

ORDINANCE NO. 302

AN ORDINANCE OF THE CITY OF UHLAND, TEXAS, ACCEPTING AND APPROVING THE ANNUAL UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR THE WATERMILL PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE §372.013, AS AMENDED; PROVIDING A CUMULATIVE CLAUSE; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on April 14, 2021, the City Council of the City of Umland, Texas (the "City") approved Resolution No. 20211404A establishing the Watermill Public Improvement District (the "District") in accordance with the provisions of Chapter 372 of the Texas Local Government Code (the "PID Act"); and

WHEREAS, the City has heretofore levied assessments against property within the District, pursuant to Ordinance No. 290, which ordinance also approved the Watermill Public Improvement District Service and Assessment Plan and the Assessment Roll attached thereto as Exhibit A, dated as of November 2, 2022 (the "Service and Assessment Plan and the Assessment Roll"); and

WHEREAS, the Service and Assessment Plan and Assessment Roll are required to be reviewed and updated annually as described in Sections 372.013 and 372.014 of the PID Act (the "Annual Service Plan Update"); and

WHEREAS, the Annual Service Plan Update, attached hereto as Exhibit A, including the Assessment Roll attached thereto, update the Service and Assessment Plan and Assessment Roll to reflect prepayments, property divisions and changes to the budget allocation for the District that occur during the year, if any; and

WHEREAS, the City Council desires and finds it to be in the public interest to adopt this Ordinance approving and adopting the Annual Service Plan Update and the updated Assessment Roll attached thereto, in compliance with the PID Act.

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

Section 1. Preambles.

All matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

Section 2. Annual Update.

The Watermill Public Improvement District Annual Service Plan Update, attached hereto as Exhibit A and incorporated herein by reference, inclusive of the updated Assessment Roll contained therein and made a part thereof, are hereby accepted and approved.

Section 3. Cumulative.

The provisions of this ordinance are to be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent of any such inconsistency or conflict.

Section 4. Severability.

Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Ordinance as a whole.

Section 5. Filing in Land Records.

This Ordinance shall take effect immediately after its passage, as the law in such case provide. The City Secretary shall cause this Ordinance to be filed with the county clerk in each county in which all or a part of the District is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

PASSED AND APPROVED THIS THE 6TH DAY OF SEPTEMBER, 2023.



Lacey Duke
Mayor

ATTESTED:

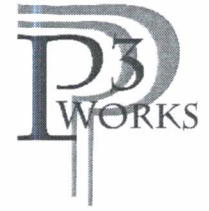


Kimberly Weatherford
City Secretary



EXHIBIT A

Annual Service and Assessment Plan Update



WATERMILL
PUBLIC IMPROVEMENT DISTRICT
2023 ANNUAL SERVICE PLAN UPDATE
SEPTEMBER 6, 2023

INTRODUCTION

Capitalized terms used in this 2023 Annual Service Plan Update shall have the meanings set forth in the Service and Assessment Plan (the “2022 SAP”).

On April 14, 2021, the City passed and approved Resolution No. 20211404A authorizing the creation of the District. On March 9, 2022, the City passed an approved Resolution No. 20220903A which authorized an increase in the estimated costs of the Public Improvements to \$12,500,000. On August 10, 2022, the City passed and approved Resolution No. 20221008 which ratified, confirmed and approved the prior creation of the District. The purpose of the District is to finance the Actual Costs of Authorized Improvements that confer a special benefit on approximately 88.268 acres located within the City, as described by metes and bounds.

On November 2, 2022, the City Council approved the 2022 Annual Service Plan Update for the District by Ordinance No. 290, which updated the Assessment Roll for 2022.

The 2022 SAP identified the Authorized Improvements to be constructed for the benefit of the Assessed Parcels within the District, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the District for the costs of the Authorized Improvements. Pursuant to the PID Act, the 2022 SAP must be reviewed and updated annually. This document is the Annual Service Plan Update for 2023.

The City Council also adopted an Assessment Roll identifying the Assessments on each Lot within the District, based on the method of assessment identified in the 2022 SAP. This 2023 Annual Service Plan Update also updates the Assessment Roll for 2023.

PARCEL SUBDIVISION

- The final plat of Watermill Subdivision Phase 1, attached hereto as **Exhibit C-1**, was filed and recorded with the County on November 3, 2022, and consists of 88 residential Lots and 11 Lots of Non-Benefited Property.
- The final plat of Watermill Subdivision Phase 2, attached hereto as **Exhibit C-2**, was filed and recorded with the County on July 7, 2023, and consists of 102 residential Lots and 9 Lots of Non-Benefited Property.

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

LOT AND HOME SALES

The District is anticipated to consist of approximately 327 single-family units and 61,855 square feet of commercial space. Per the Quarterly Report dated March 31, 2023, DR Horton closed on 88 Lot Type 1 Lots and has 25 homes under construction. DR Horton is under contract to purchase an additional 239 planned Lots, further designated as 161 Lot Type 1 Lots, 65 Lot Type 2 Lots, and 13 Lot Type 3 Lots.

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

AUTHORIZED IMPROVEMENTS

Per the Quarterly Report dated March 31, 2023, the Authorized Improvements listed in the 2022 SAP for the District are currently under construction and projected to be completed in the second quarter of 2024. The budget for the Authorized Improvements remains unchanged as shown in the table below.

	Budget	Spent to Date ^[a]	% of Budget Complete
<i>Authorized Improvements:</i>			
Street	\$ 3,623,123.00	\$1,125,828.20	31.07%
Drainage	2,488,740.00	1,539,467.45	61.86%
Water	1,453,703.00	1,171,882.00	80.61%
Wastewater	1,897,043.00	785,384.25	41.40%
Soft Costs	1,352,105.00	722,468.87	53.43%
Total	\$10,814,714.00	\$5,345,030.77	49.42%

Notes:

[a] As of the Quarterly Report for quarter ending 3/31/2023.

OUTSTANDING ASSESSMENT

The District has an outstanding Assessment of \$10,599,000.00.

ANNUAL INSTALLMENT DUE 1/31/2024

- **Principal and Interest¹** – The total principal and interest required for the Annual Installment is \$823,995.00.
- **Additional Interest Reserve Requirement** – The total Additional Interest Reserve Requirement, as defined in the Indenture, is equal to \$582,945.00 and has not been met. As such, the Additional Interest Reserve Account will be funded with Additional Interest on the outstanding Assessments, resulting in an Additional Interest amount due of \$52,995.00.
- **Annual Collection Cost** – The cost of administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs budgeted for the Annual Installment is \$39,800.00.

Annual Collection Cost Breakdown	
PID Administrator	\$ 30,600.00
City Auditor	\$ 2,500.00
Filing Fees	\$ 1,000.00
County Collection	\$ 200.00
Misc.	\$ 1,000.00
PID Trustee Fees	\$ 4,500.00
Total Annual Collection Cost	\$ 39,800.00

Due January 31, 2024	
Principal	\$ 134,000.00
Interest	\$ 689,995.00
Additional Interest	\$ 52,995.00
Annual Collection Cost	\$ 39,800.00
Total Annual Installment	\$ 916,790.00

See **Exhibit B** for the debt service schedule for the PID Bonds as shown in the limited offering

¹ The Annual Installment covers the period September 1, 2023 to August 31, 2024 and is due by January 31, 2024.

memorandum.

PREPAYMENT OF ASSESSMENTS IN FULL

No full prepayments of Assessments have occurred within the District.

PARTIAL PREPAYMENT OF ASSESSMENTS

No partial prepayments of Assessments have occurred within the District.

EXTRAORDINARY OPTIONAL REDEMPTIONS

No extraordinary optional redemptions have occurred within the District.

SERVICE PLAN – FIVE YEAR BUDGET FORECAST

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

Annual Installments Due		1/31/2024	1/31/2025	1/31/2026	1/31/2027	1/31/2028
PID Bonds Principal		\$ 134,000.00	\$ 141,000.00	\$ 150,000.00	\$ 158,000.00	\$ 167,000.00
PID Bonds Interest		\$ 689,995.00	\$ 682,290.00	\$ 674,182.50	\$ 665,557.50	\$ 656,472.50
	(1)	\$ 823,995.00	\$ 823,290.00	\$ 824,182.50	\$ 823,557.50	\$ 823,472.50
Annual Collection Costs	(2)	\$ 39,800.00	\$ 40,596.00	\$ 41,407.92	\$ 42,236.08	\$ 43,080.80
Additional Interest [a]	(3)	\$ 52,995.00	\$ 52,325.00	\$ 51,620.00	\$ 50,870.00	\$ 50,080.00
Total Annual Installment	(4)=(1)+(2)+(3)	\$ 916,790.00	\$ 916,211.00	\$ 917,210.42	\$ 916,663.58	\$ 916,633.30

Notes:

[a] Additional Interest is calculated at the Additional Interest Rate.

ASSESSMENT ROLL

The list of current Parcels or Lots within the District, the corresponding total Assessments, and current Annual Installment are shown on the Assessment Roll attached hereto as **Exhibit A**. The Parcels or Lots shown on the Assessment Roll will receive the bills for the 2023 Annual Installments which will be delinquent if not paid by January 31, 2024.

EXHIBIT A – ASSESSMENT ROLL

Property ID	Lot Type	Watermill PID	
		Outstanding Assessment	Annual Installment due 1/31/24 [a]
R189943	1	\$ 29,433.56	\$ 2,545.94
R189944	1	\$ 29,433.56	\$ 2,545.94
R189945	1	\$ 29,433.56	\$ 2,545.94
R189946	1	\$ 29,433.56	\$ 2,545.94
R189947	1	\$ 29,433.56	\$ 2,545.94
R189948	1	\$ 29,433.56	\$ 2,545.94
R189949	1	\$ 29,433.56	\$ 2,545.94
R189950	1	\$ 29,433.56	\$ 2,545.94
R189951	1	\$ 29,433.56	\$ 2,545.94
R189952	1	\$ 29,433.56	\$ 2,545.94
R189953	1	\$ 29,433.56	\$ 2,545.94
R189954	1	\$ 29,433.56	\$ 2,545.94
R189955	1	\$ 29,433.56	\$ 2,545.94
R189956	1	\$ 29,433.56	\$ 2,545.94
R189957	1	\$ 29,433.56	\$ 2,545.94
R189958	1	\$ 29,433.56	\$ 2,545.94
R189959	1	\$ 29,433.56	\$ 2,545.94
R189960	1	\$ 29,433.56	\$ 2,545.94
R189961	1	\$ 29,433.56	\$ 2,545.94
R189962	1	\$ 29,433.56	\$ 2,545.94
R189963	1	\$ 29,433.56	\$ 2,545.94
R189964	1	\$ 29,433.56	\$ 2,545.94
R189965	1	\$ 29,433.56	\$ 2,545.94
R189966	1	\$ 29,433.56	\$ 2,545.94
R189967	1	\$ 29,433.56	\$ 2,545.94
R189968	Non-Benefited	\$ -	\$ -
R189969	Non-Benefited	\$ -	\$ -
R189970	1	\$ 29,433.56	\$ 2,545.94
R189971	1	\$ 29,433.56	\$ 2,545.94
R189972	1	\$ 29,433.56	\$ 2,545.94
R189973	1	\$ 29,433.56	\$ 2,545.94
R189974	1	\$ 29,433.56	\$ 2,545.94
R189975	1	\$ 29,433.56	\$ 2,545.94
R189976	1	\$ 29,433.56	\$ 2,545.94
R189977	1	\$ 29,433.56	\$ 2,545.94
R189978	1	\$ 29,433.56	\$ 2,545.94
R189979	1	\$ 29,433.56	\$ 2,545.94
R189980	1	\$ 29,433.56	\$ 2,545.94
R189981	1	\$ 29,433.56	\$ 2,545.94
R189982	1	\$ 29,433.56	\$ 2,545.94

Property ID	Lot Type	Watermill PID	
		Outstanding Assessment	Annual Installment due 1/31/24 [a]
R189983	1	\$ 29,433.56	\$ 2,545.94
R189984	1	\$ 29,433.56	\$ 2,545.94
R189985	1	\$ 29,433.56	\$ 2,545.94
R189986	1	\$ 29,433.56	\$ 2,545.94
R189987	1	\$ 29,433.56	\$ 2,545.94
R189988	1	\$ 29,433.56	\$ 2,545.94
R189989	1	\$ 29,433.56	\$ 2,545.94
R189990	1	\$ 29,433.56	\$ 2,545.94
R189991	1	\$ 29,433.56	\$ 2,545.94
R189992	1	\$ 29,433.56	\$ 2,545.94
R189993	1	\$ 29,433.56	\$ 2,545.94
R189994	1	\$ 29,433.56	\$ 2,545.94
R189995	1	\$ 29,433.56	\$ 2,545.94
R189996	1	\$ 29,433.56	\$ 2,545.94
R189997	1	\$ 29,433.56	\$ 2,545.94
R189998	Non-Benefited	\$ -	\$ -
R189999	Non-Benefited	\$ -	\$ -
R190000	Non-Benefited	\$ -	\$ -
R190001	1	\$ 29,433.56	\$ 2,545.94
R190002	1	\$ 29,433.56	\$ 2,545.94
R190003	1	\$ 29,433.56	\$ 2,545.94
R190004	1	\$ 29,433.56	\$ 2,545.94
R190005	1	\$ 29,433.56	\$ 2,545.94
R190006	1	\$ 29,433.56	\$ 2,545.94
R190007	1	\$ 29,433.56	\$ 2,545.94
R190008	1	\$ 29,433.56	\$ 2,545.94
R190009	1	\$ 29,433.56	\$ 2,545.94
R190010	1	\$ 29,433.56	\$ 2,545.94
R190011	1	\$ 29,433.56	\$ 2,545.94
R190012	1	\$ 29,433.56	\$ 2,545.94
R190013	1	\$ 29,433.56	\$ 2,545.94
R190014	1	\$ 29,433.56	\$ 2,545.94
R190015	1	\$ 29,433.56	\$ 2,545.94
R190016	1	\$ 29,433.56	\$ 2,545.94
R190017	1	\$ 29,433.56	\$ 2,545.94
R190018	1	\$ 29,433.56	\$ 2,545.94
R190019	Non-Benefited	\$ -	\$ -
R190020	Non-Benefited	\$ -	\$ -
R190021	1	\$ 29,433.56	\$ 2,545.94
R190022	1	\$ 29,433.56	\$ 2,545.94

Property ID	Lot Type	Watermill PID	
		Outstanding Assessment	Annual Installment due 1/31/24 [a]
R190023	1	\$ 29,433.56	\$ 2,545.94
R190024	1	\$ 29,433.56	\$ 2,545.94
R190025	Non-Benefited	\$ -	\$ -
R190026	Non-Benefited	\$ -	\$ -
R190027	Non-Benefited	\$ -	\$ -
R190028	1	\$ 29,433.56	\$ 2,545.94
R190029	1	\$ 29,433.56	\$ 2,545.94
R190030	1	\$ 29,433.56	\$ 2,545.94
R190031	1	\$ 29,433.56	\$ 2,545.94
R190032	1	\$ 29,433.56	\$ 2,545.94
R190033	1	\$ 29,433.56	\$ 2,545.94
R190034	1	\$ 29,433.56	\$ 2,545.94
R190035	1	\$ 29,433.56	\$ 2,545.94
R190036	1	\$ 29,433.56	\$ 2,545.94
R190037	1	\$ 29,433.56	\$ 2,545.94
R190038	1	\$ 29,433.56	\$ 2,545.94
R190039	1	\$ 29,433.56	\$ 2,545.94
R190040	1	\$ 29,433.56	\$ 2,545.94
R190041	Non-Benefited	\$ -	\$ -
R190042	Non-Benefited	\$ -	\$ -
R190068	Non-Benefited	\$ -	\$ -
R122280	Remainder Parcel	\$ 8,008,846.65	\$ 692,747.48
Total [b]		\$ 10,599,000.00	\$ 916,790.00

[a] The Annual Installment covers the period of September 1, 2023 to August 31, 2024, and is due by January 31, 2024.

[b] Total may not match installment schedules or Service Plan due to rounding.

EXHIBIT B – DEBT SERVICE SCHEDULE

DEBT SERVICE REQUIREMENTS

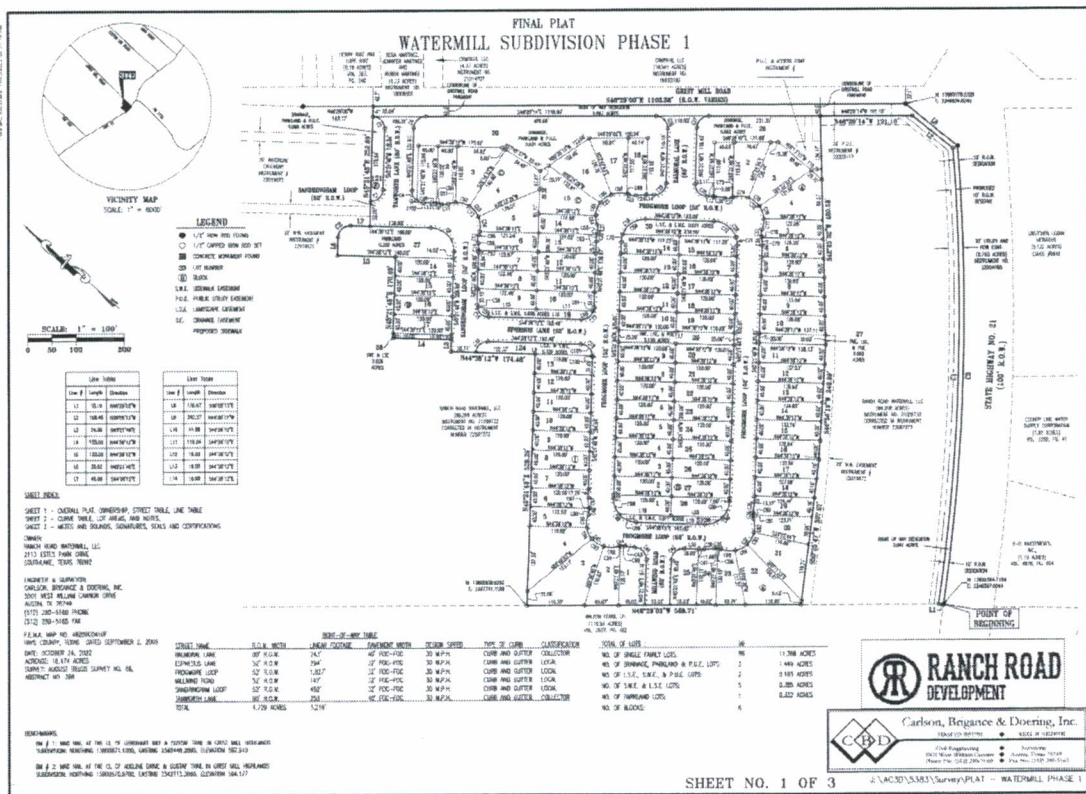
The following table sets forth the anticipated debt service requirements for the Bonds:

<u>Year Ending</u> <u>(September 30)</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023 ⁽¹⁾	\$ -	\$ 519,413	\$ 519,413
2024	134,000	689,995	823,995
2025	141,000	682,290	823,290
2026	150,000	674,183	824,183
2027	158,000	665,558	823,558
2028	167,000	656,473	823,473
2029	178,000	646,661	824,661
2030	188,000	636,204	824,204
2031	200,000	625,159	825,159
2032	212,000	613,409	825,409
2033	224,000	600,954	824,954
2034	240,000	586,114	826,114
2035	256,000	570,214	826,214
2036	273,000	553,254	826,254
2037	292,000	535,168	827,168
2038	312,000	515,823	827,823
2039	333,000	495,153	828,153
2040	356,000	473,091	829,091
2041	381,000	449,506	830,506
2042	407,000	424,265	831,265
2043	435,000	397,301	832,301
2044	465,000	368,483	833,483
2045	498,000	337,676	835,676
2046	532,000	304,684	836,684
2047	569,000	269,439	838,439
2048	609,000	231,743	840,743
2049	651,000	191,396	842,396
2050	696,000	148,268	844,268
2051	745,000	102,158	847,158
2052	<u>797,000</u>	<u>52,801</u>	<u>849,801</u>
Total⁽²⁾	\$10,599,000	\$14,016,831	\$24,615,831

⁽¹⁾ Interest due in 2023 will be paid from amounts on deposit in the Capitalized Interest Account.

⁽²⁾ Totals may not add due to rounding.

EXHIBIT C-1 – WATERMILL PHASE 1 FINAL PLAT



FINAL PLAT
WATERMILL SUBDIVISION PHASE 1

Corner Table				Corner Table				Corner Table				Corner Table			
Dist #	Length	Bearing	Point	Dist #	Length	Bearing	Point	Dist #	Length	Bearing	Point	Dist #	Length	Bearing	Point
01	10.00	S00°00'00"W	10.00	01	10.00	S00°00'00"W	10.00	01	10.00	S00°00'00"W	10.00	01	10.00	S00°00'00"W	10.00
02	10.00	S00°00'00"W	20.00	02	10.00	S00°00'00"W	20.00	02	10.00	S00°00'00"W	20.00	02	10.00	S00°00'00"W	20.00
03	10.00	S00°00'00"W	30.00	03	10.00	S00°00'00"W	30.00	03	10.00	S00°00'00"W	30.00	03	10.00	S00°00'00"W	30.00
04	10.00	S00°00'00"W	40.00	04	10.00	S00°00'00"W	40.00	04	10.00	S00°00'00"W	40.00	04	10.00	S00°00'00"W	40.00
05	10.00	S00°00'00"W	50.00	05	10.00	S00°00'00"W	50.00	05	10.00	S00°00'00"W	50.00	05	10.00	S00°00'00"W	50.00
06	10.00	S00°00'00"W	60.00	06	10.00	S00°00'00"W	60.00	06	10.00	S00°00'00"W	60.00	06	10.00	S00°00'00"W	60.00
07	10.00	S00°00'00"W	70.00	07	10.00	S00°00'00"W	70.00	07	10.00	S00°00'00"W	70.00	07	10.00	S00°00'00"W	70.00
08	10.00	S00°00'00"W	80.00	08	10.00	S00°00'00"W	80.00	08	10.00	S00°00'00"W	80.00	08	10.00	S00°00'00"W	80.00
09	10.00	S00°00'00"W	90.00	09	10.00	S00°00'00"W	90.00	09	10.00	S00°00'00"W	90.00	09	10.00	S00°00'00"W	90.00
10	10.00	S00°00'00"W	100.00	10	10.00	S00°00'00"W	100.00	10	10.00	S00°00'00"W	100.00	10	10.00	S00°00'00"W	100.00
11	10.00	S00°00'00"W	110.00	11	10.00	S00°00'00"W	110.00	11	10.00	S00°00'00"W	110.00	11	10.00	S00°00'00"W	110.00
12	10.00	S00°00'00"W	120.00	12	10.00	S00°00'00"W	120.00	12	10.00	S00°00'00"W	120.00	12	10.00	S00°00'00"W	120.00
13	10.00	S00°00'00"W	130.00	13	10.00	S00°00'00"W	130.00	13	10.00	S00°00'00"W	130.00	13	10.00	S00°00'00"W	130.00
14	10.00	S00°00'00"W	140.00	14	10.00	S00°00'00"W	140.00	14	10.00	S00°00'00"W	140.00	14	10.00	S00°00'00"W	140.00
15	10.00	S00°00'00"W	150.00	15	10.00	S00°00'00"W	150.00	15	10.00	S00°00'00"W	150.00	15	10.00	S00°00'00"W	150.00
16	10.00	S00°00'00"W	160.00	16	10.00	S00°00'00"W	160.00	16	10.00	S00°00'00"W	160.00	16	10.00	S00°00'00"W	160.00
17	10.00	S00°00'00"W	170.00	17	10.00	S00°00'00"W	170.00	17	10.00	S00°00'00"W	170.00	17	10.00	S00°00'00"W	170.00
18	10.00	S00°00'00"W	180.00	18	10.00	S00°00'00"W	180.00	18	10.00	S00°00'00"W	180.00	18	10.00	S00°00'00"W	180.00
19	10.00	S00°00'00"W	190.00	19	10.00	S00°00'00"W	190.00	19	10.00	S00°00'00"W	190.00	19	10.00	S00°00'00"W	190.00
20	10.00	S00°00'00"W	200.00	20	10.00	S00°00'00"W	200.00	20	10.00	S00°00'00"W	200.00	20	10.00	S00°00'00"W	200.00
21	10.00	S00°00'00"W	210.00	21	10.00	S00°00'00"W	210.00	21	10.00	S00°00'00"W	210.00	21	10.00	S00°00'00"W	210.00
22	10.00	S00°00'00"W	220.00	22	10.00	S00°00'00"W	220.00	22	10.00	S00°00'00"W	220.00	22	10.00	S00°00'00"W	220.00
23	10.00	S00°00'00"W	230.00	23	10.00	S00°00'00"W	230.00	23	10.00	S00°00'00"W	230.00	23	10.00	S00°00'00"W	230.00
24	10.00	S00°00'00"W	240.00	24	10.00	S00°00'00"W	240.00	24	10.00	S00°00'00"W	240.00	24	10.00	S00°00'00"W	240.00
25	10.00	S00°00'00"W	250.00	25	10.00	S00°00'00"W	250.00	25	10.00	S00°00'00"W	250.00	25	10.00	S00°00'00"W	250.00
26	10.00	S00°00'00"W	260.00	26	10.00	S00°00'00"W	260.00	26	10.00	S00°00'00"W	260.00	26	10.00	S00°00'00"W	260.00
27	10.00	S00°00'00"W	270.00	27	10.00	S00°00'00"W	270.00	27	10.00	S00°00'00"W	270.00	27	10.00	S00°00'00"W	270.00
28	10.00	S00°00'00"W	280.00	28	10.00	S00°00'00"W	280.00	28	10.00	S00°00'00"W	280.00	28	10.00	S00°00'00"W	280.00
29	10.00	S00°00'00"W	290.00	29	10.00	S00°00'00"W	290.00	29	10.00	S00°00'00"W	290.00	29	10.00	S00°00'00"W	290.00
30	10.00	S00°00'00"W	300.00	30	10.00	S00°00'00"W	300.00	30	10.00	S00°00'00"W	300.00	30	10.00	S00°00'00"W	300.00

- NOTES
1. NO LOT SHALL BE OCCUPIED UNLESS COMPLETED TO COMPLY WITH SPECIAL UTILITY REQUIREMENTS.
 2. THE PLAT IS NOT VALID UNLESS THE FOLLOWING NEARBY UTILITIES ARE LOCATED AND SHOWN AS SHOWN ON THE PLAT.
 3. NO LOT SHALL BE OCCUPIED UNLESS PUBLIC WATER, SEWER AND ELECTRICITY AND GAS LINES HAVE BEEN INSTALLED AND CONNECTIONS TO COMPLETE AND APPROVED.
 4. NECESSARY CONFORMANCE IS REQUIRED BY THE APPLICABLE PLAT.
 5. IF PUBLIC UTILITY REQUIREMENTS ARE NECESSARY TO BE COMPLETED TO COMPLY WITH SPECIAL UTILITY REQUIREMENTS, THE SUBMITTER SHALL BE RESPONSIBLE FOR THE COST OF SUCH UTILITY REQUIREMENTS.
 6. THE SUBMITTER SHALL BE RESPONSIBLE FOR THE COST OF SUCH UTILITY REQUIREMENTS.
 7. THE SUBMITTER SHALL BE RESPONSIBLE FOR THE COST OF SUCH UTILITY REQUIREMENTS.
 8. THE SUBMITTER SHALL BE RESPONSIBLE FOR THE COST OF SUCH UTILITY REQUIREMENTS.
 9. ALL UTILITIES, INCLUDING THE PUBLIC UTILITY LINES, AS SHOWN ON THE PLAT SHALL BE MAINTAINED BY THE SUBMITTER.
 10. THE SUBMITTER SHALL BE RESPONSIBLE FOR THE COST OF SUCH UTILITY REQUIREMENTS.
 11. THE SUBMITTER SHALL BE RESPONSIBLE FOR THE COST OF SUCH UTILITY REQUIREMENTS.
 12. THE SUBMITTER SHALL BE RESPONSIBLE FOR THE COST OF SUCH UTILITY REQUIREMENTS.
 13. THE SUBMITTER SHALL BE RESPONSIBLE FOR THE COST OF SUCH UTILITY REQUIREMENTS.
 14. THE SUBMITTER SHALL BE RESPONSIBLE FOR THE COST OF SUCH UTILITY REQUIREMENTS.
 15. THE SUBMITTER SHALL BE RESPONSIBLE FOR THE COST OF SUCH UTILITY REQUIREMENTS.

SEEK OFFER PROVIDED BY - COUNTRY FARM

ELECTRIC SERVICES PROVIDED BY - PEC

WATER SERVICES PROVIDED BY - COUNTY LINE SPECIAL UTILITY DISTRICT

WASTEWATER SERVICES PROVIDED BY - COUNTY LINE SPECIAL UTILITY DISTRICT

SHEET NO. 2 OF 3

RANCH ROAD DEVELOPMENT

Carlson, Biggs & Doering, Inc.

1000 East 10th Street, Suite 100, Oklahoma City, Oklahoma 73104

Phone: (405) 241-1111 • Fax: (405) 241-1111

© 2023 Carlson, Biggs & Doering, Inc. WATERMILL, PHASE 1

**FINAL PLAT
WATERMILL SUBDIVISION PHASE 1**

STATE OF TEXAS |
COUNTY OF TARRANT |
RANCH ROAD WATERMILL, LLC, BEING THE OWNER OF BELONG ACRES OF LAND OUT OF THE ABOVE RECALD SURVEY HAS
AN INSTRUMENT NO. 2022-100221 IN TARRANT COUNTY, TEXAS, AS CORRECTED BY DEED RECORDED IN INSTRUMENT NUMBER
21021743, HAS CORRECTED IN INSTRUMENT NUMBER 2022-100221, BOOK OF THE OFFICIAL PUBLIC RECORDS OF TARRANT
COUNTY, TEXAS, DEEDS TO THESE SURVEYED 10.474 ACRES OF LAND TO BE KNOWN AS

"WATERMILL SUBDIVISION PHASE 1"

IN ACCORDANCE WITH THE PLAT SHOWING HEREON, SUBJECT TO ANY AND ALL ENCUMBRANCES OR INTERESTS HERETOFORE
CLAIMED, AND SO HEREBY DEVOTED TO THE PUBLIC USE OF THE STREETS, ALLEYS, PARKS, INTERCOMMUNITAL DRIVES,
CORRIDORS, AND PUBLIC UTILITIES SHOWN ON THIS PLAT.

RANCH ROAD WATERMILL, LLC
1715 COOPER STREET, SUITE 300
DALLAS, TEXAS 75202

CITY OF DALLAS
CORPORATE SEAL
THIS INSTRUMENT SUBDIVISION PHASE 1 PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF DALLAS,
TEXAS, AND IS HEREBY APPROVED.

SIGNED THIS 16th day of January, 2022

CITY SECRETARY, CITY OF DALLAS

STATE OF TEXAS |
COUNTY OF TARRANT |

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON November 2, 2022 BY SEVERAL INDIVIDUALS,
AUTHORIZED AGENTS OR HEIR(S) OF SAID COMPANY:

KIMBERLY DUNN WATKINS
WARRANT PUBLIC UTILITY DISTRICT



STATE OF TEXAS |
COUNTY OF TARRANT |

I, CLARENCE H. CARDESA, COUNTY CLERK OF TARRANT COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF
SAID COMPANY WAS FILED FOR RECORD IN MY OFFICE ON THE 16th day of January, 2022.

BOOK OF November, 2022, PAGE 2022-100221, AT 8:31 AM. DECEASED A.M. IN THE PLAT RECORDS OF
TARRANT COUNTY, TEXAS, BOOK NO. 2022-100221, PAGE 2022-100221.

INDEXED BY HAND AND SEAL OF OFFICE THIS THE 3rd day of November, 2022.

Clarence H. Cardesa by Cathy DeWinstrom Doster
COUNTY CLERK
TARRANT COUNTY, TEXAS



THIS PLAT STATEMENT WAS DETERMINED BY A FULL TITLE CURATOR SERVICE DATE WHO DOES NOT ADVISE THAT
THE PROPERTY OR THE INSTRUMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, OR HAVE
EXISTING OR PENDING FLOODING OR FLOOD DAMAGE, AND FLOOD HEIGHTS MAY BE DIFFERENT ON
VARIOUS DATES.

THIS INSTRUMENT SHALL NOT BE DEEMED VALID UNLESS THE PART OF OWNER(S) OR OWNER(S).

STATE OF TEXAS |
COUNTY OF TARRANT |
I HEREBY CERTIFY THAT I HAVE EXAMINED THIS INSTRUMENT AND HAVE BEEN MADE BY THIS PLAT TO THE SATISFACTION OF
THE CITY, LOCAL, AND STATE LAWS, AND I HAVE BEEN MADE BY THIS PLAT TO THE SATISFACTION OF ALL
REQUIREMENTS OF THE SUBDIVISION ORDINANCES, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY CLERK OF
THE CITY OF DALLAS.

CHARLES E. BRIDGEMAN, P.E., M.S., M.A.S.
CARTER ENGINEERING & SURVEYING, INC.
1001 WEST WILLOW CANYON
MCKINNEY, TEXAS 75069
972-386-3340



SIGNED AND SUBSCRIBED BEFORE ME THIS 2nd day of November, 2022

SUZAN D. MATTHEW
NOTARY PUBLIC, STATE OF TEXAS



STATE OF TEXAS |
COUNTY OF TARRANT |
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACCURATE SURVEY OF THE
PROPERTY SHOWN ON THE FOREGOING INSTRUMENT.

PREPARED BY: _____ DATE: 02/10/2022
CARTER ENGINEERING & SURVEYING, INC.
1001 WEST WILLOW CANYON
MCKINNEY, TEXAS 75069
www.cartereng.com



SIGNED AND SUBSCRIBED BEFORE ME THIS 2nd day of November, 2022

SUZAN D. MATTHEW
NOTARY PUBLIC, STATE OF TEXAS



NOTES AND REMARKS
NONE

BEING AS A CORRECTED 1/2 ACRE BELONG ACRES OF LAND SHOWN IN THE ABOVE RECALD SURVEY NUMBER 2022-100221, BEING
THE WEST COUNTY TRACT, BEING ALL OF A CALLED 100 ACRES TRACT OF LAND COMPLETED TO RANCH ROAD WATERMILL, LLC IN
INSTRUMENT NUMBER 2022-100221, OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, AND CORRECTED IN INSTRUMENT NUMBER
21021743, OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, TO BE A 10.474 ACRE TRACT OF LAND, AND BELONG ACRE TRACT
OF LAND BEING FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEING, AS A CORRECTED 1/2 ACRE BELONG ACRES OF LAND SHOWN IN THE ABOVE RECALD SURVEY NUMBER 2022-100221, BEING
THE WEST COUNTY TRACT, BEING ALL OF A CALLED 100 ACRES TRACT OF LAND COMPLETED TO RANCH ROAD WATERMILL, LLC IN
INSTRUMENT NUMBER 2022-100221, OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, AND CORRECTED IN INSTRUMENT NUMBER
21021743, OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, TO BE A 10.474 ACRE TRACT OF LAND, AND BELONG ACRE TRACT
OF LAND BEING FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEING, AS A CORRECTED 1/2 ACRE BELONG ACRES OF LAND SHOWN IN THE ABOVE RECALD SURVEY NUMBER 2022-100221, BEING
THE WEST COUNTY TRACT, BEING ALL OF A CALLED 100 ACRES TRACT OF LAND COMPLETED TO RANCH ROAD WATERMILL, LLC IN
INSTRUMENT NUMBER 2022-100221, OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, AND CORRECTED IN INSTRUMENT NUMBER
21021743, OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, TO BE A 10.474 ACRE TRACT OF LAND, AND BELONG ACRE TRACT
OF LAND BEING FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

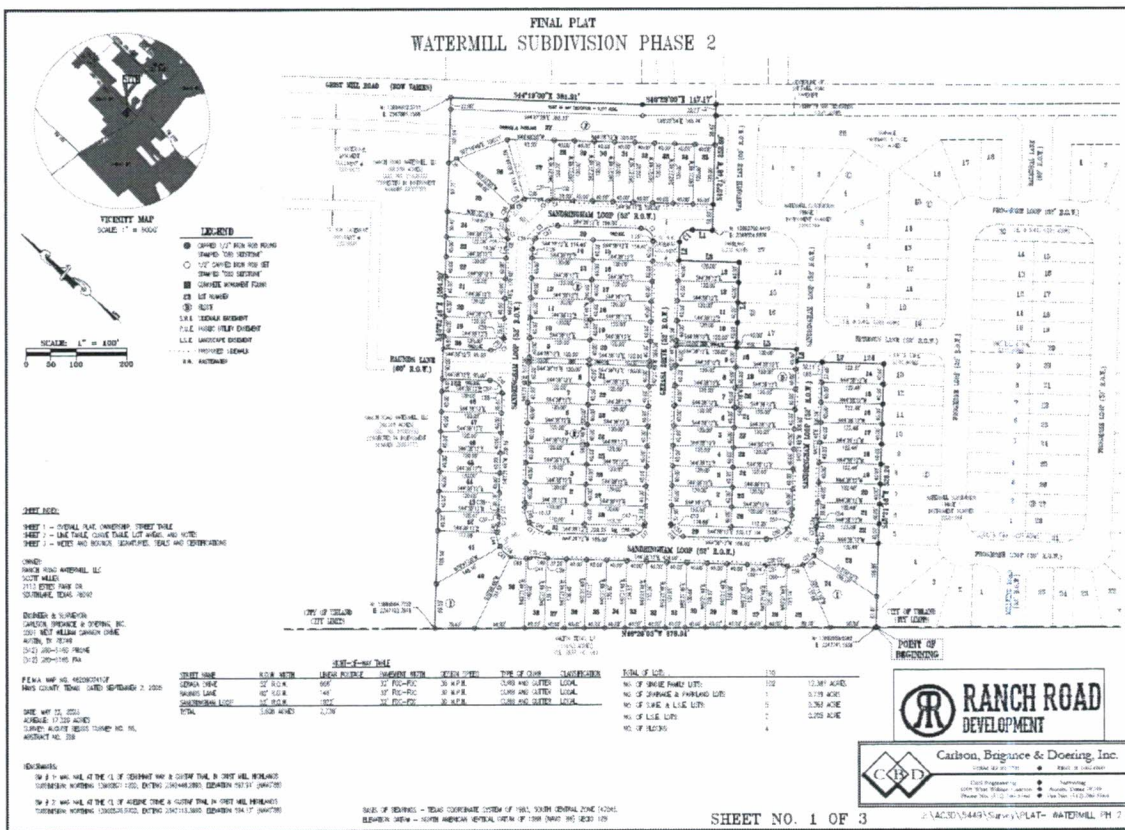
BEING, AS A CORRECTED 1/2 ACRE BELONG ACRES OF LAND SHOWN IN THE ABOVE RECALD SURVEY NUMBER 2022-100221, BEING
THE WEST COUNTY TRACT, BEING ALL OF A CALLED 100 ACRES TRACT OF LAND COMPLETED TO RANCH ROAD WATERMILL, LLC IN
INSTRUMENT NUMBER 2022-100221, OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, AND CORRECTED IN INSTRUMENT NUMBER
21021743, OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, TO BE A 10.474 ACRE TRACT OF LAND, AND BELONG ACRE TRACT
OF LAND BEING FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

SHEET NO. 3 OF 3



Carlson, Briggance & Doering, Inc.
1001 West Willow Canyon
McKinney, Texas 75069
972-386-3340
www.cartereng.com

EXHIBIT C-2 - WATERMILL PHASE 2 FINAL PLAT



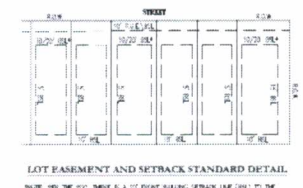
**FINAL PLAN
WATERMILL SUBDIVISION PHASE 2**

Lot #	Acres	Area	Sub Area	Sub Area	Zone	RD
1	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
2	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
3	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
4	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
5	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
6	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
7	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
8	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
9	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
10	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
11	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
12	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
13	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
14	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
15	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
16	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
17	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
18	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
19	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
20	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
21	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
22	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
23	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
24	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
25	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
26	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
27	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
28	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
29	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
30	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
31	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
32	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
33	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
34	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
35	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
36	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
37	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
38	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
39	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
40	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
41	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
42	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
43	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
44	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
45	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
46	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
47	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
48	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
49	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
50	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'

Lot #	Acres	Area	Sub Area	Sub Area	Zone	RD
51	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
52	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
53	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
54	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
55	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
56	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
57	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
58	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
59	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
60	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
61	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
62	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
63	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
64	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
65	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
66	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
67	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
68	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
69	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
70	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
71	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
72	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
73	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
74	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
75	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
76	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
77	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
78	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
79	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
80	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
81	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
82	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
83	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
84	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
85	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
86	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
87	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
88	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
89	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
90	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
91	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
92	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
93	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
94	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
95	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
96	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
97	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
98	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
99	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'
100	0.27	11.71	1000' x 100'	1000' x 100'	R-10	100'

NOTES:
ACCORDING TO THE CURRENT ROAD PLACEMENT AND ANY CHANGES INDICATED BY THE LOCAL COUNTY ENGINEER, THIS IS THE FINAL PLAN FOR THE SUBDIVISION. THE ROADWAY WIDTH AND LOCATION SHALL BE AS SHOWN ON THIS PLAN AND SHALL BE THE BASIS FOR THE RECORDING OF THIS PLAN AND FOR THE RECORDING OF THE DEEDS FOR THE LOTS.

1. NO LOT SHALL BE DEEMED UNLAWFULLY OCCUPIED BY ANY PERSON OR ENTITY.
2. THE PLAN IS NOT LOCATED IN THE PLANNING AND ZONING CODE.
3. NO LOT SHALL BE DEEMED UNLAWFULLY OCCUPIED BY ANY PERSON OR ENTITY.
4. ANY PERSON OR ENTITY WHOSE INTEREST IN ANY LOT IS NOT SHOWN ON THIS PLAN SHALL BE DEEMED UNLAWFULLY OCCUPIED BY ANY PERSON OR ENTITY.
5. IF THE PLAN IS DEEMED UNLAWFULLY OCCUPIED BY ANY PERSON OR ENTITY, THE PERSON OR ENTITY SHALL BE RESPONSIBLE FOR THE COSTS OF THE RECORDING OF THIS PLAN AND FOR THE RECORDING OF THE DEEDS FOR THE LOTS.
6. ANY PERSON OR ENTITY WHOSE INTEREST IN ANY LOT IS NOT SHOWN ON THIS PLAN SHALL BE DEEMED UNLAWFULLY OCCUPIED BY ANY PERSON OR ENTITY.
7. THE PLAN IS NOT LOCATED IN THE PLANNING AND ZONING CODE.
8. NO LOT SHALL BE DEEMED UNLAWFULLY OCCUPIED BY ANY PERSON OR ENTITY.
9. ANY PERSON OR ENTITY WHOSE INTEREST IN ANY LOT IS NOT SHOWN ON THIS PLAN SHALL BE DEEMED UNLAWFULLY OCCUPIED BY ANY PERSON OR ENTITY.
10. THE PLAN IS NOT LOCATED IN THE PLANNING AND ZONING CODE.
11. NO LOT SHALL BE DEEMED UNLAWFULLY OCCUPIED BY ANY PERSON OR ENTITY.
12. ANY PERSON OR ENTITY WHOSE INTEREST IN ANY LOT IS NOT SHOWN ON THIS PLAN SHALL BE DEEMED UNLAWFULLY OCCUPIED BY ANY PERSON OR ENTITY.
13. THE PLAN IS NOT LOCATED IN THE PLANNING AND ZONING CODE.
14. NO LOT SHALL BE DEEMED UNLAWFULLY OCCUPIED BY ANY PERSON OR ENTITY.
15. ANY PERSON OR ENTITY WHOSE INTEREST IN ANY LOT IS NOT SHOWN ON THIS PLAN SHALL BE DEEMED UNLAWFULLY OCCUPIED BY ANY PERSON OR ENTITY.



SHEET NO. 2 OF 3

RANCH ROAD DEVELOPMENT

Cameron, Bagnace & Doering, Inc.
1000 N. 10th St., Suite 100, Fargo, ND 58102
701.785.1234

A:\CAD\034493\Subarea\PLAT - WATERMILL PH 2

**FINAL PLAT
WATERMILL SUBDIVISION PHASE 2**

STATE OF TEXAS |
COUNTY OF WARRIOR |
RANCH ROAD NATIONAL, LLC, BEING THE OWNER OF 17.330 ACRES OF LAND OUT OF THE ABOVE DESCRIBED QUARTY NO. 104, DISTRICT NO. 208, SITUATED IN WARRIOR COUNTY, TEXAS, AS COMPLETED BY DEED RECORDED IN INSTRUMENT NUMBER 2020212, AND COMPLETED BY DEED RECORDED IN INSTRUMENT NUMBER 2020212, BEING THE OFFICIAL PUBLIC RECORDS OF WARRIOR COUNTY, TEXAS, 30 HOOKER SUBDIVISION 17.330 ACRES OF LAND, TO BE KNOWN AS

"WATERMILL SUBDIVISION PHASE 2"

IN ACCORDANCE WITH THE PLAT SHOWING HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND SO HEREBY DEVOTED TO THE PUBLIC USE OF THE STREETS, ALLEYS, PARKS, WATERCOURSES, CANALS, DRAINAGES, AND PUBLIC PLACES SHOWN ON THIS PLAT.

RANCH ROAD NATIONAL, LLC
3000 WEST WILLOW CANYON
NORTH TEXAS 75140

STATE OF TEXAS |
COUNTY OF WARRIOR |

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON June 29, 2023 BY BOB WELLS,
APPROVED AGENT ON BEHALF OF SAID COMPANY.

Debra J. Mack
Notary Public, State of Texas

THIS PLAT IS BEING FILED AS DETERMINED BY A 100-114 FLOOD INSURANCE RATE MAP, DOES NOT MEAN THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, OR HAVE OCCASIONAL, INFREQUENT FLOODING OR WILL OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY WIND-DRIVEN OR SURFING WAVES.
THIS DOCUMENT SHALL NOT CREATE LIABILITY ON THE PART OF ENGINEER OR SURVEYOR.

STATE OF TEXAS |
COUNTY OF WARRIOR |

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.

BY HEREBY CERTIFY THAT THE PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED HIGH-WIND FLOOD ZONE AREA, AS DETERMINED ON THE FLOOD INSURANCE RATE MAP SHOWING COMPANY PANEL, HYDROLOGICAL DATED SEPTEMBER 02, 2020, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ADEQUATELY DETERMINED HAZARD FROM THE 100-YEAR FLOOD EXCEED SHALL BE CONSIDERED WITHIN THE DAMAGE POTENTIAL TO BE COVERED WITHIN THE RESPECTIVE-100 AND 200 YEAR STORM AND DRAINAGE DRAINAGE LOCAL, AND THAT THE LOCATION AND PROVISIONS OF IMPROVED STREETS CONFORM WITH CITY OF WARRIOR SUBDIVISION ORDINANCE.

Charles H. Bragg 7/1/23
Charles H. Bragg, P.E.
Civil Engineer
3000 WEST WILLOW CANYON
NORTH TEXAS 75140
972-286-1950



STATE OF TEXAS |
COUNTY OF WARRIOR |

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND SHOWN BY SPONSORSHIP ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

SUBMITTED BY *Anthony* 06 Jun 2023
Anthony J. Thompson, P.L.S., P.S.M.
Civil Surveyor
3000 WEST WILLOW CANYON
NORTH TEXAS 75140
anton@ranchroad.com



CITY OF WARRIOR |
CERTIFICATE OF APPROVAL |
ON THE 30th day of April, 2023, THIS PLAT WAS DULY APPROVED BY THE CITY COUNCIL OF THE CITY OF WARRIOR, TEXAS.

BY: *Debra J. Mack*
Notary Public, State of Texas
APPROVED: *Janice M. Slett*
City Manager

STATE OF TEXAS |
COUNTY OF WARRIOR |

I, CLARENCE A. CARROLL, COUNTY CLERK OF WARRIOR COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WAS FILED FOR RECORD IN MY OFFICE ON THE 7 DAY OF July, 2023, A.M., AND IS FILED RECORDED ON THE 7 DAY OF July, 2023, A.M., AND IS FILED RECORDED ON THE 7 DAY OF July, 2023, A.M., IN THE PLAT RECORDS OF WARRIOR COUNTY, TEXAS IN BOOK 20201594 PAGE(S) 1 AND DOCUMENT NUMBER 20201594.

WITNESSED BY HAND AND SEAL OF OFFICE THIS 7 DAY OF July, 2023.

Clarence A. Carroll
Clarence A. Carroll, County Clerk
WARRIOR COUNTY, TEXAS

NOTICE AND ABSTRACT
BEING ALL OF THAT CERTAIN 17.330 ACRES OF LAND SITUATED IN THE ABOVE DESCRIBED QUARTY NO. 104, DISTRICT NO. 208, SITUATED IN WARRIOR COUNTY, TEXAS, BEING A PORTION OF A CALLED 30.000 ACRES TRACT OF LAND COMPLETED BY DEED RECORDED IN INSTRUMENT NUMBER 2020212, AND COMPLETED BY DEED RECORDED IN INSTRUMENT NUMBER 2020212, BEING THE OFFICIAL PUBLIC RECORDS OF WARRIOR COUNTY, TEXAS, 30 HOOKER SUBDIVISION 17.330 ACRES OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEING, AT A CORNER 1/2 HOOKER HIGH ROAD STRAIGHT "CORNER SETTING" ON THE SOUTHWEST CORNER OF SAID 17.330 ACRES TRACT, BEING ON THE SOUTHWEST CORNER OF A CALLED 30.000 ACRES TRACT OF LAND COMPLETED BY DEED RECORDED IN INSTRUMENT NUMBER 2020212, AND COMPLETED BY DEED RECORDED IN INSTRUMENT NUMBER 2020212, BEING THE OFFICIAL PUBLIC RECORDS OF WARRIOR COUNTY, TEXAS, 30 HOOKER SUBDIVISION 17.330 ACRES OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THENCE, N45°21'45" E, 100.00 FEET TO A CORNER 1/2 HOOKER HIGH ROAD STRAIGHT "CORNER SETTING" ON THE WEST CORNER OF THE ABOVE DESCRIBED TRACT OF LAND.

THENCE, N45°21'45" E, 100.00 FEET TO A CORNER 1/2 HOOKER HIGH ROAD STRAIGHT "CORNER SETTING" ON THE WEST CORNER OF THE ABOVE DESCRIBED TRACT OF LAND.

THENCE, WITH THE SOUTHWEST CORNER OF SAID 17.330 ACRES TRACT OF LAND, AND SAID CORNER WILL BE THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 AND 2.

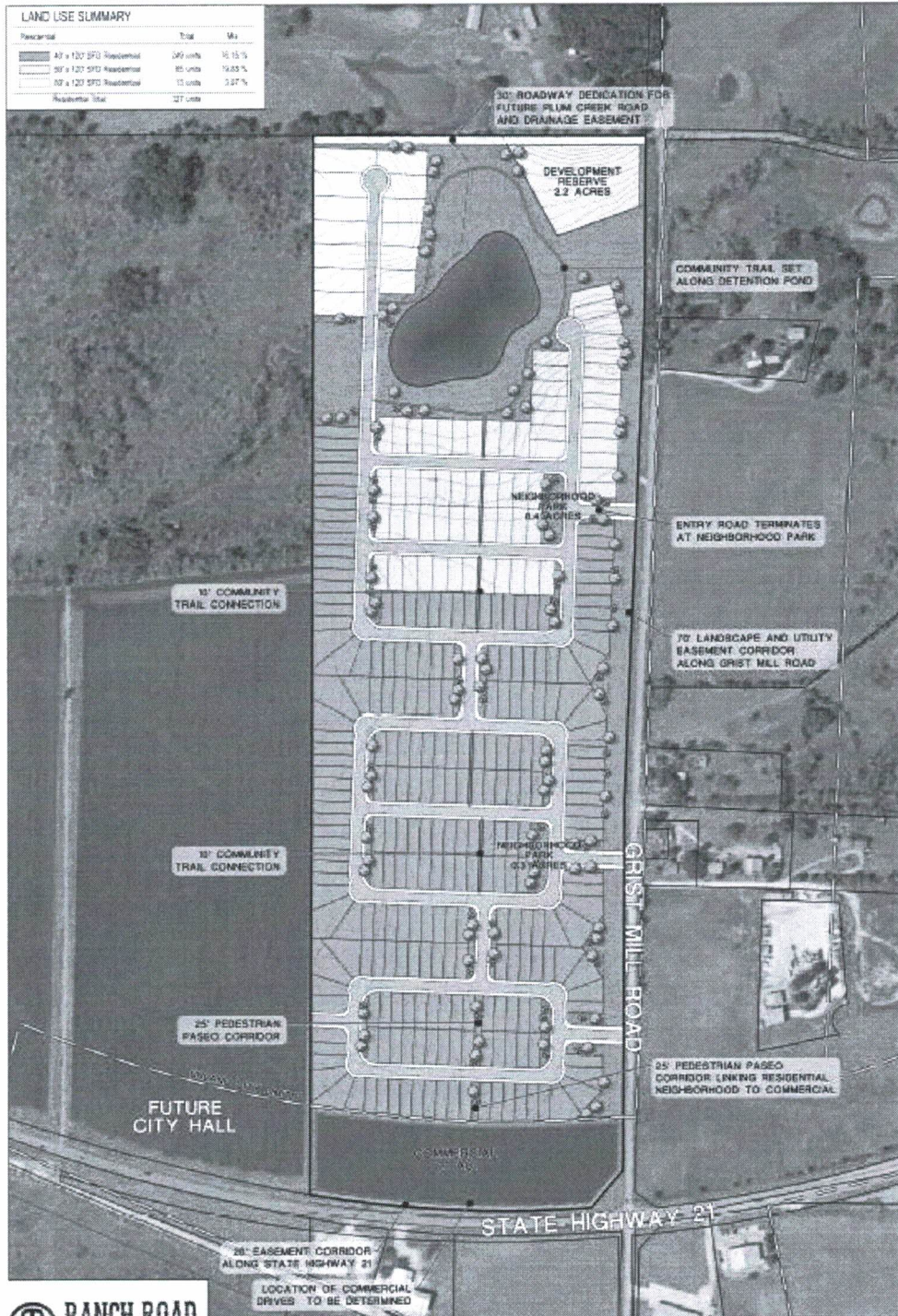
- 1) S45°15'00" E, A DISTANCE OF 30.00 FEET TO A CORNER 1/2 HOOKER HIGH ROAD STRAIGHT "CORNER SETTING" FOR CORNER AND
- 2) S89°59'59" E, A DISTANCE OF 143.00 FEET TO A CORNER 1/2 HOOKER HIGH ROAD STRAIGHT "CORNER SETTING" AT THE INTERSECTION CORNER OF SAID WATERMILL SUBDIVISION PHASE 1, FOR THE EAST CORNER OF THE ABOVE DESCRIBED TRACT OF LAND.
- THENCE, S45°15'00" E, 30.00 FEET TO A CORNER 1/2 HOOKER HIGH ROAD STRAIGHT "CORNER SETTING" FOR CORNER AND
- 1) S45°15'00" E, A DISTANCE OF 30.00 FEET TO A CORNER 1/2 HOOKER HIGH ROAD STRAIGHT "CORNER SETTING" FOR CORNER AND
- 2) S89°59'59" E, A DISTANCE OF 143.00 FEET TO A CORNER 1/2 HOOKER HIGH ROAD STRAIGHT "CORNER SETTING" FOR CORNER AND
- 3) S45°15'00" E, A DISTANCE OF 30.00 FEET TO A CORNER 1/2 HOOKER HIGH ROAD STRAIGHT "CORNER SETTING" FOR CORNER AND
- 4) S45°15'00" E, A DISTANCE OF 30.00 FEET TO A CORNER 1/2 HOOKER HIGH ROAD STRAIGHT "CORNER SETTING" FOR CORNER AND
- 5) S45°15'00" E, A DISTANCE OF 30.00 FEET TO A CORNER 1/2 HOOKER HIGH ROAD STRAIGHT "CORNER SETTING" FOR CORNER AND
- 6) S45°15'00" E, A DISTANCE OF 30.00 FEET TO A CORNER 1/2 HOOKER HIGH ROAD STRAIGHT "CORNER SETTING" FOR CORNER AND
- 7) S45°15'00" E, A DISTANCE OF 30.00 FEET TO A CORNER 1/2 HOOKER HIGH ROAD STRAIGHT "CORNER SETTING" FOR CORNER AND
- 8) S45°15'00" E, A DISTANCE OF 30.00 FEET TO A CORNER 1/2 HOOKER HIGH ROAD STRAIGHT "CORNER SETTING" FOR CORNER AND
- 9) S45°15'00" E, A DISTANCE OF 30.00 FEET TO A CORNER 1/2 HOOKER HIGH ROAD STRAIGHT "CORNER SETTING" FOR CORNER AND
- 10) S45°15'00" E, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 17.330 ACRES OF LAND.

SHEET NO. 3 OF 3

RANCH ROAD DEVELOPMENT

Carlson, Bragg & Doying, Inc.
P.L.S., P.S.M., P.E.
3000 West Willow Canyon
North Texas 75140
972-286-1950

EXHIBIT D – LOT TYPE CLASSIFICATION MAP



RANCH ROAD DEVELOPMENT
SEC Planning, LLC

CONCEPT PLAN
WATERMILL

Scale: 1" = 300'
North Date: May 14, 2021

EXHIBIT E – BUYER DISCLOSURES

Buyer disclosures for the following Lot Types are found in this Exhibit:

- Lot Type 1
- Lot Type 2
- Lot Type 3
- Lot Type Commercial
- Remainder Area (Property R122280)

WATERMILL PUBLIC IMPROVEMENT DISTRICT – LOT TYPE 1 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF UHLAND, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

LOT TYPE 1 PRINCIPAL ASSESSMENT: \$29,433.56

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

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

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

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 Hays 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 Hays County.

ANNUAL INSTALLMENTS - LOT TYPE 1

Annual Installments Due	PID Bond Principal	PID Bond Interest [a]	Additional Interest [b]	Annual Collection Costs	Total Annual Installment
1/31/2024	372.12	1,916.13	147.17	110.53	2,545.94
1/31/2025	391.56	1,894.73	145.31	112.74	2,544.33
1/31/2026	416.55	1,872.21	143.35	114.99	2,547.11
1/31/2027	438.77	1,848.26	141.27	117.29	2,545.59
1/31/2028	463.76	1,823.03	139.07	119.64	2,545.50
1/31/2029	494.31	1,795.79	136.75	122.03	2,548.88
1/31/2030	522.08	1,766.75	134.28	124.47	2,547.58
1/31/2031	555.40	1,736.07	131.67	126.96	2,550.11
1/31/2032	588.73	1,703.44	128.90	129.50	2,550.56
1/31/2033	622.05	1,668.86	125.95	132.09	2,548.95
1/31/2034	666.48	1,627.65	122.84	134.73	2,551.70
1/31/2035	710.92	1,583.49	119.51	137.42	2,551.34
1/31/2036	758.12	1,536.39	115.95	140.17	2,550.64
1/31/2037	810.89	1,486.17	112.16	142.98	2,552.19
1/31/2038	866.43	1,432.45	108.11	145.84	2,552.82
1/31/2039	924.75	1,375.04	103.78	148.75	2,552.32
1/31/2040	988.62	1,313.78	99.15	151.73	2,553.28
1/31/2041	1,058.04	1,248.28	94.21	154.76	2,555.30
1/31/2042	1,130.24	1,178.19	88.92	157.86	2,555.21
1/31/2043	1,208.00	1,103.31	83.27	161.01	2,555.59
1/31/2044	1,291.31	1,023.28	77.23	164.23	2,556.05
1/31/2045	1,382.95	937.73	70.77	167.52	2,558.98
1/31/2046	1,477.37	846.11	63.86	170.87	2,558.21
1/31/2047	1,580.12	748.23	56.47	174.29	2,559.11
1/31/2048	1,691.20	643.55	48.57	177.77	2,561.10
1/31/2049	1,807.84	531.51	40.11	181.33	2,560.79
1/31/2050	1,932.80	411.74	31.07	184.95	2,560.57
1/31/2051	2,068.87	283.69	21.41	188.65	2,562.63
1/31/2052	2,213.28	146.63	11.07	192.43	2,563.40
Total	\$ 29,433.56	\$ 37,482.50	\$ 2,842.19	\$ 4,287.52	\$ 74,045.77

[a] Interest rate is the actual rate of the PID Bonds.

[b] Additional Interest is calculated at a 0.50% rate.

Note: 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.

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

WATERMILL PUBLIC IMPROVEMENT DISTRICT – LOT TYPE 2 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF UHLAND, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

LOT TYPE 2 PRINCIPAL ASSESSMENT: \$31,535.96

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

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

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

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 Hays 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 Hays 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 Hays County.

ANNUAL INSTALLMENTS - LOT TYPE 2

Annual Installments Due	PID Bond Principal	PID Bond Interest [a]	Additional Interest [b]	Annual Collection Costs	Total Annual Installment
1/31/2024	398.70	2,052.99	157.68	118.42	2,727.79
1/31/2025	419.53	2,030.07	155.69	120.79	2,726.07
1/31/2026	446.31	2,005.94	153.59	123.20	2,729.04
1/31/2027	470.11	1,980.28	151.36	125.67	2,727.41
1/31/2028	496.89	1,953.25	149.01	128.18	2,727.32
1/31/2029	529.62	1,924.06	146.52	130.74	2,730.94
1/31/2030	559.37	1,892.94	143.87	133.36	2,729.55
1/31/2031	595.07	1,860.08	141.08	136.03	2,732.26
1/31/2032	630.78	1,825.12	138.10	138.75	2,732.75
1/31/2033	666.48	1,788.06	134.95	141.52	2,731.01
1/31/2034	714.09	1,743.91	131.62	144.35	2,733.96
1/31/2035	761.69	1,696.60	128.05	147.24	2,733.58
1/31/2036	812.28	1,646.14	124.24	150.18	2,732.83
1/31/2037	868.81	1,592.32	120.18	153.19	2,734.49
1/31/2038	928.32	1,534.76	115.83	156.25	2,735.16
1/31/2039	990.80	1,473.26	111.19	159.38	2,734.63
1/31/2040	1,059.23	1,407.62	106.24	162.56	2,735.65
1/31/2041	1,133.62	1,337.45	100.94	165.82	2,737.82
1/31/2042	1,210.98	1,262.35	95.27	169.13	2,737.73
1/31/2043	1,294.29	1,182.12	89.22	172.52	2,738.14
1/31/2044	1,383.55	1,096.37	82.75	175.97	2,738.63
1/31/2045	1,481.73	1,004.71	75.83	179.48	2,741.76
1/31/2046	1,582.90	906.55	68.42	183.07	2,740.94
1/31/2047	1,692.99	801.68	60.50	186.74	2,741.91
1/31/2048	1,812.00	689.52	52.04	190.47	2,744.03
1/31/2049	1,936.97	569.47	42.98	194.28	2,743.70
1/31/2050	2,070.86	441.15	33.29	198.17	2,743.47
1/31/2051	2,216.65	303.96	22.94	202.13	2,745.68
1/31/2052	2,371.37	157.10	11.86	206.17	2,746.50
Total	\$ 31,535.96	\$ 40,159.83	\$ 3,045.20	\$ 4,593.77	\$ 79,334.75

[a] Interest rate is the actual rate of the PID Bonds.

[b] Additional Interest is calculated at a 0.50% rate.

Note: 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.

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

WATERMILL PUBLIC IMPROVEMENT DISTRICT – LOT TYPE 3 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF UHLAND, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

LOT TYPE 3 PRINCIPAL ASSESSMENT: \$37,843.15

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

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

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

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 Hays 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 Hays 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 Hays County.

ANNUAL INSTALLMENTS - LOT TYPE 3

Annual Installments Due	PID Bond Principal	PID Bond Interest [a]	Additional Interest [b]	Annual Collection Costs	Total Annual Installment
1/31/2024	478.44	2,463.59	189.22	142.10	3,273.35
1/31/2025	503.43	2,436.08	186.82	144.95	3,271.28
1/31/2026	535.57	2,407.13	184.31	147.84	3,274.85
1/31/2027	564.13	2,376.34	181.63	150.80	3,272.90
1/31/2028	596.26	2,343.90	178.81	153.82	3,272.79
1/31/2029	635.54	2,308.87	175.83	156.89	3,277.13
1/31/2030	671.24	2,271.53	172.65	160.03	3,275.46
1/31/2031	714.09	2,232.10	169.29	163.23	3,278.71
1/31/2032	756.93	2,190.14	165.72	166.50	3,279.30
1/31/2033	799.78	2,145.67	161.94	169.83	3,277.22
1/31/2034	856.91	2,092.69	157.94	173.22	3,280.76
1/31/2035	914.03	2,035.92	153.65	176.69	3,280.29
1/31/2036	974.73	1,975.36	149.08	180.22	3,279.40
1/31/2037	1,042.57	1,910.79	144.21	183.83	3,281.39
1/31/2038	1,113.98	1,841.72	139.00	187.50	3,282.20
1/31/2039	1,188.96	1,767.91	133.43	191.25	3,281.55
1/31/2040	1,271.08	1,689.15	127.48	195.08	3,282.79
1/31/2041	1,360.34	1,604.94	121.13	198.98	3,285.38
1/31/2042	1,453.17	1,514.81	114.33	202.96	3,285.27
1/31/2043	1,553.14	1,418.54	107.06	207.02	3,285.76
1/31/2044	1,660.26	1,315.65	99.29	211.16	3,286.36
1/31/2045	1,778.08	1,205.65	90.99	215.38	3,290.11
1/31/2046	1,899.48	1,087.86	82.10	219.69	3,289.13
1/31/2047	2,031.58	962.02	72.61	224.08	3,290.29
1/31/2048	2,174.40	827.42	62.45	228.56	3,292.84
1/31/2049	2,324.36	683.37	51.58	233.14	3,292.44
1/31/2050	2,485.03	529.38	39.95	237.80	3,292.16
1/31/2051	2,659.98	364.75	27.53	242.55	3,294.81
1/31/2052	2,845.64	188.52	14.23	247.41	3,295.80
Total	\$ 37,843.15	\$ 48,191.79	\$ 3,654.24	\$ 5,512.52	\$ 95,201.71

[a] Interest rate is the actual rate of the PID Bonds.

[b] Additional Interest is calculated at a 0.50% rate.

Note: 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.

**WATERMILL PUBLIC IMPROVEMENT DISTRICT – LOT TYPE COMMERCIAL BUYER
DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF UHLAND, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

LOT TYPE COMMERCIAL PRINCIPAL ASSESSMENT: \$11.77 PER SQ FT

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

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

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

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 Hays 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 Hays 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 Hays County.

ANNUAL INSTALLMENTS - COMMERCIAL PROPERTY

Annual Installments Due	PID Bond Principal	PID Bond Interest [a]	Additional Interest [b]	Annual Collection Costs	Total Annual Installment
1/31/2024	0.15	0.77	0.06	0.04	1.02
1/31/2025	0.16	0.76	0.06	0.05	1.02
1/31/2026	0.17	0.75	0.06	0.05	1.02
1/31/2027	0.18	0.74	0.06	0.05	1.02
1/31/2028	0.19	0.73	0.06	0.05	1.02
1/31/2029	0.20	0.72	0.05	0.05	1.02
1/31/2030	0.21	0.71	0.05	0.05	1.02
1/31/2031	0.22	0.69	0.05	0.05	1.02
1/31/2032	0.24	0.68	0.05	0.05	1.02
1/31/2033	0.25	0.67	0.05	0.05	1.02
1/31/2034	0.27	0.65	0.05	0.05	1.02
1/31/2035	0.28	0.63	0.05	0.05	1.02
1/31/2036	0.30	0.61	0.05	0.06	1.02
1/31/2037	0.32	0.59	0.04	0.06	1.02
1/31/2038	0.35	0.57	0.04	0.06	1.02
1/31/2039	0.37	0.55	0.04	0.06	1.02
1/31/2040	0.40	0.53	0.04	0.06	1.02
1/31/2041	0.42	0.50	0.04	0.06	1.02
1/31/2042	0.45	0.47	0.04	0.06	1.02
1/31/2043	0.48	0.44	0.03	0.06	1.02
1/31/2044	0.52	0.41	0.03	0.07	1.02
1/31/2045	0.55	0.38	0.03	0.07	1.02
1/31/2046	0.59	0.34	0.03	0.07	1.02
1/31/2047	0.63	0.30	0.02	0.07	1.02
1/31/2048	0.68	0.26	0.02	0.07	1.02
1/31/2049	0.72	0.21	0.02	0.07	1.02
1/31/2050	0.77	0.16	0.01	0.07	1.02
1/31/2051	0.83	0.11	0.01	0.08	1.03
1/31/2052	0.89	0.06	0.00	0.08	1.03
Total	\$ 11.77	\$ 14.99	\$ 1.14	\$ 1.72	\$ 29.62

[a] Interest rate is the actual rate of the PID Bonds.

[b] Additional Interest is calculated at a 0.50% rate.

Note: 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.

WATERMILL PUBLIC IMPROVEMENT DISTRICT – REMAINDER AREA (R122280)
BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF UHLAND, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

PROPERTY R122280 PRINCIPAL ASSESSMENT: \$8,008,846.65

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

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

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

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 Hays 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 _____

§

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

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

Notary Public, State of Texas]³

_____³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Hays 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:

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SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF _____

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - REMAINDER AREA (R12280)

Annual Installments Due	PID Bond Principal	PID Bond Interest [a]	Additional Interest [b]	Annual Collection Costs	Total Annual Installment
1/31/2024	101,253.46	521,375.99	40,044.23	30,073.79	692,747.48
1/31/2025	106,542.82	515,553.92	39,537.97	30,675.27	692,309.97
1/31/2026	113,343.43	509,427.71	39,005.25	31,288.77	693,065.16
1/31/2027	119,388.41	502,910.46	38,438.53	31,914.55	692,651.95
1/31/2028	126,189.02	496,045.63	37,841.59	32,552.84	692,629.07
1/31/2029	134,500.87	488,632.03	37,210.65	33,203.89	693,547.44
1/31/2030	142,057.10	480,730.10	36,538.14	33,867.97	693,193.31
1/31/2031	151,124.57	472,384.25	35,827.86	34,545.33	693,882.01
1/31/2032	160,192.05	463,505.68	35,072.23	35,236.24	694,006.20
1/31/2033	169,259.52	454,094.40	34,271.27	35,940.96	693,566.15
1/31/2034	181,349.49	442,880.95	33,424.98	36,659.78	694,315.20
1/31/2035	193,439.45	430,866.55	32,518.23	37,392.98	694,217.21
1/31/2036	206,285.04	418,051.19	31,551.03	38,140.84	694,028.10
1/31/2037	220,641.87	404,384.79	30,519.61	38,903.65	694,449.93
1/31/2038	235,754.33	389,767.27	29,416.40	39,681.73	694,619.73
1/31/2039	251,622.41	374,148.55	28,237.63	40,475.36	694,483.94
1/31/2040	269,001.74	357,478.57	26,979.51	41,284.87	694,744.69
1/31/2041	287,892.31	339,657.20	25,634.51	42,110.57	695,294.58
1/31/2042	307,538.50	320,584.33	24,195.04	42,952.78	695,270.65
1/31/2043	328,695.94	300,209.91	22,657.35	43,811.83	695,375.04
1/31/2044	351,364.63	278,433.80	21,013.87	44,688.07	695,500.37
1/31/2045	376,300.18	255,155.90	19,257.05	45,581.83	696,294.96
1/31/2046	401,991.36	230,226.01	17,375.55	46,493.47	696,086.39
1/31/2047	429,949.41	203,594.09	15,365.59	47,423.34	696,332.42
1/31/2048	460,174.32	175,109.93	13,215.84	48,371.80	696,871.90
1/31/2049	491,910.48	144,623.39	10,914.97	49,339.24	696,788.08
1/31/2050	525,913.51	112,034.31	8,455.42	50,326.02	696,729.26
1/31/2051	562,939.03	77,192.54	5,825.85	51,332.54	697,289.97
1/31/2052	602,231.42	39,897.84	3,011.16	52,359.20	697,499.61
Total	\$8,008,846.65	\$10,198,957.28	\$ 773,357.32	\$1,166,629.50	\$20,147,790.76

[a] Interest rate is the actual rate of the PID Bonds.

[b] Additional Interest is calculated at a 0.50% rate.

Note: 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.