVC (By-Bore)	LF	$170.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	171	$29,070.00	-	$0.00	171	$29,070.00
12" SDR-26 PVC (Open-Cut)	LF	$100.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	929	$92,900.00	-	$0.00	929	$92,900.00
12" SDR-26 PVC (By-Bore)	LF	$200.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	131	$26,200.00	-	$0.00	131	$26,200.00
8" Force Main (Sonoma Verde Lift Station to NTMWD Meter) (Per FMI Stud	LS	$1,964,012.42	-	$0.00	-	$0.00	-	$0.00	-	$0.00	1	$1,964,012.42	-	$0.00	1	$1,964,012.42
Replace Gravity System Downstream of NTMWD Meter (Per FMI Study an	LS	$530,028.41	-	$0.00	-	$0.00	-	$0.00	-	$0.00	1	$530,028.41	-	$0.00	1	$530,028.41
Clearing of 15' SSE (20' Access on each side)	AC	$1,500.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	6	$9,000.00	-	$0.00	6	$9,000.00
5' Manhole With Marker	EA	$12,750.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	2	$25,500.00	-	$0.00	2	$25,500.00
5' Manhole With Odor Control	EA	$15,000.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	1	$15,000.00	-	$0.00	1	$15,000.00
5' Gasketed and Bolted Manhole with Marker	EA	$15,000.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	7	$105,000.00	2	$30,000.00	9	$135,000.00
5' Gasketed and Vented Manhole With Marker	EA	$22,500.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	1	$22,500.00	1	$22,500.00	2	$45,000.00
5' Manhole With Dual 2" Air Release Valve	EA	$30,000.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	1	$30,000.00	-	$0.00	1	$30,000.00
Connect to Exist Sewer Stub	EA	$1,500.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	1	$1,500.00	-	$0.00	1	$1,500.00
Connect to Existing 5' Manhole	EA	$3,000.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	1	$3,000.00	1	$3,000.00	2	$6,000.00
15" Steel Encasement	LF	$400.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	171	$68,400.00	-	$0.00	171	$68,400.00
18" Steel Encasement	LF	$1,000.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	131	$131,000.00	-	$0.00	131	$131,000.00
Vaccum Testing (For Manholes)	EA	$300.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	13	$3,900.00	4	$1,200.00	17	$5,100.00
TV Inspection & Wastewater Testing (excluding geotech/materials testing)	LF	$1.50	-	$0.00	-	$0.00	-	$0.00	-	$0.00	4,391	$6,586.50	1,310	$1,965.00	5,701	$8,551.50
Trench Safety	LF	$2.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00	4,391	$8,782.00	1,310	$2,620.00	5,701	$11,402.00
Maintenance Bond	%	2%	-	$0.00	-	$0.00	-	$0.00	-	$0.00	$3,340,979.33	$66,819.59	$172,635.00	$3,452.70	$3,513,614.33	$70,272.29
Subtotal - Sanitary Sewer Improvements (Majors)				**$0.00**		**$0.00**		**$0.00**		**$0.00**		**$3,407,798.92**		**$176,087.70**		**$3,583,886.62**
Total - Road, Storm Drainage, & Sanitary Sewer Improvements				**$2,958,524.95**		**$4,664,682.57**		**$2,990,379.27**		**$1,041,355.48**		**$7,667,073.10**		**$1,342,530.12**		**$20,664,545.49**

Soft Costs:																
ROW Dedication	AC	$65,000.00	3.6	$236,600.00	8.4	$545,350.00	4.3	$276,900.00	2.4	$157,300.00	4.9	$319,800.00	3.8	$243,750.00	27	$1,779,700.00
Contingency 12%	PERCENT	12%	-	$355,022.99	-	$559,761.91	-	$358,845.51	-	$124,962.66	-	$920,048.77	-	$0.00		$2,318,641.84
Engineering, Flood Study, Surveying, Const. Staking	LS	-	-	$339,645.00	-	$442,737.50	-	$224,572.50	-	$219,456.00	-	$433,242.50	-	$0.00		$1,659,653.50
***City Inspection Fees 2%	PERCENT	2%	-	$59,170.50	-	$93,293.65	-	$59,807.59	-	$20,827.11	-	$153,341.46	-	$0.00		$386,440.31
Geotechnical and Material Testing	LOTS	$650.00	74	$48,100.00	161	$104,650.00	65	$42,250.00	56	$36,400.00	1	$35,000.00	-	$0.00		$266,400.00
General Contractor Fees	LOTS	$1,500.00	74	$111,000.00	161	$241,500.00	65	$97,500.00	56	$84,000.00	1	$70,000.00	-	$0.00		$604,000.00
General Conditions	LOTS	$750.00	74	$55,500.00	161	$120,750.00	65	$48,750.00	56	$42,000.00	1	$40,250.00	-	$0.00		$307,250.00
Subotal - Soft Costs				**$1,205,038.49**		**$2,108,043.06**		**$1,108,625.60**		**$684,945.77**		**$1,971,682.73**		**$243,750.00**		**$7,322,085.65**
Grand Total - Improvements + Soft Costs				**$4,163,563.44**		**$6,772,725.63**		**$4,099,004.87**		**$1,726,301.25**		**$9,638,755.83**		**$1,586,280.12**		**$27,986,631.14**
Additional Improvements to Support Development																
Sonoma Verde East Proportional Force Main and Gravity Sewer Improvements	LS	$1,317,402.17	-	-	-	-	-	-	-	-	-	-	-	-		$1,317,402.17
Sonoma Verde North Water Distribution System	LS	-	1	$546,992.30	1	$778,165.90	1	$279,843.20	1	$185,343.50	-	-	-	-		$1,790,344.90



PID EXHIBIT A
OVERALL DISTRICT MAP

Sonoma Verde North

McLendon-Chisholm, Texas
April 2026

Kimley»Horn
400 N. Oklahoma Dr., Suite 105
Celina, Texas 75009
469-501-2200
State of Texas Registration No. F-928

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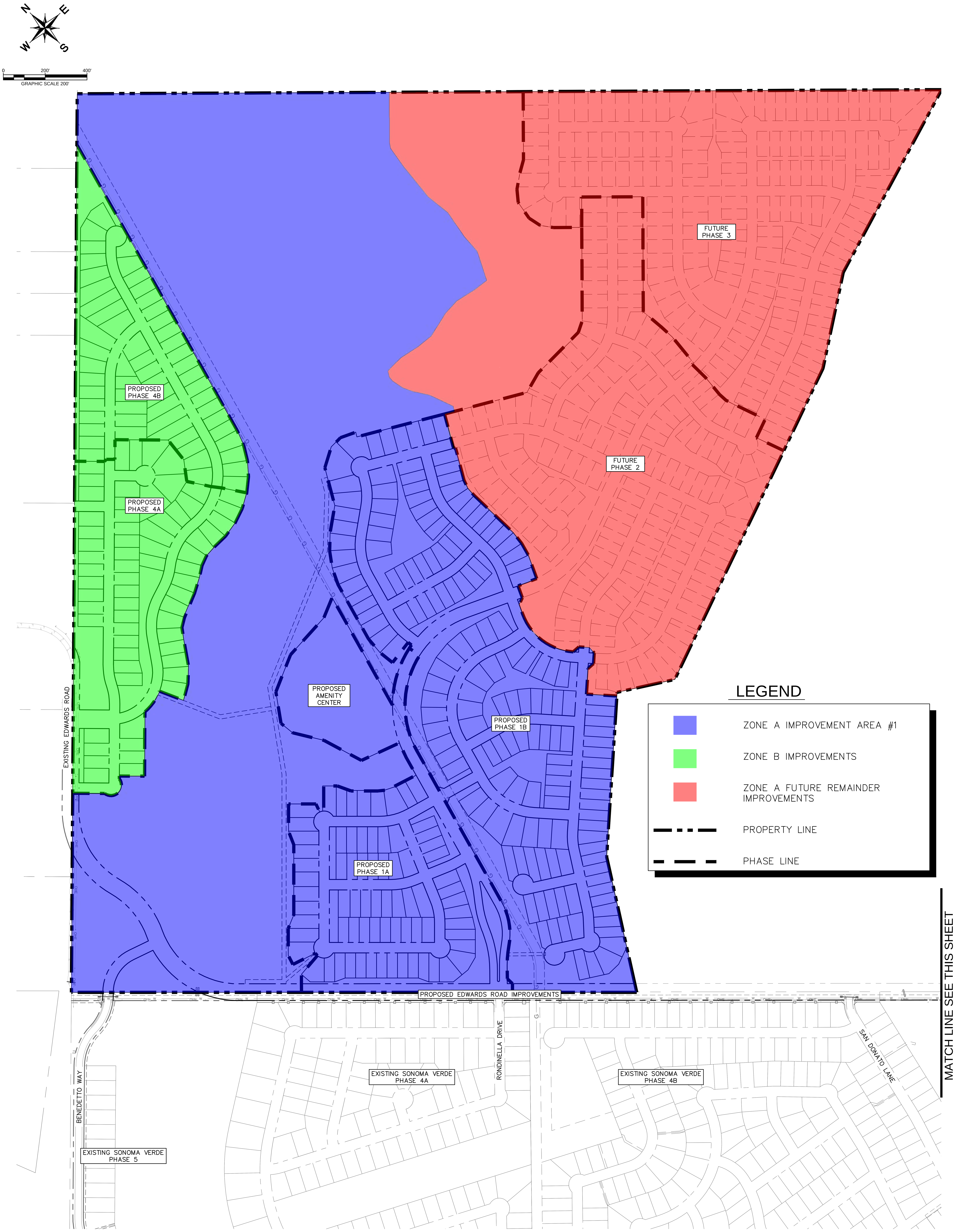

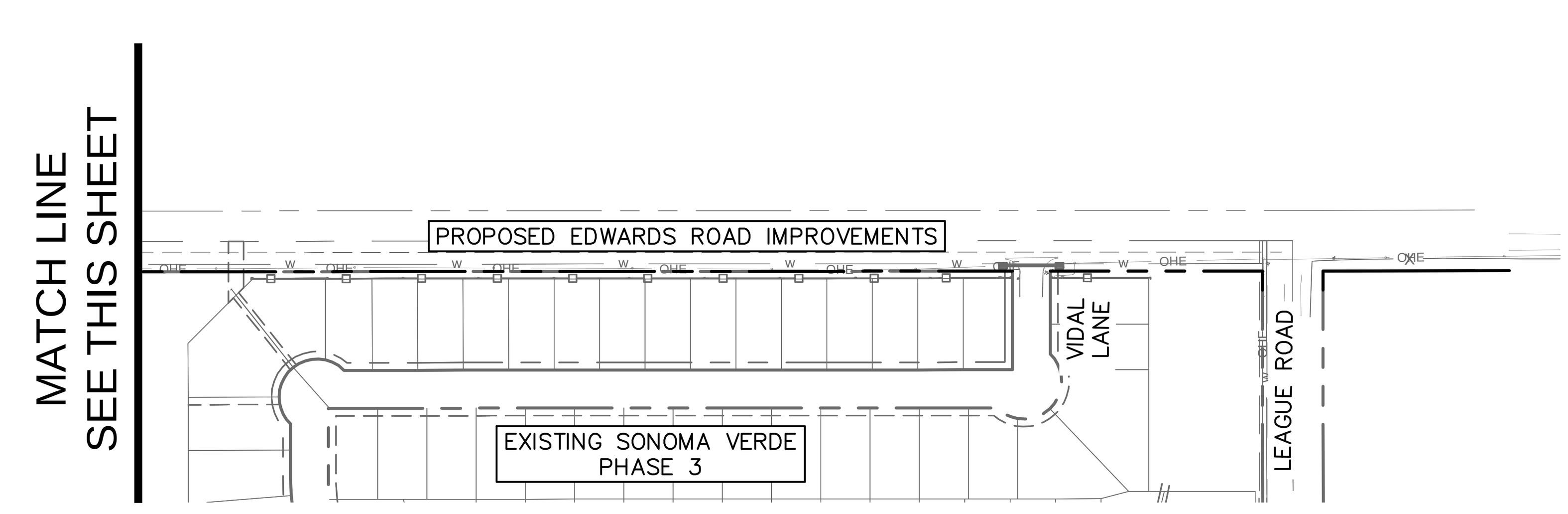

PID EXHIBIT A-1

ZONE A AND ZONE B IMPROVEMENT LIMITS

Sonoma Verde North

McLendon-Chisholm, Texas

April 2026

Kimley»Horn

400 N. Oklahoma Dr., Suite 105
Celina, Texas 75009
469-501-2200
State of Texas Registration No. F-928

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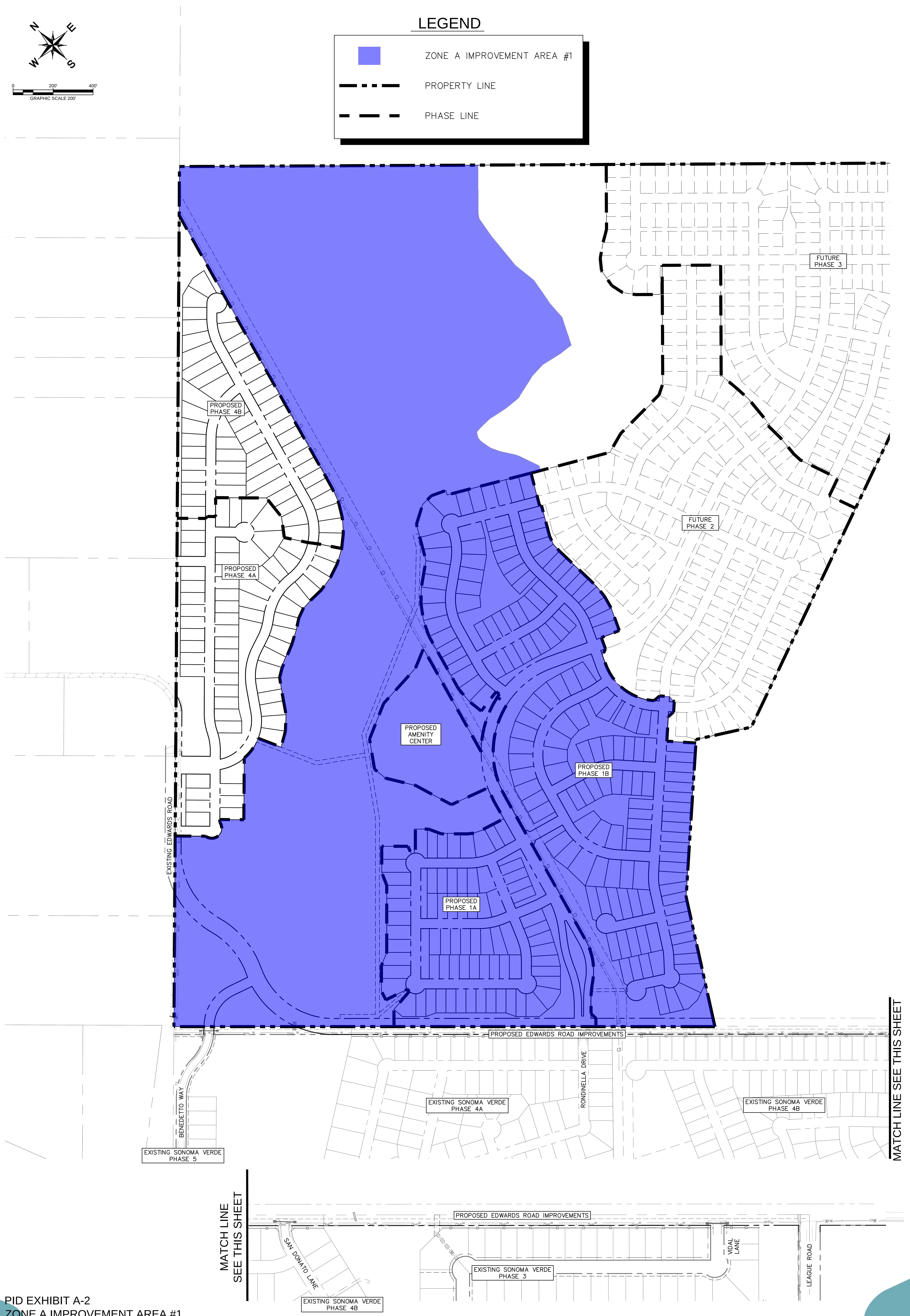

PID EXHIBIT A-2
ZONE A IMPROVEMENT AREA #1

Sonoma Verde North

McLendon-Chisholm, Texas
April 2026

Kimley»Horn
400 N. Oklahoma Dr., Suite 105
Celina, Texas 75009
469-501-2200
State of Texas Registration No. F-928

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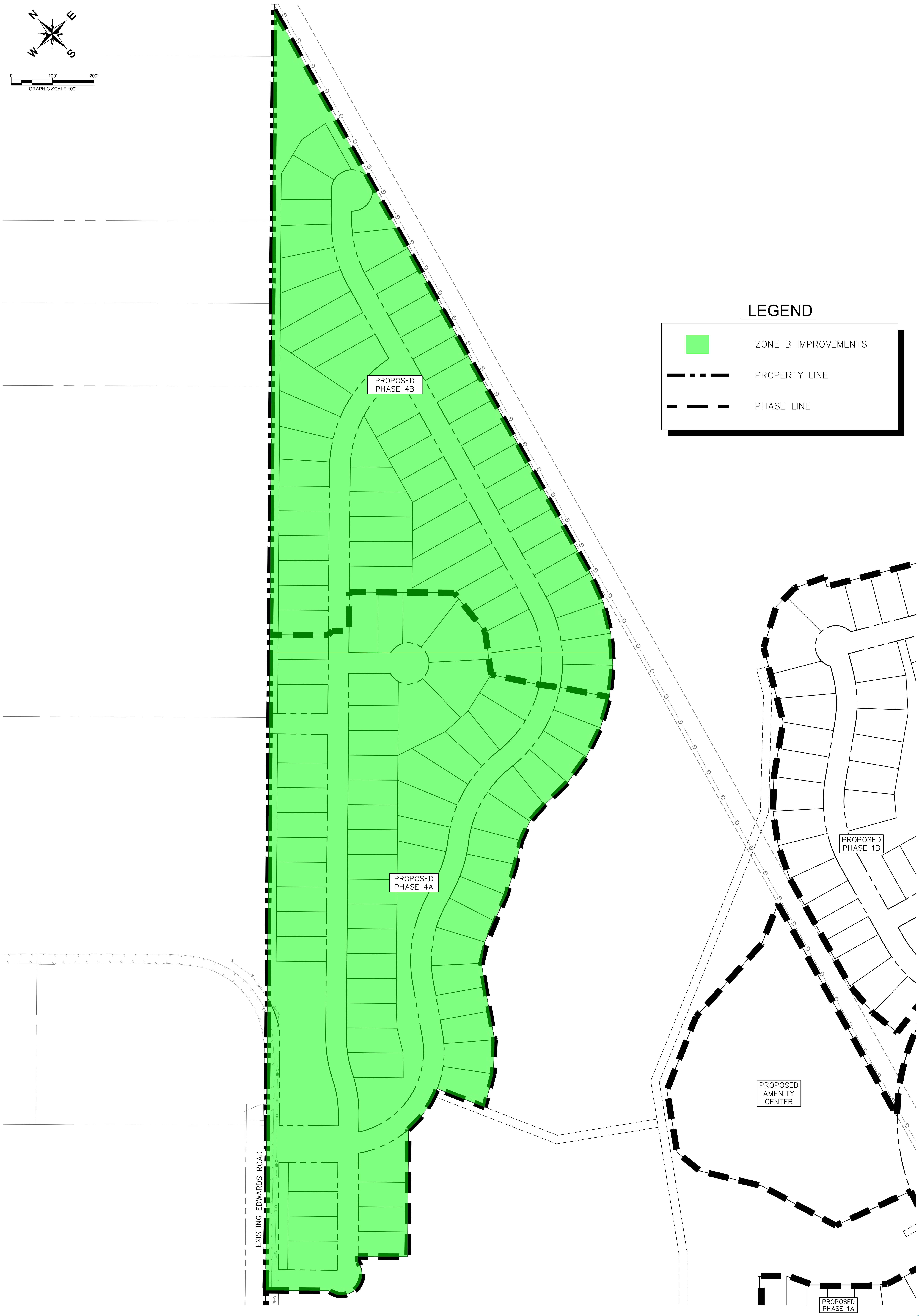

PID EXHIBIT A-3

ZONE B IMPROVEMENTS

Sonoma Verde North

McLendon-Chisholm, Texas

April 2026

Kimley»Horn
400 N. Oklahoma Dr., Suite 105
Celina, Texas 75009
469-501-2200
State of Texas Registration No. F-928

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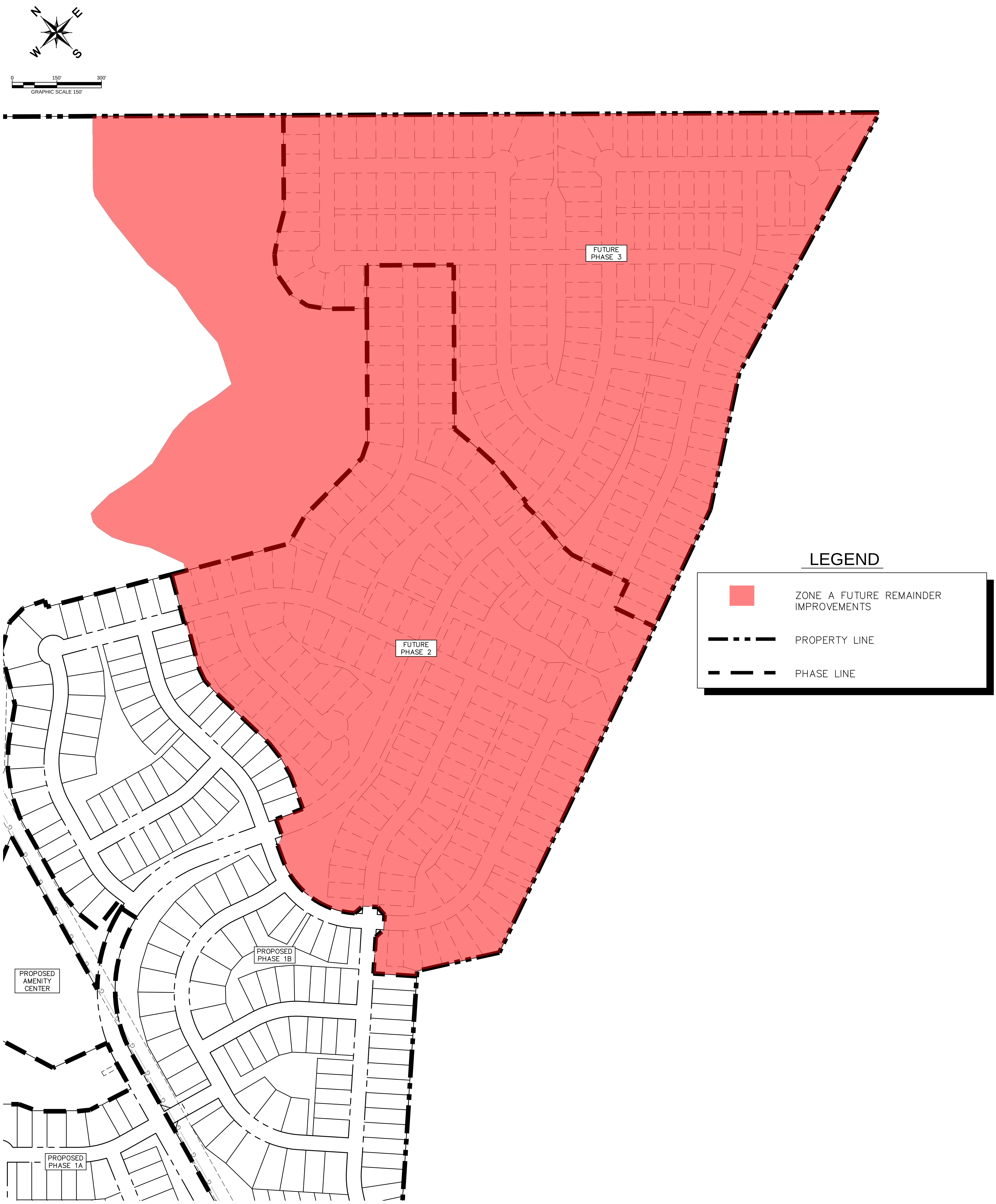


PID EXHIBIT A-4

ZONE A FUTURE REMAINDER IMPROVEMENTS

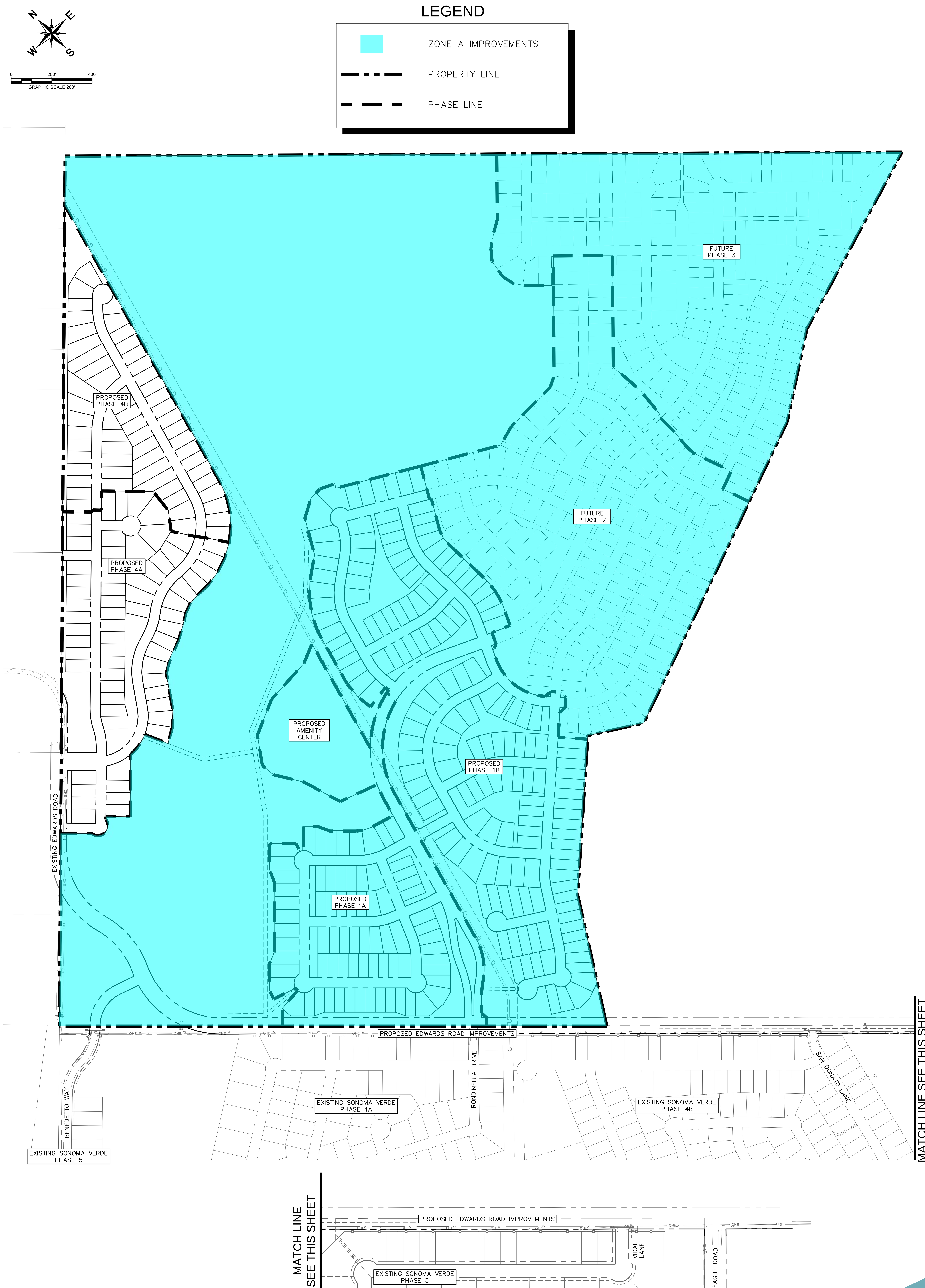
Sonoma Verde North

McLendon-Chisholm, Texas

April 2026

DWG NAME K:\CEL_CIVIL\067705155-PULTE-SONOMA NORTH (SLOAN)\ADMIN\BID DOCS\PID DOCUMENTS\IMPROVEMENT AREA #1\20250819 - PID DOCUMENTS\PID IMPROVEMENT AREA 1 LAYOUTS\ON-SITE IMPROVEMENTS\20250818 - PHASING MAP.DWG
LAST SAVED 4/3/2026 2:17 PM

Kimley»Horn
400 N. Oklahoma Dr., Suite 105
Celina, Texas 75009
469-501-2200
State of Texas Registration No. F-928



PID EXHIBIT A-5

ZONE A IMPROVEMENTS

Sonoma Verde North

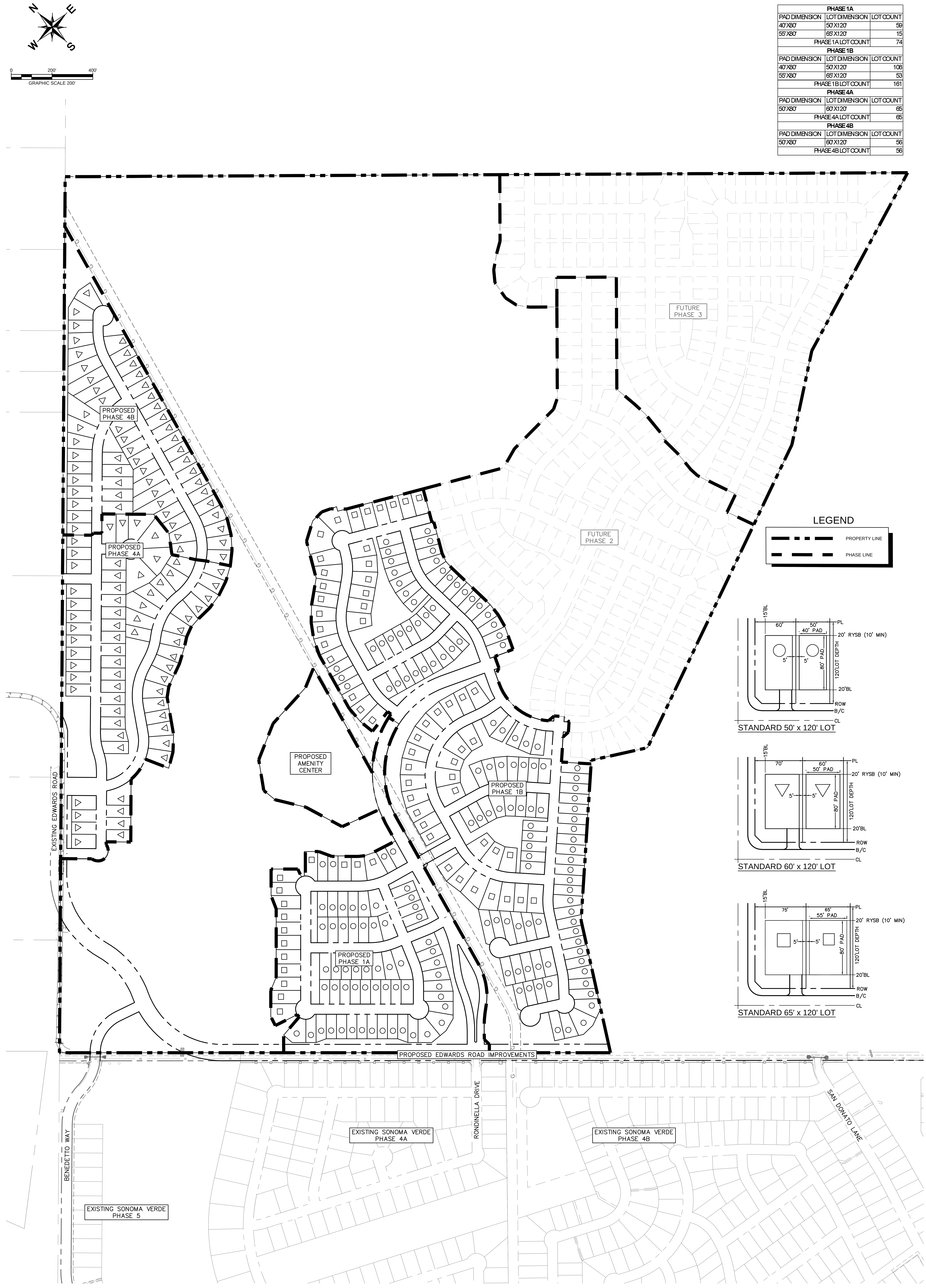
McLendon-Chisholm, Texas

April 2026

Kimley»Horn
400 N. Oklahoma Dr., Suite 105
Celina, Texas 75009
469-501-2200
State of Texas Registration No. F-928

DWG NAME K:\CEL_CIVIL\067705155-PULTE-SONOMA NORTH (SLOAN)\ADMIN\BID DOCS\PID DOCUMENTS\IMPROVEMENT AREA #1\20250819 - PID DOCUMENTS\PID IMPROVEMENT AREA 1 LAYOUTS\ON-SITE IMPROVEMENTS\20250818 - PHASING MAP (2).DWG
LAST SAVED 4/13/2026 10:53 AM

PHASE 1A		
PAD DIMENSION	LOT DIMENSION	LOT COUNT
40'X80'	50'X120'	59
55'X80'	65'X120'	15
	PHASE 1A LOT COUNT	74
PHASE 1B		
PAD DIMENSION	LOT DIMENSION	LOT COUNT
40'X80'	50'X120'	108
55'X80'	65'X120'	53
	PHASE 1B LOT COUNT	161
PHASE 4A		
PAD DIMENSION	LOT DIMENSION	LOT COUNT
50'X80'	60'X120'	65
	PHASE 4A LOT COUNT	65
PHASE 4B		
PAD DIMENSION	LOT DIMENSION	LOT COUNT
50'X80'	60'X120'	56
	PHASE 4B LOT COUNT	56



PID EXHIBIT B
OVERALL LOT TYPE CLASSIFICATION MAP

Sonoma Verde North

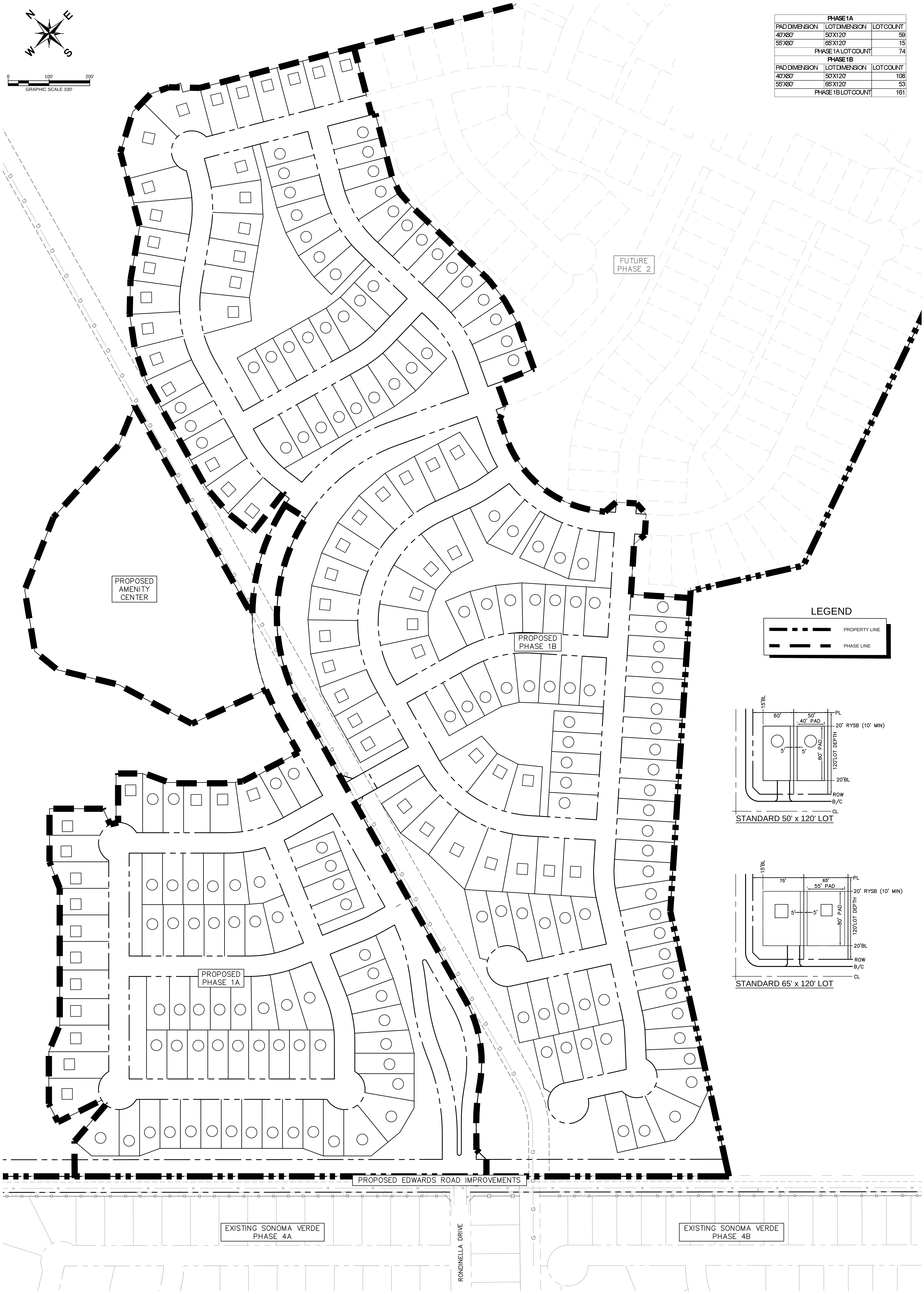
McLendon-Chisholm, Texas
April 2026

Kimley»Horn
400 N. Oklahoma Dr., Suite 105
Celina, Texas 75009
469-501-2200
State of Texas Registration No. F-928

DWG NAME K:\CEL_CIVIL\067705155-PULTE-SONOMA NORTH (SLOAN)\ADMIN\BID DOCS\PID DOCUMENTS\IMPROVEMENT AREA #1\20250819 - PID DOCUMENTS\PID IMPROVEMENT AREA 1 LAYOUTS\ON-SITE IMPROVEMENTS\20250818 - LOT TYPE CLASSIFICATION MAP.DWG
LAST SAVED 3/12/2026 2:26 PM

PHASE 1A		
PAD DIMENSION	LOT DIMENSION	LOT COUNT
40'X80'	50'X120'	59
55'X80'	65'X120'	15
	PHASE 1A LOT COUNT	74

PHASE 1B		
PAD DIMENSION	LOT DIMENSION	LOT COUNT
40'X80'	50'X120'	108
55'X80'	65'X120'	53
	PHASE 1B LOT COUNT	161



PID EXHIBIT B-1

ZONE A LOT TYPE CLASSIFICATION MAP

Sonoma Verde North

McLendon-Chisholm, Texas

April 2026

DWG NAME K:\CEL_CIVIL\067705155-PULTE-SONOMA NORTH (SLOAN)\ADMIN\BID DOCS\PID DOCUMENTS\IMPROVEMENT AREA #1\20250819 - PID DOCUMENTS\PID IMPROVEMENT AREA 1 LAYOUTS\ON-SITE IMPROVEMENTS\20250818 - LOT TYPE CLASSIFICATION MAP.DWG

LAST SAVED 3/12/2026 2:26 PM

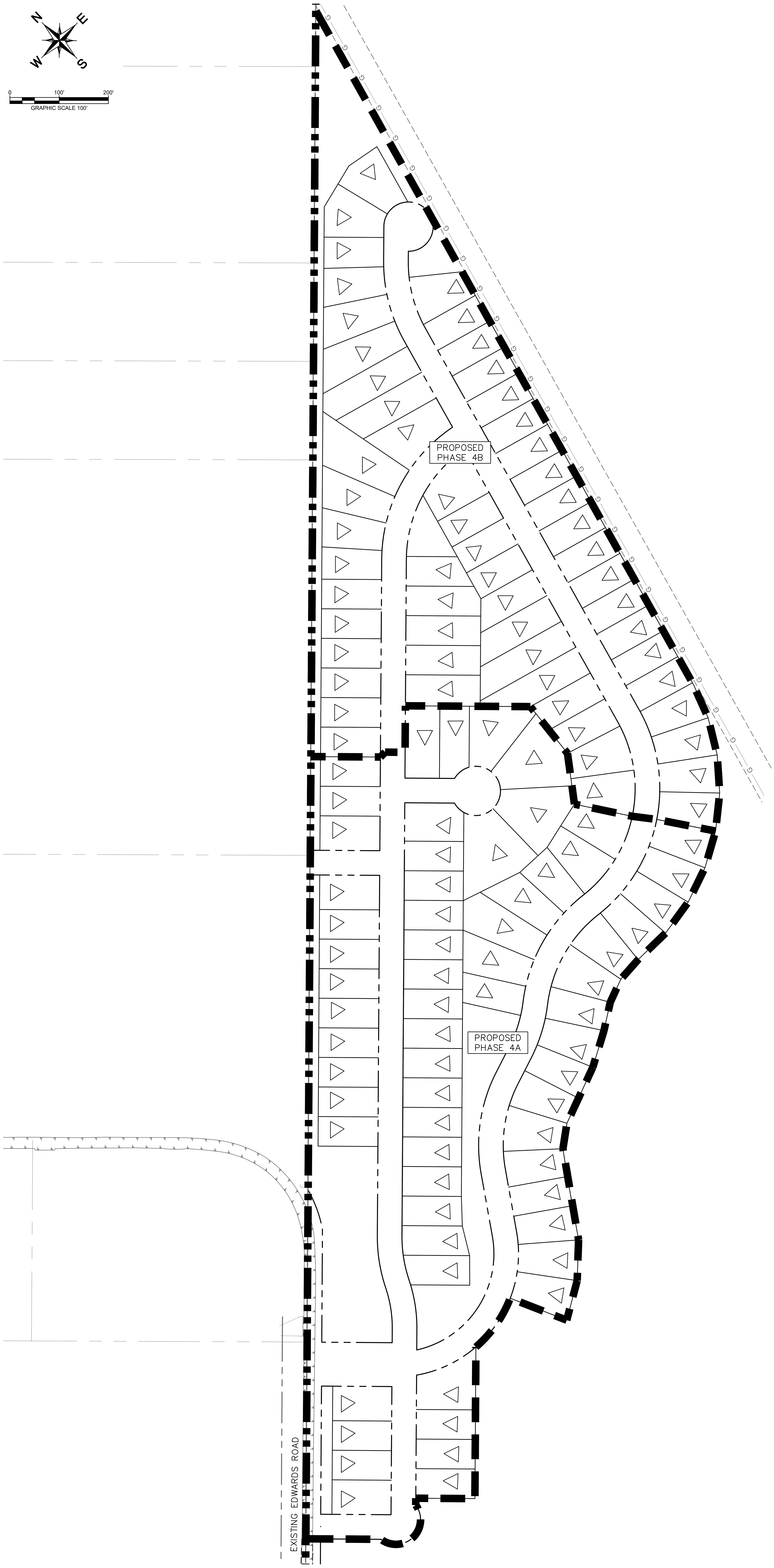
Kimley»Horn

400 N. Oklahoma Dr., Suite 105

Celina, Texas 75009

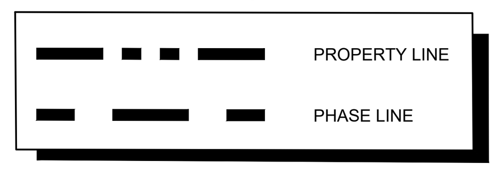
469-501-2200

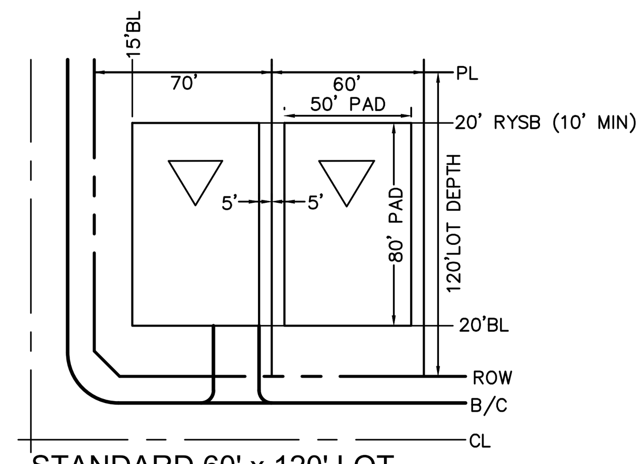
State of Texas Registration No. F-928



PHASE 4A		
PAD DIMENSION	LOT DIMENSION	LOT COUNT
50'X80'	60'X120'	65
PHASE 4A LOT COUNT		65
PHASE 4B		
PAD DIMENSION	LOT DIMENSION	LOT COUNT
50'X80'	60'X120'	56
PHASE 4B LOT COUNT		56

LEGEND





STANDARD 60' x 120' LOT

PID EXHIBIT B-2
ZONE B LOT TYPE CLASSIFICATION MAP

Sonoma Verde North

McLendon-Chisholm, Texas
April 2026

Kimley»Horn
400 N. Oklahoma Dr., Suite 105
Celina, Texas 75009
469-501-2200
State of Texas Registration No. F-928

DWG NAME K:\CEL_CIVIL\067705155-PULTE-SONOMA NORTH (SLOAN)\ADMIN\BID DOCS\PID DOCUMENTS\IMPROVEMENT AREA #1\20250819 - PID DOCUMENTS\PID IMPROVEMENT AREA 1 LAYOUTS\ON-SITE IMPROVEMENTS\20250818 - LOT TYPE CLASSIFICATION MAP.DWG
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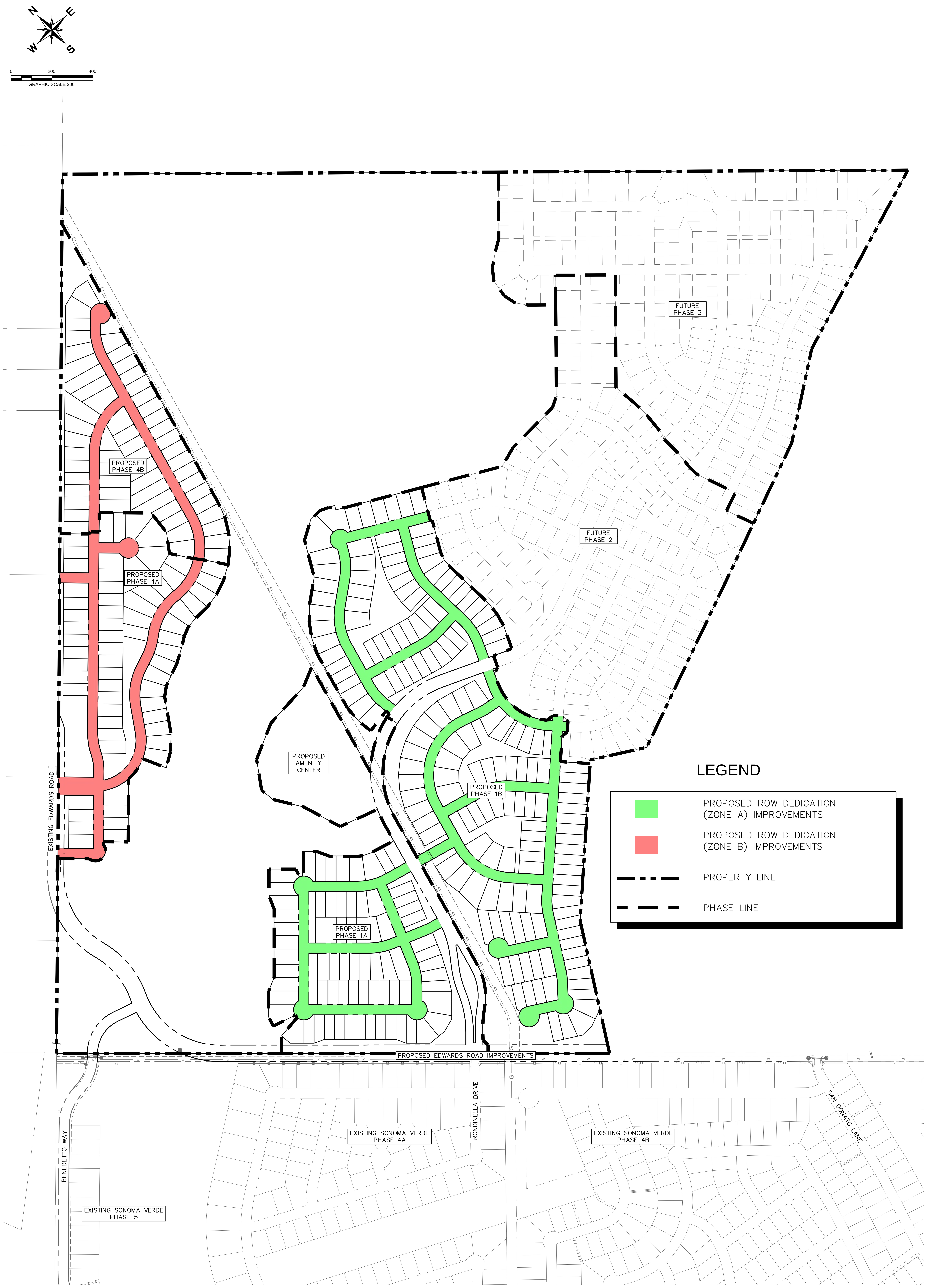

PID EXHIBIT C
ON-SITE RIGHT-OF-WAY DEDICATION

Sonoma Verde North

McLendon-Chisholm, Texas
April 2026

Kimley»Horn
400 N. Oklahoma Dr., Suite 105
Celina, Texas 75009
469-501-2200
State of Texas Registration No. F-928

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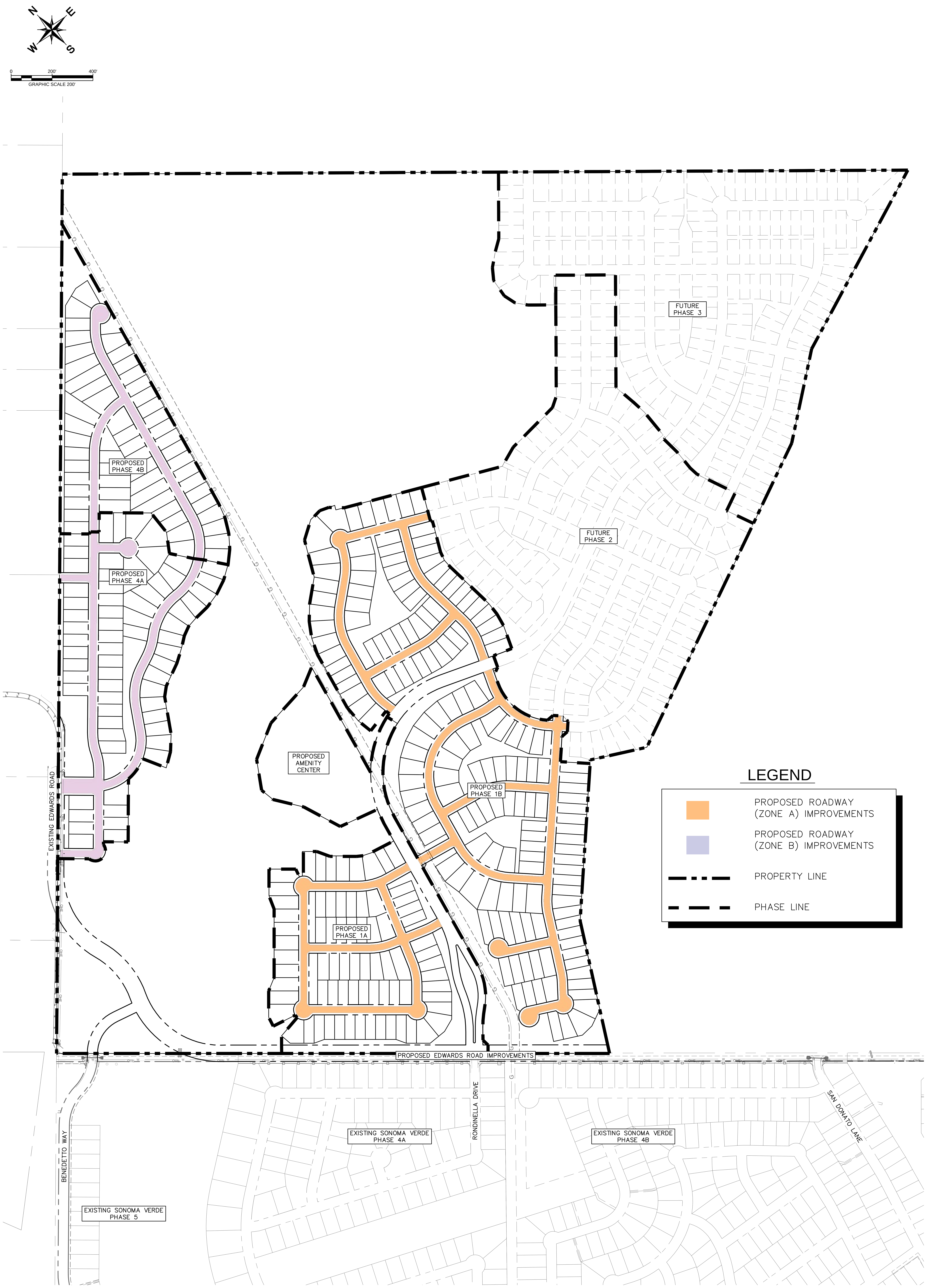

PID EXHIBIT D
ON-SITE STREETS

Sonoma Verde North

McLendon-Chisholm, Texas
April 2026

Kimley»Horn
400 N. Oklahoma Dr., Suite 105
Celina, Texas 75009
469-501-2200
State of Texas Registration No. F-928

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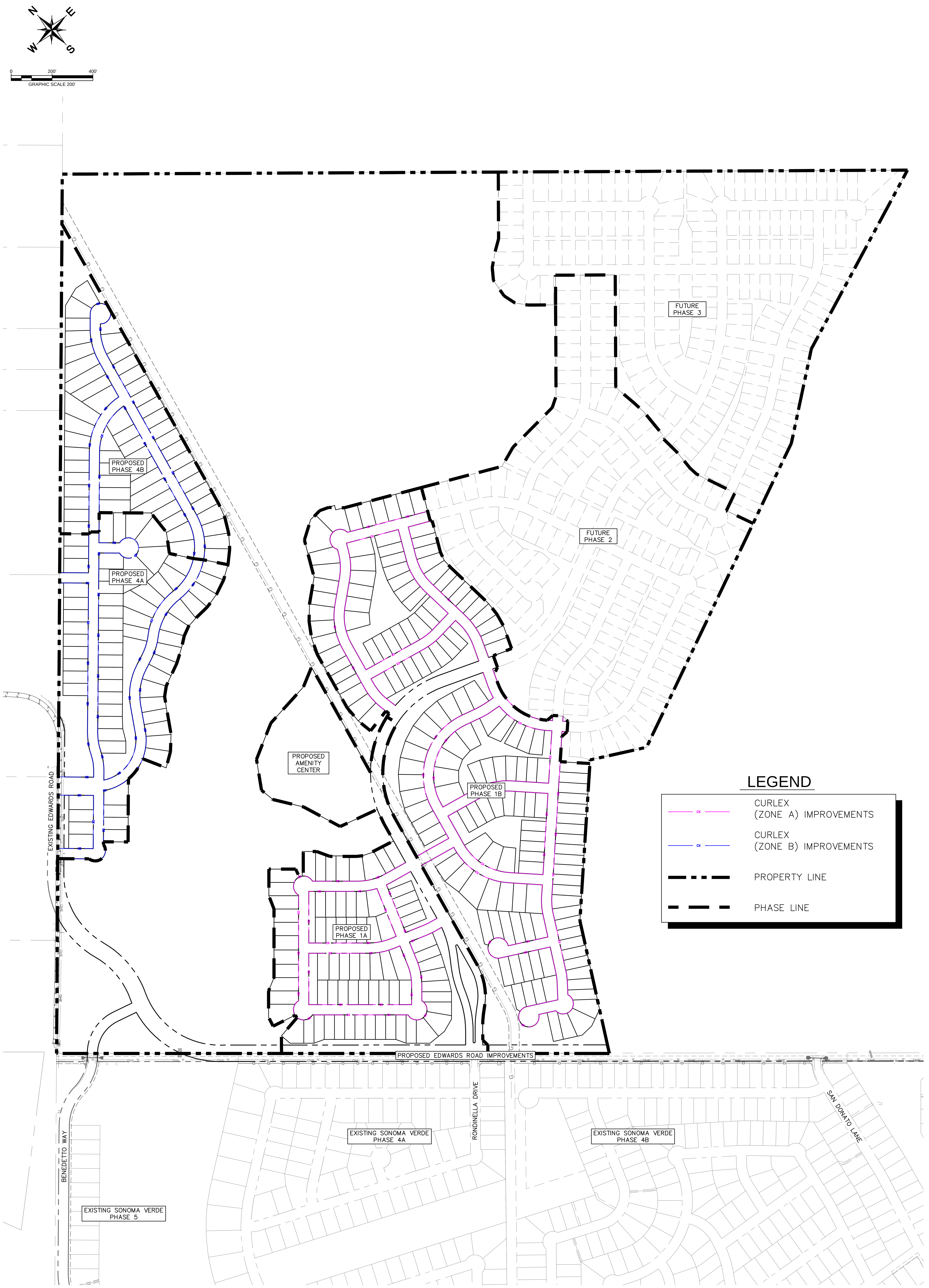

PID EXHIBIT E
ON-SITE EROSION CONTROL

Sonoma Verde North

McLendon-Chisholm, Texas
April 2026

Kimley»Horn
400 N. Oklahoma Dr., Suite 105
Celina, Texas 75009
469-501-2200
State of Texas Registration No. F-928

DWG NAME K:\CEL_CIVIL\067705155-PULTE-SONOMA NORTH (SLOAN)\ADMIN\BID DOCS\PID DOCUMENTS\IMPROVEMENT AREA #1\20250819 - PID DOCUMENTS\PID IMPROVEMENT AREA 1 LAYOUTS\ON-SITE IMPROVEMENTS\20250818 - ON-SITE EROSION CONTROL.DWG
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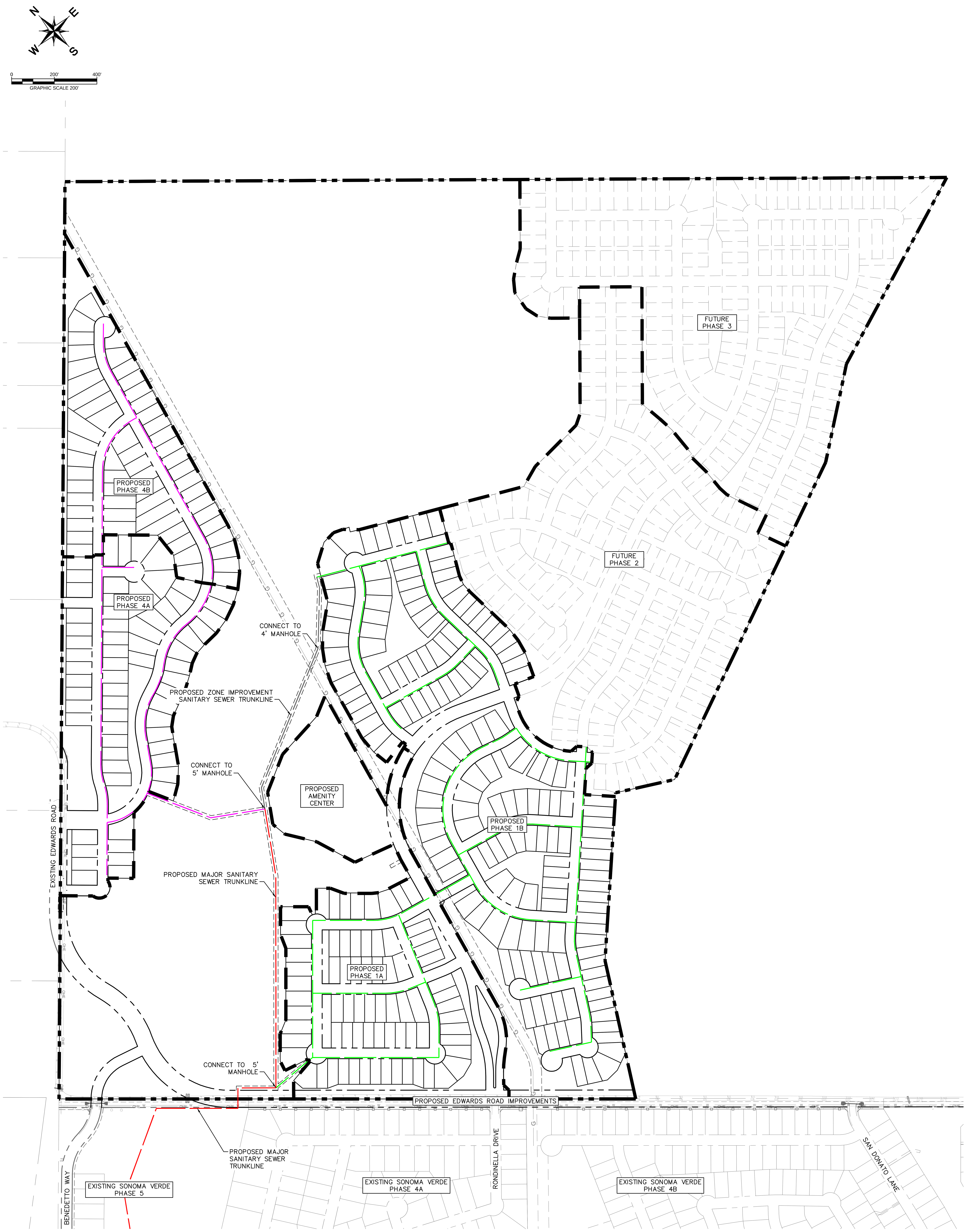

LEGEND

- PROPOSED SANITARY SEWER LINE (ZONE A) IMPROVEMENTS
- PROPOSED SANITARY SEWER LINE (ZONE B) IMPROVEMENTS
- PROPOSED SANITARY SEWER LINE (ZONE IMPROVEMENT)
- PROPOSED SANITARY SEWER LINE (MAJOR INFRASTRUCTURE)
- PROPERTY LINE
- PHASE LINE

PID EXHIBIT F
ON-SITE SANITARY SEWER

Sonoma Verde North

McLendon-Chisholm, Texas
April 2026

Kimley»Horn
400 N. Oklahoma Dr., Suite 105
Celina, Texas 75009
469-501-2200
State of Texas Registration No. F-928

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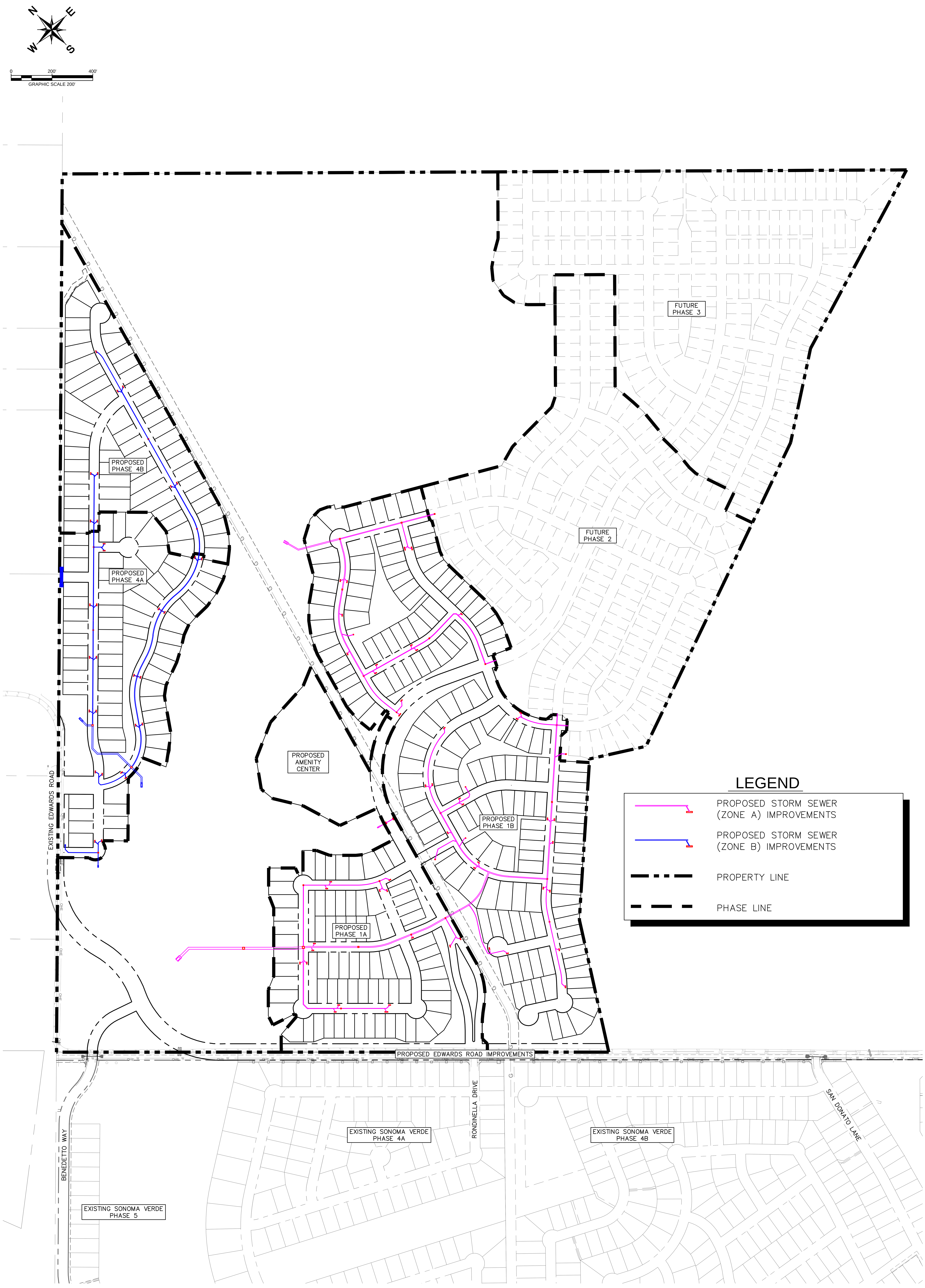

PID EXHIBIT G
ON-SITE STORM SEWER

Sonoma Verde North

McLendon-Chisholm, Texas
April 2026

Kimley»Horn
400 N. Oklahoma Dr., Suite 105
Celina, Texas 75009
469-501-2200
State of Texas Registration No. F-928

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LAST SAVED 3/12/2026 2:43 PM

PID EXHIBIT H
MAJOR ROW DEDICATION

SONOMA VERDE NORTH

Mclendon-Chisholm, Texas
April 2026

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LAST SAVED 3/12/2026 2:46 PM

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Suite 105
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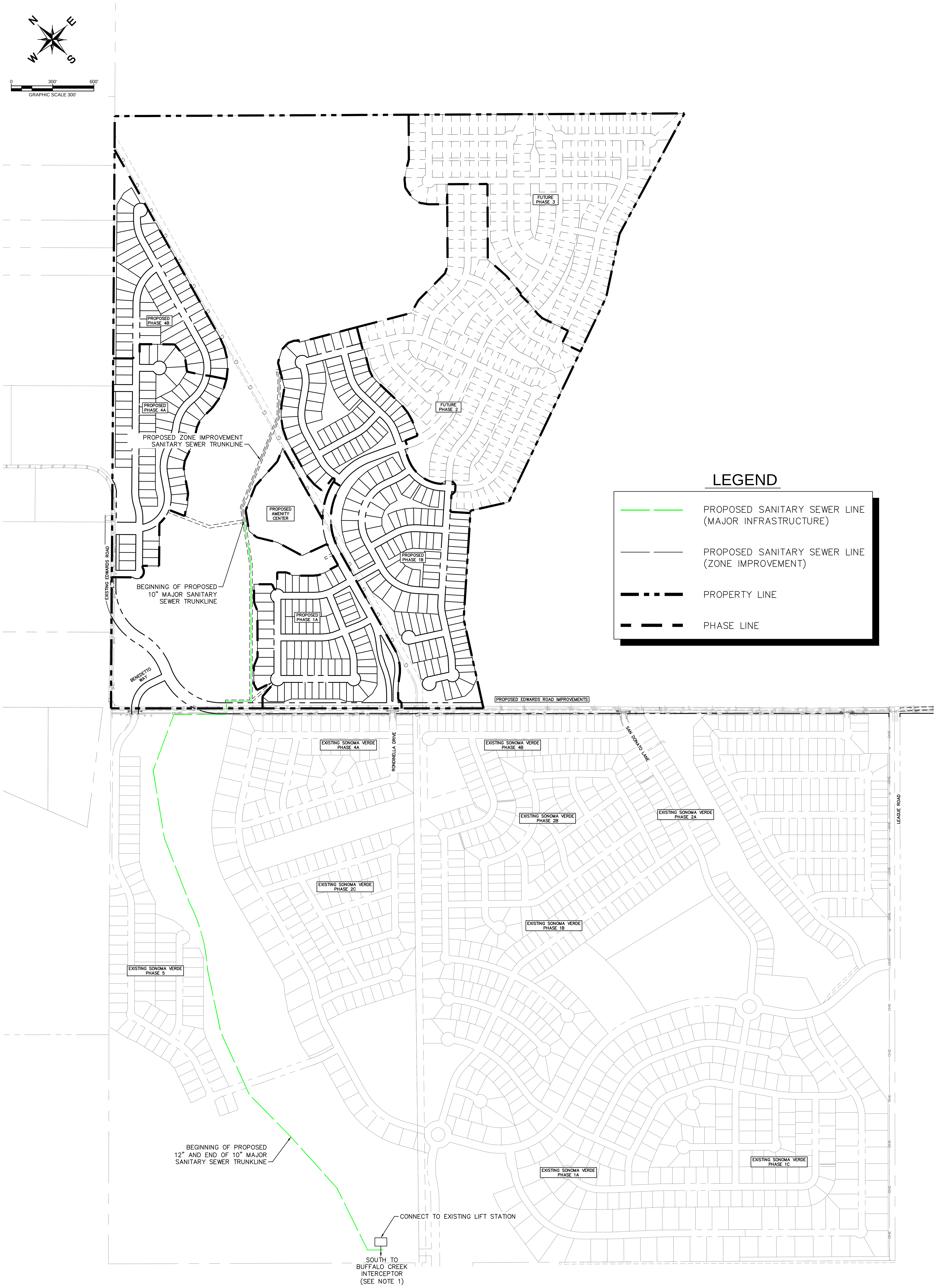
469-501-2200
State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY OR CONTACT WITH THE CITY, COUNTY, ETC.



PID EXHIBIT I
MAJOR SANITARY SEWER

Sonoma Verde North

McLendon-Chisholm, Texas
April 2026

NOTES:

1. FORCEMAIN TO RUN APPROXIMATELY 26,960 LF SOUTH ALONG FM 550 TO THE BUFFALO CREEK INTERCEPTOR.

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State of Texas Registration No. F-928

DWG NAME K:\CEL_CIVIL\067705155-PULTE-SONOMA NORTH (SLOAN)\ADMIN\BID DOCS\PID DOCUMENTS\IMPROVEMENT AREA #1\20250819 - PID DOCUMENTS\PID IMPROVEMENT AREA 1 LAYOUTS\MAJOR IMPROVEMENTS\20250819 - MAJOR SANITARY SEWER.DWG
LAST SAVED 3/12/2026 1:53 PM

PID EXHIBIT J
MAJOR STREETS

SONOMA VERDE NORTH

Mclendon-Chisholm, Texas
April 2026

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LAST SAVED 3/12/2026 2:50 PM

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Suite 105
Celina, Texas 75009
469-501-2200
State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY OR CONTACT WITH THE CITY, COUNTY, ETC.

PID EXHIBIT K
MAJOR EROSION CONTROL

SONOMA VERDE NORTH

Mclendon-Chisholm, Texas
April 2026

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LAST SAVED 3/12/2026 2:54 PM

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Suite 105
Celina, Texas 75009
469-501-2200
State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY OR CONTACT WITH THE CITY, COUNTY, ETC.

PID EXHIBIT L
MAJOR STORM SEWER

SONOMA VERDE NORTH

Mclendon-Chisholm, Texas
April 2026

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400 N. Oklahoma Dr.
Suite 105
Celina, Texas 75009
469-501-2200
State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY OR CONTACT WITH THE CITY, COUNTY, ETC.

PID EXHIBIT M
ZONE IMPROVEMENT ROW DEDICATION

SONOMA VERDE NORTH

Mclendon-Chisholm, Texas
April 2026

DWG NAME K:\CEL_CIVIL\067705155-PULTE-SONOMA NORTH (SLOAN)\ADMIN\BID DOCS\PID DOCUMENTS\IMPROVEMENT AREA #1\20250819 - PID DOCUMENTS\PID IMPROVEMENT AREA 1 LAYOUTS\MAJOR IMPROVEMENTS\20251117 - ZONE IMPROVEMENT ROW DEDICATION.DWG
LAST SAVED 3/12/2026 3:12 PM

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Suite 105
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469-501-2200
State of Texas Registration No. F-928

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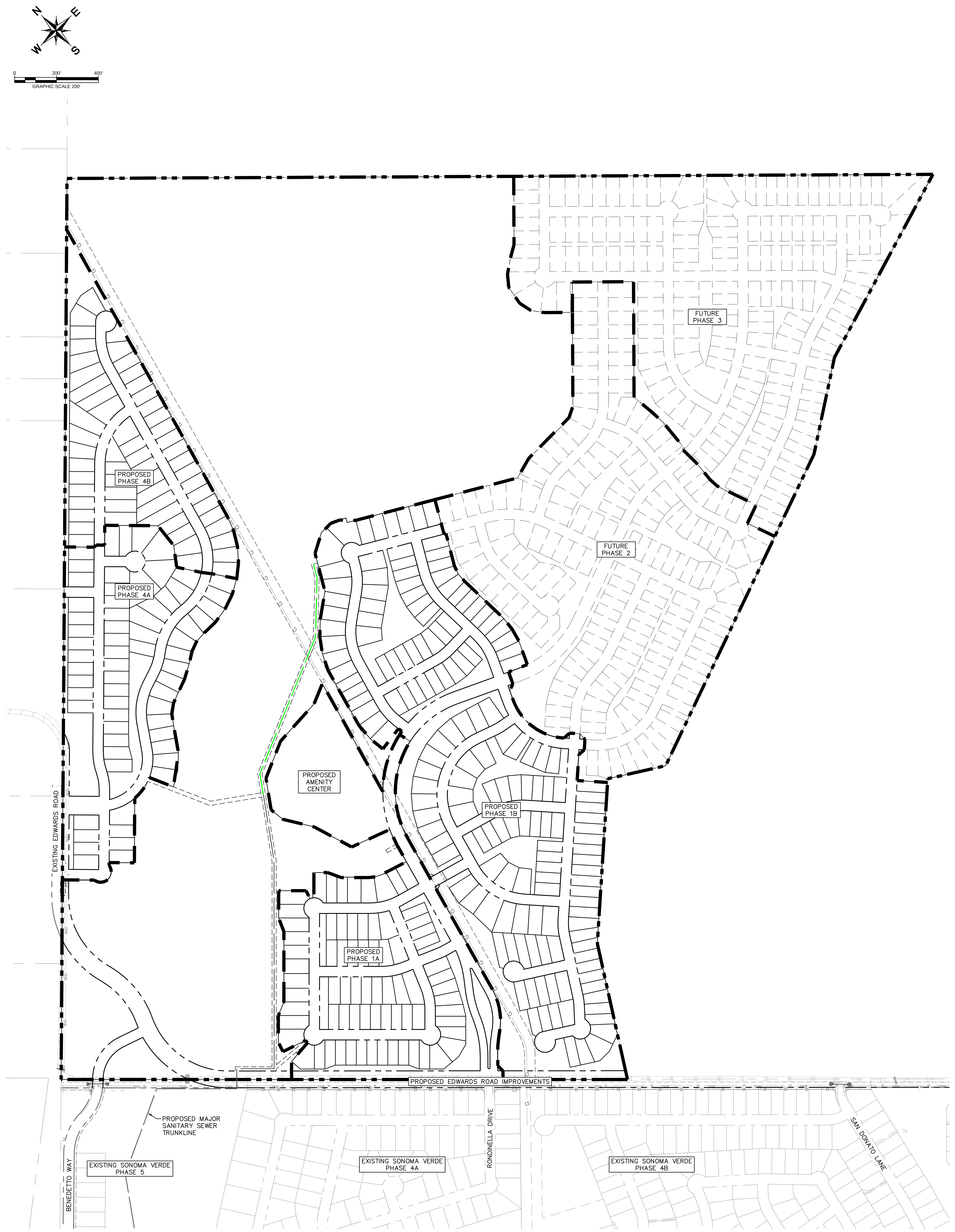

LEGEND

(green line)	PROPOSED SANITARY SEWER LINE (ZONE IMPROVEMENT)
(thin line)	PROPOSED SANITARY SEWER LINE (MAJOR INFRASTRUCTURE)
(dash-dot line)	PROPERTY LINE
(dashed line)	PHASE LINE

PID EXHIBIT N
ZONE IMPROVEMENT SANITARY SEWER

Sonoma Verde North

McLendon-Chisholm, Texas
April 2026

Kimley»Horn
400 N. Oklahoma Dr., Suite 105
Celina, Texas 75009
469-501-2200
State of Texas Registration No. F-928

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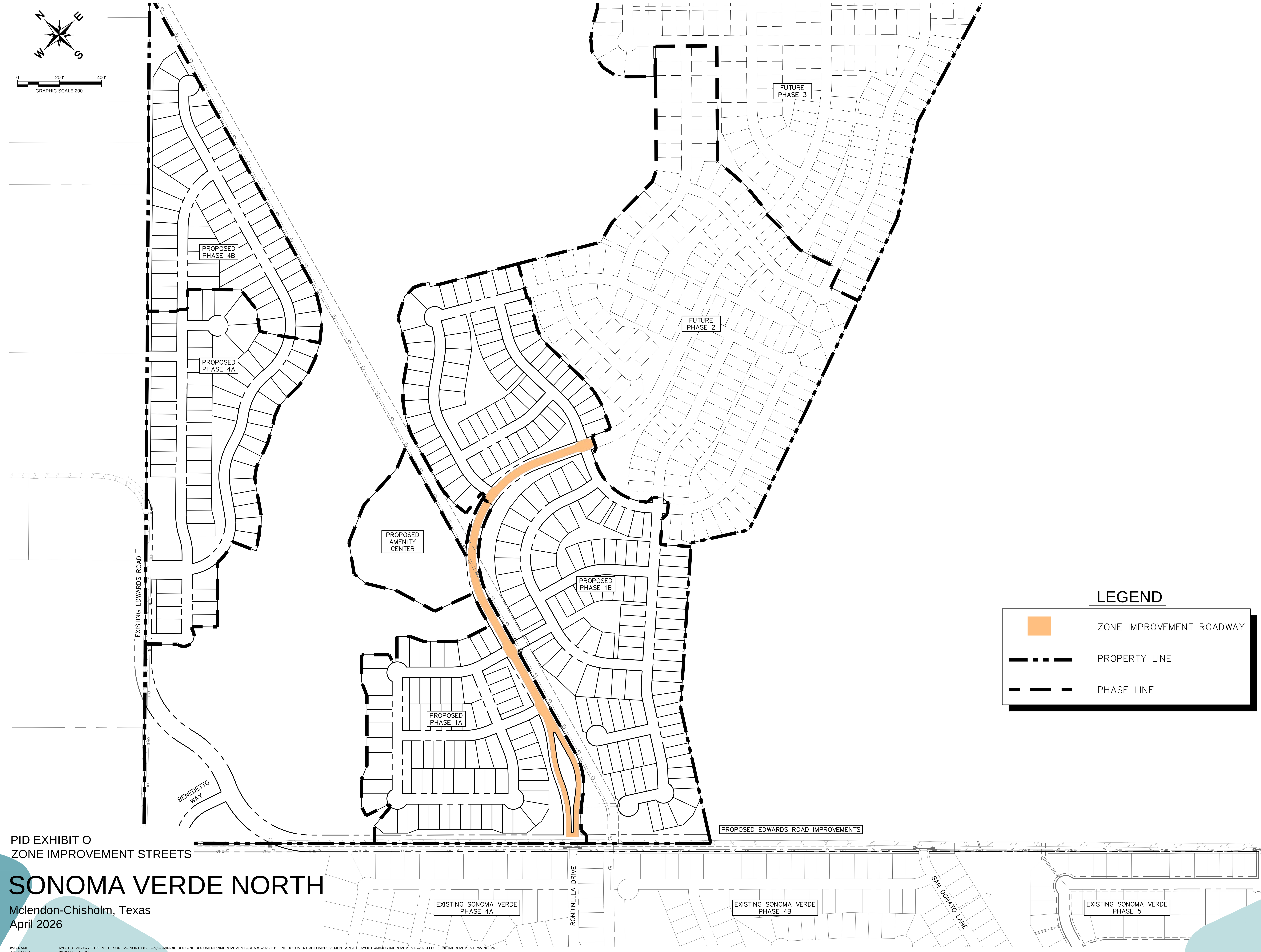

PID EXHIBIT O
ZONE IMPROVEMENT STREETS

SONOMA VERDE NORTH

Mclendon-Chisholm, Texas
April 2026

Kimley»Horn
400 N. Oklahoma Dr.
Suite 105
Celina, Texas 75009
469-501-2200
State of Texas Registration No. F-928

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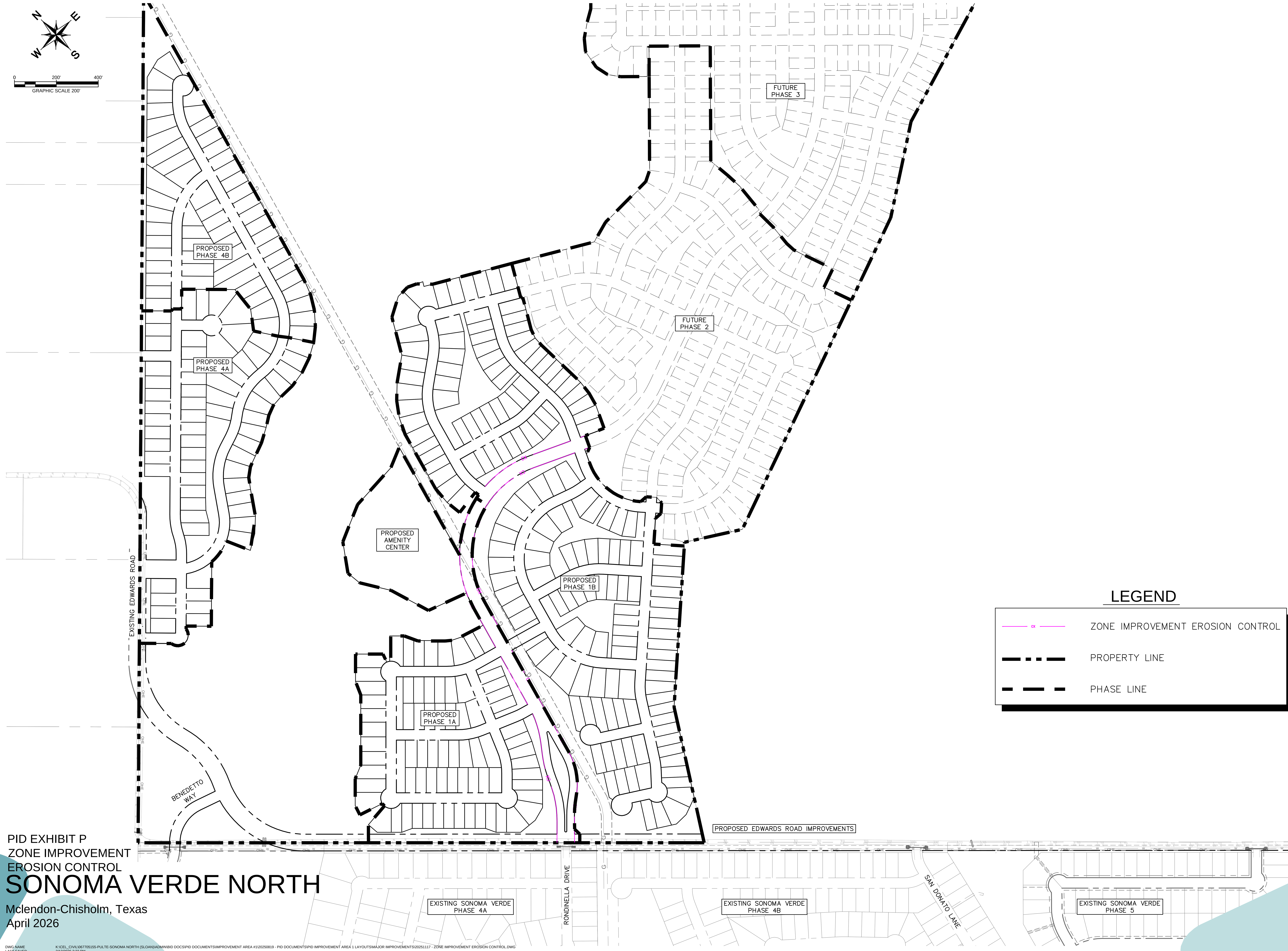

PID EXHIBIT P
ZONE IMPROVEMENT
EROSION CONTROL

SONOMA VERDE NORTH

Mclendon-Chisholm, Texas
April 2026

DWG NAME K:\CEL_CIVIL\067705155-PULTE-SONOMA NORTH (SLOAN)\ADMIN\BID DOCS\PID DOCUMENTS\IMPROVEMENT AREA #1\20250819 - PID DOCUMENTS\PID IMPROVEMENT AREA 1 LAYOUTS\MAJOR IMPROVEMENTS\20251117 - ZONE IMPROVEMENT EROSION CONTROL.DWG
LAST SAVED 3/12/2026 3:23 PM

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400 N. Oklahoma Dr.
Suite 105
Celina, Texas 75009
469-501-2200
State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY OR CONTACT WITH THE CITY, COUNTY, ETC.

APPENDIX B – BUYER DISCLOSURES

Forms of the buyer disclosures for the following Lot Types are found in this appendix:

Zone A Improvement Area #1

- Zone A Improvement Area #1 Initial Parcel
- Lot Type 1
- Lot Type 2

Zone B Improvement Area #1

- Zone B Improvement Area #1 Initial Parcel
- Lot Type 3

[Remainder of page left intentionally blank.]

SONOMA VERDE NORTH PUBLIC IMPROVEMENT DISTRICT ZONE A IMPROVEMENT AREA #1 INITIAL PARCEL BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING[1] RETURN TO:

____
____
____
____
____

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

____
STREET ADDRESS

ZONE A IMPROVEMENT AREA #1 INITIAL PARCEL PRINCIPAL ASSESSMENT: $13,850,000.00

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

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

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

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

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

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

DATE:	DATE:
SIGNATURE OF PURCHASER	SIGNATURE OF PURCHASER

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

DATE:	DATE:
SIGNATURE OF SELLER	SIGNATURE OF SELLER][2]

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

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

DATE:	DATE:
______________________________	______________________________
SIGNATURE OF PURCHASER	SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _______ §

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

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

Notary Public, State of Texas][3]

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

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

DATE: DATE:

______________________________ ______________________________
SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF ________ §

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

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

Notary Public, State of Texas][4]

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

ANNUAL INSTALLMENTS - ZONE A IMPROVEMENT AREA #1 INITIAL PARCEL

Installment Due 1/31	Principal	Interest[a]	Capitalized Interest	Additional Interest	Annual Collection Costs	Total Annual Installment Due[b]
2027	$ -	$ 742,463	$ (742,463)	$ 69,250	$ 40,000	$ 109,250
2028	$ 216,000	$ 742,463	$ -	$ 69,250	$ 40,800	$ 1,068,513
2029	$ 226,000	$ 732,743	$ -	$ 68,170	$ 41,616	$ 1,068,529
2030	$ 236,000	$ 722,573	$ -	$ 67,040	$ 42,448	$ 1,068,061
2031	$ 247,000	$ 711,953	$ -	$ 65,860	$ 43,297	$ 1,068,110
2032	$ 259,000	$ 700,838	$ -	$ 64,625	$ 44,163	$ 1,068,626
2033	$ 271,000	$ 689,183	$ -	$ 63,330	$ 45,046	$ 1,068,559
2034	$ 284,000	$ 676,988	$ -	$ 61,975	$ 45,947	$ 1,068,910
2035	$ 297,000	$ 664,208	$ -	$ 60,555	$ 46,866	$ 1,068,629
2036	$ 311,000	$ 650,843	$ -	$ 59,070	$ 47,804	$ 1,068,716
2037	$ 325,000	$ 636,848	$ -	$ 57,515	$ 48,760	$ 1,068,122
2038	$ 343,000	$ 619,785	$ -	$ 55,890	$ 49,735	$ 1,068,410
2039	$ 362,000	$ 601,778	$ -	$ 54,175	$ 50,730	$ 1,068,682
2040	$ 382,000	$ 582,773	$ -	$ 52,365	$ 51,744	$ 1,068,882
2041	$ 402,000	$ 562,718	$ -	$ 50,455	$ 52,779	$ 1,067,952
2042	$ 424,000	$ 541,613	$ -	$ 48,445	$ 53,835	$ 1,067,892
2043	$ 448,000	$ 519,353	$ -	$ 46,325	$ 54,911	$ 1,068,589
2044	$ 472,000	$ 495,833	$ -	$ 44,085	$ 56,010	$ 1,067,927
2045	$ 499,000	$ 471,053	$ -	$ 41,725	$ 57,130	$ 1,068,907
2046	$ 526,000	$ 444,855	$ -	$ 39,230	$ 58,272	$ 1,068,357
2047	$ 555,000	$ 417,240	$ -	$ 36,600	$ 59,438	$ 1,068,278
2048	$ 588,000	$ 385,605	$ -	$ 33,825	$ 60,627	$ 1,068,057
2049	$ 624,000	$ 352,089	$ -	$ 30,885	$ 61,839	$ 1,068,813
2050	$ 661,000	$ 316,521	$ -	$ 27,765	$ 63,076	$ 1,068,362
2051	$ 701,000	$ 278,844	$ -	$ 24,460	$ 64,337	$ 1,068,641
2052	$ 743,000	$ 238,887	$ -	$ 20,955	$ 65,624	$ 1,068,466
2053	$ 788,000	$ 196,536	$ -	$ 17,240	$ 66,937	$ 1,068,713
2054	$ 835,000	$ 151,620	$ -	$ 13,300	$ 68,275	$ 1,068,195
2055	$ 886,000	$ 104,025	$ -	$ 9,125	$ 69,641	$ 1,068,791
2056	$ 939,000	$ 53,523	$ -	$ 4,695	$ 71,034	$ 1,068,252
Total	**$ 13,850,000**	**$ 15,005,745**	**$ (742,463)**	**$ 1,358,185**	**$ 1,622,723**	**$ 31,094,191**

Footnotes:

[a] Interest is calculated at a 4.500%, 5.250%, and 5.700% rate for term bonds maturing 2036, 2046, and 2056 respectively.

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

SONOMA VERDE NORTH PUBLIC IMPROVEMENT DISTRICT ZONE A IMPROVEMENT AREA #1 LOT TYPE 1 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING[4] RETURN TO:

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

____

STREET ADDRESS

ZONE A IMPROVEMENT AREA #1 LOT TYPE 1 PRINCIPAL ASSESSMENT: $53,958.16

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

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

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

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

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

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

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

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

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][5]

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

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

DATE:	DATE:
______________________________	______________________________
SIGNATURE OF PURCHASER	SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _______ §

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

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

Notary Public, State of Texas][6]

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

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

DATE:	DATE:
____________________________	____________________________
SIGNATURE OF SELLER	SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF ________ §

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

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

Notary Public, State of Texas][4]

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

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

Installment Due 1/31	Principal	Interest[a]	Capitalized Interest	Additional Interest	Annual Collection Costs	Total Annual Installment Due[b]
2027	$ -	$ 2,892.56	$ (2,892.56)	$ 269.79	$ 155.84	$ 425.63
2028	$ 841.51	$ 2,892.56	$ -	$ 269.79	$ 158.95	$ 4,162.81
2029	$ 880.47	$ 2,854.69	$ -	$ 265.58	$ 162.13	$ 4,162.88
2030	$ 919.43	$ 2,815.07	$ -	$ 261.18	$ 165.37	$ 4,161.05
2031	$ 962.29	$ 2,773.69	$ -	$ 256.58	$ 168.68	$ 4,161.24
2032	$ 1,009.04	$ 2,730.39	$ -	$ 251.77	$ 172.06	$ 4,163.25
2033	$ 1,055.79	$ 2,684.98	$ -	$ 246.73	$ 175.50	$ 4,162.99
2034	$ 1,106.43	$ 2,637.47	$ -	$ 241.45	$ 179.01	$ 4,164.36
2035	$ 1,157.08	$ 2,587.68	$ -	$ 235.92	$ 182.59	$ 4,163.27
2036	$ 1,211.62	$ 2,535.61	$ -	$ 230.13	$ 186.24	$ 4,163.61
2037	$ 1,266.17	$ 2,481.09	$ -	$ 224.07	$ 189.96	$ 4,161.29
2038	$ 1,336.29	$ 2,414.62	$ -	$ 217.74	$ 193.76	$ 4,162.41
2039	$ 1,410.31	$ 2,344.46	$ -	$ 211.06	$ 197.64	$ 4,163.47
2040	$ 1,488.23	$ 2,270.42	$ -	$ 204.01	$ 201.59	$ 4,164.25
2041	$ 1,566.15	$ 2,192.29	$ -	$ 196.57	$ 205.62	$ 4,160.63
2042	$ 1,651.86	$ 2,110.07	$ -	$ 188.74	$ 209.73	$ 4,160.40
2043	$ 1,745.36	$ 2,023.34	$ -	$ 180.48	$ 213.93	$ 4,163.11
2044	$ 1,838.86	$ 1,931.71	$ -	$ 171.75	$ 218.21	$ 4,160.53
2045	$ 1,944.05	$ 1,835.17	$ -	$ 162.56	$ 222.57	$ 4,164.35
2046	$ 2,049.24	$ 1,733.11	$ -	$ 152.84	$ 227.02	$ 4,162.21
2047	$ 2,162.22	$ 1,625.52	$ -	$ 142.59	$ 231.56	$ 4,161.90
2048	$ 2,290.79	$ 1,502.28	$ -	$ 131.78	$ 236.20	$ 4,161.04
2049	$ 2,431.04	$ 1,371.70	$ -	$ 120.32	$ 240.92	$ 4,163.98
2050	$ 2,575.19	$ 1,233.13	$ -	$ 108.17	$ 245.74	$ 4,162.23
2051	$ 2,731.02	$ 1,086.35	$ -	$ 95.29	$ 250.65	$ 4,163.32
2052	$ 2,894.65	$ 930.68	$ -	$ 81.64	$ 255.67	$ 4,162.63
2053	$ 3,069.97	$ 765.68	$ -	$ 67.17	$ 260.78	$ 4,163.59
2054	$ 3,253.07	$ 590.70	$ -	$ 51.82	$ 265.99	$ 4,161.58
2055	$ 3,451.76	$ 405.27	$ -	$ 35.55	$ 271.31	$ 4,163.90
2056	$ 3,658.25	$ 208.52	$ -	$ 18.29	$ 276.74	$ 4,161.80
Total	**$ 53,958.16**	**$ 58,460.82**	**$ (2,892.56)**	**$ 5,291.35**	**$ 6,321.96**	**$ 121,139.73**

Footnotes:

[a] Interest is calculated at a 4.500%, 5.250%, and 5.700% rate for term bonds maturing 2036, 2046, and 2056 respectively.

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

SONOMA VERDE NORTH PUBLIC IMPROVEMENT DISTRICT ZONE A IMPROVEMENT AREA #1 LOT TYPE 2 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING[7] RETURN TO:

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

____
STREET ADDRESS

ZONE A IMPROVEMENT AREA #1 LOT TYPE 2 PRINCIPAL ASSESSMENT: $71,161.58

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

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

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

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

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

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

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

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

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][8]

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

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

DATE:	DATE:
______________________________	______________________________
SIGNATURE OF PURCHASER	SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _______ §

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

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

Notary Public, State of Texas][9]

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

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

DATE: DATE:

______________________________ ______________________________
SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF ________ §

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

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

Notary Public, State of Texas][4]

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

ANNUAL INSTALLMENTS - ZONE A IMPROVEMENT AREA #1 LOT TYPE 2

Installment Due 1/31	Principal	Interest[a]	Capitalized Interest	Additional Interest	Annual Collection Costs	Total Annual Installment Due[b]
2027	$ -	$ 3,814.79	$ (3,814.79)	$ 355.81	$ 205.52	$ 561.33
2028	$ 1,109.81	$ 3,814.79	$ -	$ 355.81	$ 209.63	$ 5,490.04
2029	$ 1,161.19	$ 3,764.85	$ -	$ 350.26	$ 213.82	$ 5,490.12
2030	$ 1,212.57	$ 3,712.59	$ -	$ 344.45	$ 218.10	$ 5,487.72
2031	$ 1,269.09	$ 3,658.03	$ -	$ 338.39	$ 222.46	$ 5,487.97
2032	$ 1,330.75	$ 3,600.92	$ -	$ 332.04	$ 226.91	$ 5,490.62
2033	$ 1,392.40	$ 3,541.03	$ -	$ 325.39	$ 231.45	$ 5,490.28
2034	$ 1,459.20	$ 3,478.38	$ -	$ 318.43	$ 236.08	$ 5,492.08
2035	$ 1,525.99	$ 3,412.71	$ -	$ 311.13	$ 240.80	$ 5,490.64
2036	$ 1,597.92	$ 3,344.04	$ -	$ 303.50	$ 245.62	$ 5,491.09
2037	$ 1,669.86	$ 3,272.14	$ -	$ 295.51	$ 250.53	$ 5,488.03
2038	$ 1,762.34	$ 3,184.47	$ -	$ 287.16	$ 255.54	$ 5,489.51
2039	$ 1,859.96	$ 3,091.95	$ -	$ 278.35	$ 260.65	$ 5,490.91
2040	$ 1,962.72	$ 2,994.30	$ -	$ 269.05	$ 265.86	$ 5,491.94
2041	$ 2,065.48	$ 2,891.25	$ -	$ 259.24	$ 271.18	$ 5,487.16
2042	$ 2,178.52	$ 2,782.82	$ -	$ 248.91	$ 276.60	$ 5,486.85
2043	$ 2,301.83	$ 2,668.44	$ -	$ 238.02	$ 282.14	$ 5,490.43
2044	$ 2,425.15	$ 2,547.60	$ -	$ 226.51	$ 287.78	$ 5,487.03
2045	$ 2,563.87	$ 2,420.28	$ -	$ 214.38	$ 293.53	$ 5,492.07
2046	$ 2,702.60	$ 2,285.67	$ -	$ 201.56	$ 299.41	$ 5,489.24
2047	$ 2,851.60	$ 2,143.79	$ -	$ 188.05	$ 305.39	$ 5,488.83
2048	$ 3,021.16	$ 1,981.25	$ -	$ 173.79	$ 311.50	$ 5,487.70
2049	$ 3,206.12	$ 1,809.04	$ -	$ 158.69	$ 317.73	$ 5,491.58
2050	$ 3,396.23	$ 1,626.29	$ -	$ 142.66	$ 324.09	$ 5,489.27
2051	$ 3,601.75	$ 1,432.71	$ -	$ 125.68	$ 330.57	$ 5,490.70
2052	$ 3,817.55	$ 1,227.41	$ -	$ 107.67	$ 337.18	$ 5,489.80
2053	$ 4,048.76	$ 1,009.81	$ -	$ 88.58	$ 343.92	$ 5,491.07
2054	$ 4,290.25	$ 779.03	$ -	$ 68.34	$ 350.80	$ 5,488.41
2055	$ 4,552.29	$ 534.48	$ -	$ 46.88	$ 357.82	$ 5,491.47
2056	$ 4,824.60	$ 275.00	$ -	$ 24.12	$ 364.97	$ 5,488.70
Total	**$ 71,161.58**	**$ 77,099.82**	**$ (3,814.79)**	**$ 6,978.38**	**$ 8,337.58**	**$ 159,762.58**

Footnotes:

[a] Interest is calculated at a 4.500%, 5.250%, and 5.700% rate for term bonds maturing 2036, 2046, and 2056 respectively.

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

SONOMA VERDE NORTH PUBLIC IMPROVEMENT DISTRICT ZONE B IMPROVEMENT AREA #1 INITIAL PARCEL BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING[10] RETURN TO:

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

____
STREET ADDRESS

ZONE B IMPROVEMENT AREA #1 INITIAL PARCEL PRINCIPAL ASSESSMENT: $5,087,000.00

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

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

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

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

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

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

DATE: DATE:

____

SIGNATURE OF PURCHASER

____

SIGNATURE OF PURCHASER

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

DATE: DATE:

____

SIGNATURE OF SELLER

____

SIGNATURE OF SELLER][11]

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

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

DATE:	DATE:
______________________________	______________________________
SIGNATURE OF PURCHASER	SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _______ §

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

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

Notary Public, State of Texas][12]

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

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

DATE:	DATE:
____________________________	____________________________
SIGNATURE OF SELLER	SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF ________ §

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

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

Notary Public, State of Texas][4]

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

ANNUAL INSTALLMENTS - ZONE B IMPROVEMENT AREA #1 INITIAL PARCEL

Installment Due 1/31	Principal	Interest[a]	Capitalized Interest	Additional Interest	Annual Collection Costs	Total Annual Installment Due[b]
2027	$ -	$ 272,018	$ (272,018)	$ 25,435	$ 40,000	$ 65,435
2028	$ 86,000	$ 272,018	$ -	$ 25,435	$ 40,800	$ 424,253
2029	$ 89,000	$ 268,148	$ -	$ 25,005	$ 41,616	$ 423,769
2030	$ 93,000	$ 264,143	$ -	$ 24,560	$ 42,448	$ 424,151
2031	$ 97,000	$ 259,958	$ -	$ 24,095	$ 43,297	$ 424,350
2032	$ 101,000	$ 255,593	$ -	$ 23,610	$ 44,163	$ 424,366
2033	$ 105,000	$ 251,048	$ -	$ 23,105	$ 45,046	$ 424,199
2034	$ 109,000	$ 246,323	$ -	$ 22,580	$ 45,947	$ 423,850
2035	$ 114,000	$ 241,418	$ -	$ 22,035	$ 46,866	$ 424,319
2036	$ 118,000	$ 236,288	$ -	$ 21,465	$ 47,804	$ 423,556
2037	$ 123,000	$ 230,978	$ -	$ 20,875	$ 48,760	$ 423,612
2038	$ 130,000	$ 224,520	$ -	$ 20,260	$ 49,735	$ 424,515
2039	$ 136,000	$ 217,695	$ -	$ 19,610	$ 50,730	$ 424,035
2040	$ 143,000	$ 210,555	$ -	$ 18,930	$ 51,744	$ 424,229
2041	$ 150,000	$ 203,048	$ -	$ 18,215	$ 52,779	$ 424,042
2042	$ 158,000	$ 195,173	$ -	$ 17,465	$ 53,835	$ 424,472
2043	$ 166,000	$ 186,878	$ -	$ 16,675	$ 54,911	$ 424,464
2044	$ 174,000	$ 178,163	$ -	$ 15,845	$ 56,010	$ 424,017
2045	$ 183,000	$ 169,028	$ -	$ 14,975	$ 57,130	$ 424,132
2046	$ 192,000	$ 159,420	$ -	$ 14,060	$ 58,272	$ 423,752
2047	$ 202,000	$ 149,340	$ -	$ 13,100	$ 59,438	$ 423,878
2048	$ 213,000	$ 137,826	$ -	$ 12,090	$ 60,627	$ 423,543
2049	$ 225,000	$ 125,685	$ -	$ 11,025	$ 61,839	$ 423,549
2050	$ 238,000	$ 112,860	$ -	$ 9,900	$ 63,076	$ 423,836
2051	$ 252,000	$ 99,294	$ -	$ 8,710	$ 64,337	$ 424,341
2052	$ 266,000	$ 84,930	$ -	$ 7,450	$ 65,624	$ 424,004
2053	$ 281,000	$ 69,768	$ -	$ 6,120	$ 66,937	$ 423,825
2054	$ 297,000	$ 53,751	$ -	$ 4,715	$ 68,275	$ 423,741
2055	$ 314,000	$ 36,822	$ -	$ 3,230	$ 69,641	$ 423,693
2056	$ 332,000	$ 18,924	$ -	$ 1,660	$ 71,034	$ 423,618
Total	**$ 5,087,000**	**$ 5,431,605**	**$ (272,018)**	**$ 492,235**	**$ 1,622,723**	**$ 12,361,546**

Footnotes:

[a] Interest is calculated at a 4.500%, 5.250%, and 5.700% rate for term bonds maturing 2036, 2046, and 2056 respectively.

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

SONOMA VERDE NORTH PUBLIC IMPROVEMENT DISTRICT ZONE B IMPROVEMENT AREA #1 LOT TYPE 3 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING[13] RETURN TO:

____

____

____

____

____

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

____

STREET ADDRESS

ZONE B IMPROVEMENT AREA #1 LOT TYPE 3 PRINCIPAL ASSESSMENT: $42,041.32

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

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

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

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

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

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

DATE:	DATE:
______________________________	______________________________
SIGNATURE OF PURCHASER	SIGNATURE OF PURCHASER

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

DATE:	DATE:
______________________________	______________________________
SIGNATURE OF SELLER	SIGNATURE OF SELLER][14]

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

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

DATE:	DATE:
_______________________________	_______________________________
SIGNATURE OF PURCHASER	SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _______ §

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

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

Notary Public, State of Texas][15]

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

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

DATE: DATE:

____________________________ ____________________________
SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF ________ §

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

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

Notary Public, State of Texas][4]

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

ANNUAL INSTALLMENTS - ZONE B IMPROVEMENT AREA #1 LOT TYPE 3

Installment Due 1/31	Principal	Interest[a]	Capitalized Interest	Additional Interest	Annual Collection Costs	Total Annual Installment Due[b]
2027	$ -	$ 2,248.08	$ (2,248.08)	$ 210.21	$ 330.58	$ 540.79
2028	$ 710.74	$ 2,248.08	$ -	$ 210.21	$ 337.19	$ 3,506.22
2029	$ 735.54	$ 2,216.10	$ -	$ 206.65	$ 343.93	$ 3,502.22
2030	$ 768.60	$ 2,183.00	$ -	$ 202.98	$ 350.81	$ 3,505.38
2031	$ 801.65	$ 2,148.41	$ -	$ 199.13	$ 357.83	$ 3,507.02
2032	$ 834.71	$ 2,112.33	$ -	$ 195.12	$ 364.99	$ 3,507.15
2033	$ 867.77	$ 2,074.77	$ -	$ 190.95	$ 372.29	$ 3,505.78
2034	$ 900.83	$ 2,035.72	$ -	$ 186.61	$ 379.73	$ 3,502.89
2035	$ 942.15	$ 1,995.19	$ -	$ 182.11	$ 387.33	$ 3,506.77
2036	$ 975.21	$ 1,952.79	$ -	$ 177.40	$ 395.07	$ 3,500.46
2037	$ 1,016.53	$ 1,908.90	$ -	$ 172.52	$ 402.97	$ 3,500.93
2038	$ 1,074.38	$ 1,855.54	$ -	$ 167.44	$ 411.03	$ 3,508.39
2039	$ 1,123.97	$ 1,799.13	$ -	$ 162.07	$ 419.25	$ 3,504.42
2040	$ 1,181.82	$ 1,740.12	$ -	$ 156.45	$ 427.64	$ 3,506.03
2041	$ 1,239.67	$ 1,678.08	$ -	$ 150.54	$ 436.19	$ 3,504.48
2042	$ 1,305.79	$ 1,613.00	$ -	$ 144.34	$ 444.92	$ 3,508.03
2043	$ 1,371.90	$ 1,544.44	$ -	$ 137.81	$ 453.81	$ 3,507.97
2044	$ 1,438.02	$ 1,472.42	$ -	$ 130.95	$ 462.89	$ 3,504.27
2045	$ 1,512.40	$ 1,396.92	$ -	$ 123.76	$ 472.15	$ 3,505.23
2046	$ 1,586.78	$ 1,317.52	$ -	$ 116.20	$ 481.59	$ 3,502.09
2047	$ 1,669.42	$ 1,234.21	$ -	$ 108.26	$ 491.22	$ 3,503.12
2048	$ 1,760.33	$ 1,139.06	$ -	$ 99.92	$ 501.05	$ 3,500.35
2049	$ 1,859.50	$ 1,038.72	$ -	$ 91.12	$ 511.07	$ 3,500.41
2050	$ 1,966.94	$ 932.73	$ -	$ 81.82	$ 521.29	$ 3,502.78
2051	$ 2,082.64	$ 820.61	$ -	$ 71.98	$ 531.71	$ 3,506.95
2052	$ 2,198.35	$ 701.90	$ -	$ 61.57	$ 542.35	$ 3,504.17
2053	$ 2,322.31	$ 576.60	$ -	$ 50.58	$ 553.20	$ 3,502.68
2054	$ 2,454.55	$ 444.22	$ -	$ 38.97	$ 564.26	$ 3,502.00
2055	$ 2,595.04	$ 304.31	$ -	$ 26.69	$ 575.55	$ 3,501.59
2056	$ 2,743.80	$ 156.40	$ -	$ 13.72	$ 587.06	$ 3,500.97
Total	**$ 42,041.32**	**$ 44,889.30**	**$ (2,248.08)**	**$ 4,068.06**	**$ 13,410.94**	**$ 102,161.53**

Footnotes:

[a] Interest is calculated at a 4.500%, 5.250%, and 5.700% rate for term bonds maturing 2036, 2046, and 2056 respectively.

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