



COLLIN CREEK WEST
PUBLIC IMPROVEMENT DISTRICT
2022 ANNUAL SERVICE PLAN UPDATE
JUNE 27, 2022

INTRODUCTION

Capitalized terms used in this Annual Service Plan Update shall have the meanings set forth in the Service and Assessment Plan, unless the context in which a term is used clearly requires a different meaning.

On February 8, 2021, the City Council passed and approved Resolution No. 2021-2-4(R) creating the District in accordance with the PID Act to finance certain Authorized Improvements for the benefit of certain property within the District.

On August 23, 2021, the City Council approved the Service and Assessment Plan and levied Assessments to finance the Authorized Improvements to be constructed for the benefit of the Assessed Property within the District by approving Ordinance No. 2021-8-17. The Service and Assessment Plan identified the Authorized Improvements to be provided by 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. The City also adopted an Assessment Roll identifying the Assessment on each Lot within the District, based on the method of assessment identified in the Service and Assessment Plan.

Pursuant to the Act, the Service and Assessment Plan must be reviewed and updated annually. This document is the 2022 Annual Service Plan Update. This document also Update updates the Assessment Roll for 2022.

PARCEL SUBDIVISION

There have not been any recorded plats in the District.

LOT AND HOME SALES

No Lots or Homes have been sold in the District.

See **Exhibit C** for the Lot Type Classification Map and **Exhibit D** for Buyer Disclosures.

AUTHORIZED IMPROVEMENTS

Authorized Improvements in the District include roadway and earthwork, water distribution system, sewer collection system, storm drainage collection system, land acquisitions for rights-of-way, landscape, irrigation and hardscape, and soft costs.

The budget for the Authorized Improvements remains at \$11,580,231 as shown on the table below.

| | Budget | Spent to Date ¹ | % |
|---|----------------------|----------------------------|---------------|
| <i>Authorized Improvements</i> | | | |
| Roadway and Earthwork | \$ 5,148,158 | \$ 1,269,412 | 24.66% |
| Water Distribution Systems Improvements | 1,498,444 | 70,139 | 4.68% |
| Sewer Collection System Improvements | 1,595,334 | 52,544 | 3.29% |
| Storm Drainage Collection System Improvements | 995,795 | 57,075 | 5.73% |
| Land Acquisitions for Rights-of-Way | - | - | 0.00% |
| Landscape, Irrigation and Hardscape | 925,000 | - | 0.00% |
| Soft Costs | 1,417,500 | 1,156,515 | 81.59% |
| | <u>\$ 11,580,231</u> | <u>\$ 2,605,685</u> | <u>22.50%</u> |

Notes:

¹ Per information in the Q1 2022 quarterly report.

OUTSTANDING ASSESSMENT

The District has an outstanding Assessment of \$14,687,000.

ANNUAL INSTALLMENT DUE 1/31/2023

- **Principal and Interest** – The total principal and interest required for the Annual Installment is \$853,480.00.
- **Additional Interest** – The total Additional Interest Reserve Requirement, 0.5% interest charged on the Assessments, due is \$73,435.00.
- **Annual Collection Costs** – The cost of administering the PID and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Special Assessment remaining on the Parcel. The total Administrative Expenses budgeted for the Annual Installment is \$49,633.00.

| PID Bonds | | |
|---------------------------------|-----------|-------------------|
| Due January 31, 2023 | | |
| <i>PID Bonds</i> | | |
| Principal | \$ | 266,000.00 |
| Interest | \$ | 587,480.00 |
| | \$ | 853,480.00 |
| Additional Interest | \$ | 73,435.00 |
| Annual Collection Costs | \$ | 49,633.00 |
| Total Annual Installment | \$ | 976,548.00 |

See **Exhibit B** for the debt service schedule for the PID Bonds as shown in the official statement.

See below for a table showing the Annual Collection Cost calculation.

| Annual Collection Costs | | |
|-------------------------|-----------|------------------|
| P3Works Administration | \$ | 30,600.00 |
| City Auditor | \$ | 2,500.00 |
| Filing Fees | \$ | 1,000.00 |
| County Collection | \$ | 533.00 |
| Misc. | \$ | 1,000.00 |
| PID Trustee | \$ | 3,000.00 |
| Dissemination Agent | \$ | 5,000.00 |
| Draw Request Review | \$ | 5,000.00 |
| Dev/Issuer CDA Review | \$ | 1,000.00 |
| Total | \$ | 49,633.00 |

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 Act requires the annual indebtedness and projected costs for the 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.

| Collin Creek West PID | | | | | | |
|---------------------------------|------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| Installments Due | | 1/31/2023 | 1/31/2024 | 1/31/2025 | 1/31/2026 | 1/31/2027 |
| <i>PID Bonds</i> | | | | | | |
| Principal | | \$ 266,000 | \$ 278,000 | \$ 289,000 | \$ 301,000 | \$ 314,000 |
| Interest | | 587,480 | 576,840 | 565,720 | 554,160 | 542,120 |
| | (1) | \$ 853,480 | \$ 854,840 | \$ 854,720 | \$ 855,160 | \$ 856,120 |
| Annual Collection Costs | (2) | \$ 49,633 | \$ 50,626 | \$ 51,638 | \$ 52,671 | \$ 53,724 |
| Additional Interest Reserve | (3) | \$ 73,435 | \$ 72,105 | \$ 70,715 | \$ 69,270 | \$ 67,765 |
| Total Annual Installment | (4) = (1) + (2) + (3) | \$ 976,548 | \$ 977,571 | \$ 977,073 | \$ 977,101 | \$ 977,609 |

ASSESSMENT ROLL

The list of current Parcels or Lots within the PID, 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 2022 Annual Installments which will be delinquent if not paid by January 31, 2023. Note, the total of the Assessment Roll may not match the Service Plan or installment schedules due to rounding.

EXHIBIT A – ASSESSMENT ROLL

| Property Description | Outstanding Assessment | Annual Installment Due 1/31/2023 |
|----------------------|------------------------|----------------------------------|
| Initial Parcel | \$ 14,687,000.00 | \$ 976,548.00 |

Note: For billing purposes only, until a plat has been recorded within the Initial Parcel, the Annual Installment will be billed to each Tax Parcel within the Initial Parcel based on the acreage of the Tax Parcel as calculated by the Collin Central Appraisal District and as shown in the below table.

| Property ID ¹ | Acreage | Allocation | Outstanding Assessment | Annual Installment Due 1/31/2023 |
|--------------------------|---------------|----------------|-------------------------|----------------------------------|
| 1500511 | 2.504 | 2.99% | \$ 439,689.01 | \$ 29,235.20 |
| 352781 | 4.465 | 5.34% | \$ 784,030.12 | \$ 52,130.66 |
| 352889 | 14.361 | 17.17% | \$ 2,521,785.02 | \$ 167,675.09 |
| 1520786 | 10.665 | 12.75% | \$ 1,872,716.95 | \$ 124,518.14 |
| 352790 | 0.845 | 1.01% | \$ 148,395.04 | \$ 9,866.88 |
| 2068126 | 0.142 | 0.17% | \$ 24,934.44 | \$ 1,657.91 |
| 1500502 | 1.776 | 2.12% | \$ 311,856.10 | \$ 20,735.51 |
| 352861 | 2.170 | 2.59% | \$ 381,040.39 | \$ 25,335.62 |
| 2836580 | 11.456 | 13.70% | \$ 2,011,612.32 | \$ 133,753.39 |
| 2836578 | 17.505 | 20.93% | \$ 3,073,784.37 | \$ 204,377.88 |
| 2836579 | 17.752 | 21.22% | \$ 3,117,156.24 | \$ 207,261.71 |
| Total² | 83.642 | 100.00% | \$ 14,687,000.00 | \$ 976,548.00 |

Notes:

¹ Note, District is entirely within the boundaries of listed Property IDs, however, area encompassed by Property IDs extend beyond the District.

² Totals may not add or match Service Plan or installment schedules due to rounding.

EXHIBIT B – DEBT SERVICE SCHEDULE

DEBT SERVICE REQUIREMENTS

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

| <u>Year Ending (September 15)</u> | <u>Principal</u> | <u>Interest</u> | <u>Total</u> |
|---------------------------------------|----------------------------|----------------------------|----------------------------|
| 2022 | - | \$587,480 | \$587,480 |
| 2023 | \$266,000 | 587,480 | 853,480 |
| 2024 | 278,000 | 576,840 | 854,840 |
| 2025 | 289,000 | 565,720 | 854,720 |
| 2026 | 301,000 | 554,160 | 855,160 |
| 2027 | 314,000 | 542,120 | 856,120 |
| 2028 | 327,000 | 529,560 | 856,560 |
| 2029 | 341,000 | 516,480 | 857,480 |
| 2030 | 356,000 | 502,840 | 858,840 |
| 2031 | 371,000 | 488,600 | 859,600 |
| 2032 | 386,000 | 473,760 | 859,760 |
| 2033 | 403,000 | 458,320 | 861,320 |
| 2034 | 420,000 | 442,200 | 862,200 |
| 2035 | 438,000 | 425,400 | 863,400 |
| 2036 | 456,000 | 407,880 | 863,880 |
| 2037 | 476,000 | 389,640 | 865,640 |
| 2038 | 496,000 | 370,600 | 866,600 |
| 2039 | 517,000 | 350,760 | 867,760 |
| 2040 | 540,000 | 330,080 | 870,080 |
| 2041 | 563,000 | 308,480 | 871,480 |
| 2042 | 587,000 | 285,960 | 872,960 |
| 2043 | 612,000 | 262,480 | 874,480 |
| 2044 | 638,000 | 238,000 | 876,000 |
| 2045 | 666,000 | 212,480 | 878,480 |
| 2046 | 695,000 | 185,840 | 880,840 |
| 2047 | 725,000 | 158,040 | 883,040 |
| 2048 | 756,000 | 129,040 | 885,040 |
| 2049 | 789,000 | 98,800 | 887,800 |
| 2050 | 823,000 | 67,240 | 890,240 |
| 2051 | <u>858,000</u> | <u>34,320</u> | <u>892,320</u> |
| Total | <u>\$14,687,000</u> | <u>\$11,080,600</u> | <u>\$25,767,600</u> |

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

EXHIBIT C – LOT TYPE CLASSIFICATION MAP

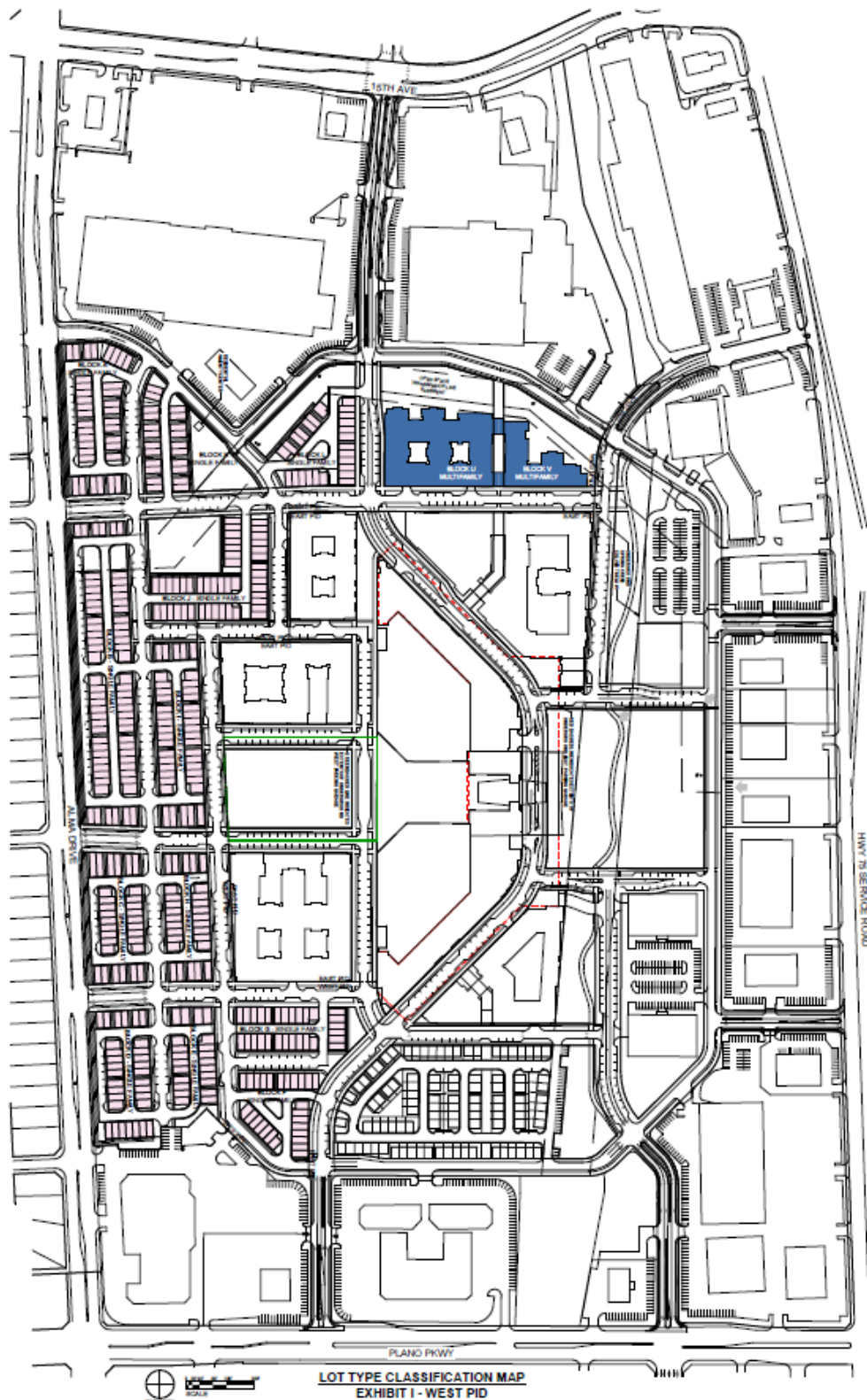


EXHIBIT D – HOMEBUYER DISCLOSURES

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

- Initial Parcel
- Lot Type 1
- Lot Type 2

COLLIN CREEK WEST PUBLIC IMPROVEMENT DISTRICT

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 RECORDING¹ RETURN TO:

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

STREET ADDRESS

INITIAL PARCEL PRINCIPAL ASSESSMENT: \$14,687,000

As the purchaser of the real property described above, you are obligated to pay assessments to City of Plano, 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 ***Collin Creek West 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 Plano. The exact amount of each annual installment will be approved each year by the Plano 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 Plano.

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 Collin 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 Collin 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 Collin County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 INITIAL PARCEL

| Installments Due 1/31 | Principal | Interest [a] | Reserve Fund Release | Additional Interest | Annual Collection Costs | Annual Installment |
|--------------------------|----------------------|----------------------|-------------------------|------------------------|----------------------------|-----------------------|
| 2023 | \$ 266,000 | \$ 587,480 | \$ - | \$ 73,435 | \$ 49,633 | \$ 976,548 |
| 2024 | \$ 278,000 | \$ 576,840 | \$ - | \$ 72,105 | \$ 50,626 | \$ 977,571 |
| 2025 | \$ 289,000 | \$ 565,720 | \$ - | \$ 70,715 | \$ 51,638 | \$ 977,073 |
| 2026 | \$ 301,000 | \$ 554,160 | \$ - | \$ 69,270 | \$ 52,671 | \$ 977,101 |
| 2027 | \$ 314,000 | \$ 542,120 | \$ - | \$ 67,765 | \$ 53,724 | \$ 977,609 |
| 2028 | \$ 327,000 | \$ 529,560 | \$ - | \$ 66,195 | \$ 54,799 | \$ 977,554 |
| 2029 | \$ 341,000 | \$ 516,480 | \$ - | \$ 64,560 | \$ 55,895 | \$ 977,935 |
| 2030 | \$ 356,000 | \$ 502,840 | \$ - | \$ 62,855 | \$ 57,013 | \$ 978,708 |
| 2031 | \$ 371,000 | \$ 488,600 | \$ - | \$ 61,075 | \$ 58,153 | \$ 978,828 |
| 2032 | \$ 386,000 | \$ 473,760 | \$ - | \$ 59,220 | \$ 59,316 | \$ 978,296 |
| 2033 | \$ 403,000 | \$ 458,320 | \$ - | \$ 57,290 | \$ 60,502 | \$ 979,112 |
| 2034 | \$ 420,000 | \$ 442,200 | \$ - | \$ 55,275 | \$ 61,712 | \$ 979,187 |
| 2035 | \$ 438,000 | \$ 425,400 | \$ - | \$ 53,175 | \$ 62,947 | \$ 979,522 |
| 2036 | \$ 456,000 | \$ 407,880 | \$ - | \$ 50,985 | \$ 64,206 | \$ 979,071 |
| 2037 | \$ 476,000 | \$ 389,640 | \$ - | \$ 48,705 | \$ 65,490 | \$ 979,835 |
| 2038 | \$ 496,000 | \$ 370,600 | \$ - | \$ 46,325 | \$ 66,799 | \$ 979,724 |
| 2039 | \$ 517,000 | \$ 350,760 | \$ - | \$ 43,845 | \$ 68,135 | \$ 979,740 |
| 2040 | \$ 540,000 | \$ 330,080 | \$ - | \$ 41,260 | \$ 69,498 | \$ 980,838 |
| 2041 | \$ 563,000 | \$ 308,480 | \$ - | \$ 38,560 | \$ 70,888 | \$ 980,928 |
| 2042 | \$ 587,000 | \$ 285,960 | \$ - | \$ 35,745 | \$ 72,306 | \$ 981,011 |
| 2043 | \$ 612,000 | \$ 262,480 | \$ - | \$ 32,810 | \$ 73,752 | \$ 981,042 |
| 2044 | \$ 638,000 | \$ 238,000 | \$ - | \$ 29,750 | \$ 75,227 | \$ 980,977 |
| 2045 | \$ 666,000 | \$ 212,480 | \$ - | \$ 26,560 | \$ 76,732 | \$ 981,772 |
| 2046 | \$ 695,000 | \$ 185,840 | \$ - | \$ 23,230 | \$ 78,266 | \$ 982,336 |
| 2047 | \$ 725,000 | \$ 158,040 | \$ - | \$ 19,755 | \$ 79,832 | \$ 982,627 |
| 2048 | \$ 756,000 | \$ 129,040 | \$ - | \$ 16,130 | \$ 81,428 | \$ 982,598 |
| 2049 | \$ 789,000 | \$ 98,800 | \$ - | \$ 12,350 | \$ 83,057 | \$ 983,207 |
| 2050 | \$ 823,000 | \$ 67,240 | \$ - | \$ 8,405 | \$ 84,718 | \$ 983,363 |
| 2051 | \$ 858,000 | \$ 34,320 | \$ (892,320) | \$ 4,290 | \$ 86,412 | \$ 90,702 |
| Total | \$ 14,687,000 | \$ 10,493,120 | \$ (892,320) | \$ 1,311,640 | \$ 1,925,375 | \$ 27,524,815 |

Footnotes:

[a] Interest is calculated at a 4.00% rate.

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

COLLIN CREEK WEST PUBLIC IMPROVEMENT DISTRICT

LOT TYPE 1 BUYER DISCLOSURE

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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 PLANO, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

LOT TYPE 1 PRINCIPAL ASSESSMENT: \$29,016.13

As the purchaser of the real property described above, you are obligated to pay assessments to City of Plano, 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 ***Collin Creek West 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.

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DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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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 Collin 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.

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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 Collin County.

ANNUAL INSTALLMENTS - LOT TYPE 1

| Installments Due 1/31 | Principal | Interest [a] | Reserve Fund Release | Additional Interest | Annual Collection Costs | Annual Installment |
|--------------------------|---------------------|---------------------|-------------------------|------------------------|----------------------------|-----------------------|
| 2023 | \$ 525.52 | \$ 1,160.65 | \$ - | \$ 145.08 | \$ 98.06 | \$ 1,929.30 |
| 2024 | \$ 549.23 | \$ 1,139.62 | \$ - | \$ 142.45 | \$ 100.02 | \$ 1,931.32 |
| 2025 | \$ 570.96 | \$ 1,117.66 | \$ - | \$ 139.71 | \$ 102.02 | \$ 1,930.34 |
| 2026 | \$ 594.67 | \$ 1,094.82 | \$ - | \$ 136.85 | \$ 104.06 | \$ 1,930.39 |
| 2027 | \$ 620.35 | \$ 1,071.03 | \$ - | \$ 133.88 | \$ 106.14 | \$ 1,931.40 |
| 2028 | \$ 646.03 | \$ 1,046.22 | \$ - | \$ 130.78 | \$ 108.26 | \$ 1,931.29 |
| 2029 | \$ 673.69 | \$ 1,020.38 | \$ - | \$ 127.55 | \$ 110.43 | \$ 1,932.04 |
| 2030 | \$ 703.33 | \$ 993.43 | \$ - | \$ 124.18 | \$ 112.64 | \$ 1,933.57 |
| 2031 | \$ 732.96 | \$ 965.29 | \$ - | \$ 120.66 | \$ 114.89 | \$ 1,933.81 |
| 2032 | \$ 762.59 | \$ 935.98 | \$ - | \$ 117.00 | \$ 117.19 | \$ 1,932.75 |
| 2033 | \$ 796.18 | \$ 905.47 | \$ - | \$ 113.18 | \$ 119.53 | \$ 1,934.37 |
| 2034 | \$ 829.77 | \$ 873.63 | \$ - | \$ 109.20 | \$ 121.92 | \$ 1,934.52 |
| 2035 | \$ 865.33 | \$ 840.43 | \$ - | \$ 105.05 | \$ 124.36 | \$ 1,935.18 |
| 2036 | \$ 900.89 | \$ 805.82 | \$ - | \$ 100.73 | \$ 126.85 | \$ 1,934.28 |
| 2037 | \$ 940.40 | \$ 769.79 | \$ - | \$ 96.22 | \$ 129.38 | \$ 1,935.79 |
| 2038 | \$ 979.91 | \$ 732.17 | \$ - | \$ 91.52 | \$ 131.97 | \$ 1,935.58 |
| 2039 | \$ 1,021.40 | \$ 692.97 | \$ - | \$ 86.62 | \$ 134.61 | \$ 1,935.61 |
| 2040 | \$ 1,066.84 | \$ 652.12 | \$ - | \$ 81.51 | \$ 137.30 | \$ 1,937.78 |
| 2041 | \$ 1,112.28 | \$ 609.44 | \$ - | \$ 76.18 | \$ 140.05 | \$ 1,937.95 |
| 2042 | \$ 1,159.70 | \$ 564.95 | \$ - | \$ 70.62 | \$ 142.85 | \$ 1,938.12 |
| 2043 | \$ 1,209.09 | \$ 518.56 | \$ - | \$ 64.82 | \$ 145.71 | \$ 1,938.18 |
| 2044 | \$ 1,260.45 | \$ 470.20 | \$ - | \$ 58.78 | \$ 148.62 | \$ 1,938.05 |
| 2045 | \$ 1,315.77 | \$ 419.78 | \$ - | \$ 52.47 | \$ 151.59 | \$ 1,939.62 |
| 2046 | \$ 1,373.07 | \$ 367.15 | \$ - | \$ 45.89 | \$ 154.63 | \$ 1,940.74 |
| 2047 | \$ 1,432.33 | \$ 312.23 | \$ - | \$ 39.03 | \$ 157.72 | \$ 1,941.31 |
| 2048 | \$ 1,493.58 | \$ 254.94 | \$ - | \$ 31.87 | \$ 160.87 | \$ 1,941.25 |
| 2049 | \$ 1,558.78 | \$ 195.19 | \$ - | \$ 24.40 | \$ 164.09 | \$ 1,942.46 |
| 2050 | \$ 1,625.95 | \$ 132.84 | \$ - | \$ 16.61 | \$ 167.37 | \$ 1,942.77 |
| 2051 | \$ 1,695.09 | \$ 67.80 | \$ (1,762.90) | \$ 8.48 | \$ 170.72 | \$ 179.19 |
| Total | \$ 29,016.13 | \$ 20,730.56 | \$ (1,762.90) | \$ 2,591.32 | \$ 3,803.84 | \$ 54,378.96 |

Footnotes:

[a] Interest is calculated at a 4.00% 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.

COLLIN CREEK WEST 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 PLANO, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

LOT TYPE 2 PRINCIPAL ASSESSMENT: \$7,556.28

As the purchaser of the real property described above, you are obligated to pay assessments to City of Plano, 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 ***Collin Creek West 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 Plano. The exact amount of each annual installment will be approved each year by the Plano 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 Plano.

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 Collin 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 Collin 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 Collin County.

ANNUAL INSTALLMENTS - LOT TYPE 2

| Installments Due 1/31 | Principal | Interest [a] | Reserve Fund Release | Additional Interest | Annual Collection Costs | Annual Installment |
|-----------------------|--------------------|--------------------|----------------------|---------------------|-------------------------|---------------------|
| 2023 | \$ 136.85 | \$ 302.25 | \$ - | \$ 37.78 | \$ 25.54 | \$ 502.42 |
| 2024 | \$ 143.03 | \$ 296.78 | \$ - | \$ 37.10 | \$ 26.05 | \$ 502.95 |
| 2025 | \$ 148.69 | \$ 291.06 | \$ - | \$ 36.38 | \$ 26.57 | \$ 502.69 |
| 2026 | \$ 154.86 | \$ 285.11 | \$ - | \$ 35.64 | \$ 27.10 | \$ 502.71 |
| 2027 | \$ 161.55 | \$ 278.91 | \$ - | \$ 34.86 | \$ 27.64 | \$ 502.97 |
| 2028 | \$ 168.24 | \$ 272.45 | \$ - | \$ 34.06 | \$ 28.19 | \$ 502.94 |
| 2029 | \$ 175.44 | \$ 265.72 | \$ - | \$ 33.22 | \$ 28.76 | \$ 503.14 |
| 2030 | \$ 183.16 | \$ 258.71 | \$ - | \$ 32.34 | \$ 29.33 | \$ 503.53 |
| 2031 | \$ 190.88 | \$ 251.38 | \$ - | \$ 31.42 | \$ 29.92 | \$ 503.60 |
| 2032 | \$ 198.59 | \$ 243.74 | \$ - | \$ 30.47 | \$ 30.52 | \$ 503.32 |
| 2033 | \$ 207.34 | \$ 235.80 | \$ - | \$ 29.48 | \$ 31.13 | \$ 503.74 |
| 2034 | \$ 216.08 | \$ 227.51 | \$ - | \$ 28.44 | \$ 31.75 | \$ 503.78 |
| 2035 | \$ 225.35 | \$ 218.86 | \$ - | \$ 27.36 | \$ 32.39 | \$ 503.95 |
| 2036 | \$ 234.61 | \$ 209.85 | \$ - | \$ 26.23 | \$ 33.03 | \$ 503.72 |
| 2037 | \$ 244.90 | \$ 200.47 | \$ - | \$ 25.06 | \$ 33.69 | \$ 504.11 |
| 2038 | \$ 255.19 | \$ 190.67 | \$ - | \$ 23.83 | \$ 34.37 | \$ 504.06 |
| 2039 | \$ 265.99 | \$ 180.46 | \$ - | \$ 22.56 | \$ 35.05 | \$ 504.06 |
| 2040 | \$ 277.82 | \$ 169.82 | \$ - | \$ 21.23 | \$ 35.76 | \$ 504.63 |
| 2041 | \$ 289.66 | \$ 158.71 | \$ - | \$ 19.84 | \$ 36.47 | \$ 504.68 |
| 2042 | \$ 302.00 | \$ 147.12 | \$ - | \$ 18.39 | \$ 37.20 | \$ 504.72 |
| 2043 | \$ 314.87 | \$ 135.04 | \$ - | \$ 16.88 | \$ 37.94 | \$ 504.73 |
| 2044 | \$ 328.24 | \$ 122.45 | \$ - | \$ 15.31 | \$ 38.70 | \$ 504.70 |
| 2045 | \$ 342.65 | \$ 109.32 | \$ - | \$ 13.66 | \$ 39.48 | \$ 505.11 |
| 2046 | \$ 357.57 | \$ 95.61 | \$ - | \$ 11.95 | \$ 40.27 | \$ 505.40 |
| 2047 | \$ 373.00 | \$ 81.31 | \$ - | \$ 10.16 | \$ 41.07 | \$ 505.55 |
| 2048 | \$ 388.95 | \$ 66.39 | \$ - | \$ 8.30 | \$ 41.89 | \$ 505.53 |
| 2049 | \$ 405.93 | \$ 50.83 | \$ - | \$ 6.35 | \$ 42.73 | \$ 505.85 |
| 2050 | \$ 423.42 | \$ 34.59 | \$ - | \$ 4.32 | \$ 43.59 | \$ 505.93 |
| 2051 | \$ 441.43 | \$ 17.66 | \$ (459.09) | \$ 2.21 | \$ 44.46 | \$ 46.67 |
| Total | \$ 7,556.28 | \$ 5,398.58 | \$ (459.09) | \$ 674.82 | \$ 990.58 | \$ 14,161.19 |

Footnotes:

[a] Interest is calculated at a 4.00% 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