

An Ordinance of the City of Plano, Texas, accepting and approving the Annual Update of the Service and Assessment Plan and Assessment Roll for the Collin Creek West 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 February 8, 2021, the City Council of the City of Plano, Texas (the “City”) approved Resolution No. 2021-2-4(R) establishing the Collin Creek West Public Improvement District (the “PID”) in accordance with the provisions of Chapter 372 of the Texas Local Government Code (the “Public Improvement District Assessment Act” or “the PID Act”); and

WHEREAS, the City has heretofore levied assessments against property within the PID, pursuant to Ordinance No. 2021-8-17, which ordinance also approved the Collin Creek West Public Improvement District Service and Assessment Plan and the Assessment Roll attached thereto as Exhibit E, dated as of August 23, 2021 (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 PID 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 PLANO, TEXAS, THAT:

Section I. 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 II. Annual Update.

The Collin Creek West 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 III. 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 IV. 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 V. Effective Date.

This Ordinance shall take effect immediately after its passage as the law and charter in such case provide.

Section VI. Filing in Land Records.

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 PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

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PASSED AND APPROVED on the 24th day of July, 2023.

John B. Muns, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the ____ day of _____, 2023 by John B. Muns, the Mayor of the City of Plano, Texas, on behalf of said City.

Notary Public, State of Texas

Name printed or typed

Commission Expires:_____

EXHIBIT A
ANNUAL SERVICE AND ASSESSMENT PLAN UPDATE

The Collin Creek West Public Improvement District 2023 Annual Service Plan Update begins on the following page.



COLLIN CREEK WEST
PUBLIC IMPROVEMENT DISTRICT
2023 ANNUAL SERVICE PLAN UPDATE
JULY 24, 2023

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.

On June 27, 2022, the City Council approved the 2022 Annual Service Plan Update for the District with Resolution No. 2022-6-8(R), which updated the Assessment Roll for 2022.

Pursuant to the PID Act, the Service and Assessment Plan must be reviewed and updated annually. This document is the 2023 Annual Service Plan Update. This document also updates the Assessment Roll for 2023.

PARCEL SUBDIVISION

- The final replat for Collin Creek Single Family Blocks A-L, consisting of 402 single-family residential Lots, and 25 common area Lots, and Collin Creek Block M, Lot 1, within Collin County, was recorded in the official public records of the County on May 17, 2023. All 402 units are classified as Lot Type 1, and an additional 400 units contained within Block M, Lot 1 are classified as Lot Type 2, and the remaining 24 common area Lots are Non-benefitted Property. See **Exhibit C** for the final replat.

LOT AND HOME SALES

The District is anticipated to consist of 400 Lot Type 2 multi-family units and 402 Lot Type 1 single-family Lots. Per the Quarterly Report dated March 31, 2023, Mattamy has 155 single-family Lots under contract, Ashton Woods has 157 single-family Lots under contract and Brightland Homes¹ has 90 single-family Lots under contract.

See **Exhibit D** for the Lot Type Classification Map and **Exhibit E** 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 in the table below.

	Budget	Spent to Date ^[a]	%
<i>Authorized Improvements</i>			
Roadway and Earthwork	\$ 5,148,158	\$ 3,984,513	77.40%
Water Distribution Systems Improvements	1,498,444	1,698,233	113.33%
Sewer Collection System Improvements	1,595,334	1,214,425	76.12%
Storm Drainage Collection System Improvements	995,795	1,374,105	137.99%
Land Acquisitions for Rights-of-Way	-	-	0.00%
Landscape, Irrigation and Hardscape	925,000	-	0.00%
Soft Costs	1,417,500	1,737,520	122.58%
	<u>\$ 11,580,231</u>	<u>\$ 10,008,796</u>	<u>86.43%</u>

Footnotes:

[a] Per information in the Q1 2023 quarterly report.

OUTSTANDING ASSESSMENT

The District has an outstanding Assessment of \$14,421,000.00².

¹ Single family Lots previously under contract with Gehan Homes are now under contract with Brightland Homes.

² Net of \$266,000 PID Bonds principal payment due September 15, 2023 which will be paid using the Annual Installment collected on January 31, 2023.

ANNUAL INSTALLMENT DUE 1/31/2024

- **Principal and Interest** – The total principal and interest required for the Annual Installment is \$854,840.00.
- **Additional Interest** – The total Additional Interest Reserve Requirement, 0.5% interest charged on the Assessments, due is \$70,775.00.
- **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 \$46,506.00.

PID Bonds		
Due January 31, 2024		
<i>PID Bonds</i>		
Principal	\$	278,000.00
Interest	\$	576,840.00
	\$	854,840.00
Additional Interest	\$	70,775.00
Annual Collection Costs	\$	46,506.00
Total Annual Installment	\$	972,121.00

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	\$	2,406.00
Misc.	\$	1,000.00
PID Trustee	\$	3,000.00
Dissemination Agent	\$	5,000.00
Dev/Issuer CDA Review	\$	1,000.00
Total	\$	46,506.00

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 PID 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		1/31/2024	1/31/2025	1/31/2026	1/31/2027	1/31/2028
<i>PID Bonds</i>						
Principal		\$ 278,000	\$ 289,000	\$ 301,000	\$ 314,000	\$ 327,000
Interest		\$ 576,840	\$ 565,720	\$ 554,160	\$ 542,120	\$ 529,560
	(1)	\$ 854,840	\$ 854,720	\$ 855,160	\$ 856,120	\$ 856,560
Annual Collection Costs	(2)	\$ 46,506	\$ 47,436	\$ 48,385	\$ 49,353	\$ 50,340
Additional Interest Reserve	(3)	\$ 70,775	\$ 69,385	\$ 67,940	\$ 66,435	\$ 64,865
Total Annual Installment	(4) = (1) + (2) + (3)	\$ 972,121	\$ 971,541	\$ 971,485	\$ 971,908	\$ 971,765

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. 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 1/31/2024
Initial Parcel	\$ 14,421,000.00	\$ 976,548.00

Note: For billing purposes only, until the Replat of Collin Creek Single Family Blocks A-L and Collin Creek Block M, Lot 1 has been divided into individual Property IDs by Collin Central Appraisal District, 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. As of the approval of this 2023 SAP Update, Tax Parcel information for the District is not available from Collin Central Appraisal District. See below for an Assessment Roll allocating the Assessment based on the Blocks and Lots identified in the Replat of Collin Creek Single Family Blocks A-L and Collin Creek Block M, Lot 1 for the District.

Property ID ^[a]	Block	Lot	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2024 ^[b]
TBD	A	1	1	\$ 28,490.62	\$ 1,920.56
TBD	A	2	1	\$ 28,490.62	\$ 1,920.56
TBD	A	3	1	\$ 28,490.62	\$ 1,920.56
TBD	A	4	1	\$ 28,490.62	\$ 1,920.56
TBD	A	5	1	\$ 28,490.62	\$ 1,920.56
TBD	A	6	1	\$ 28,490.62	\$ 1,920.56
TBD	A	7	1	\$ 28,490.62	\$ 1,920.56
TBD	A	8	1	\$ 28,490.62	\$ 1,920.56
TBD	A	9	1	\$ 28,490.62	\$ 1,920.56
TBD	A	10	1	\$ 28,490.62	\$ 1,920.56
TBD	A	11	1	\$ 28,490.62	\$ 1,920.56
TBD	A	12	1	\$ 28,490.62	\$ 1,920.56
TBD	A	13	1	\$ 28,490.62	\$ 1,920.56
TBD	A	14	1	\$ 28,490.62	\$ 1,920.56
TBD	A	15	1	\$ 28,490.62	\$ 1,920.56
TBD	A	16	1	\$ 28,490.62	\$ 1,920.56
TBD	A	17	1	\$ 28,490.62	\$ 1,920.56
TBD	A	18	1	\$ 28,490.62	\$ 1,920.56
TBD	A	19	1	\$ 28,490.62	\$ 1,920.56
TBD	A	20	1	\$ 28,490.62	\$ 1,920.56
TBD	A	21	1	\$ 28,490.62	\$ 1,920.56
TBD	A	22	1	\$ 28,490.62	\$ 1,920.56
TBD	A	23	1	\$ 28,490.62	\$ 1,920.56
TBD	A	24	1	\$ 28,490.62	\$ 1,920.56
TBD	A	25	1	\$ 28,490.62	\$ 1,920.56
TBD	A	26	1	\$ 28,490.62	\$ 1,920.56
TBD	A	27	1	\$ 28,490.62	\$ 1,920.56
TBD	A	28	1	\$ 28,490.62	\$ 1,920.56
TBD	A	29	1	\$ 28,490.62	\$ 1,920.56
TBD	A	30	1	\$ 28,490.62	\$ 1,920.56
TBD	A	31	1	\$ 28,490.62	\$ 1,920.56
TBD	A	32	1	\$ 28,490.62	\$ 1,920.56
TBD	A	33	1	\$ 28,490.62	\$ 1,920.56
TBD	A	34	1	\$ 28,490.62	\$ 1,920.56
TBD	A	35	1	\$ 28,490.62	\$ 1,920.56
TBD	A	36X	Non-Benefitted	\$ -	\$ -
TBD	A	37	Non-Benefitted	\$ -	\$ -
TBD	B	1	1	\$ 28,490.62	\$ 1,920.56
TBD	B	2	1	\$ 28,490.62	\$ 1,920.56
TBD	B	3	1	\$ 28,490.62	\$ 1,920.56

Property ID ^[a]	Block	Lot	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2024 ^[b]
TBD	B	4	1	\$ 28,490.62	\$ 1,920.56
TBD	B	5	1	\$ 28,490.62	\$ 1,920.56
TBD	B	6	1	\$ 28,490.62	\$ 1,920.56
TBD	B	7X	Non-Benefitted	\$ -	\$ -
TBD	B	8	1	\$ 28,490.62	\$ 1,920.56
TBD	B	9	1	\$ 28,490.62	\$ 1,920.56
TBD	B	10	1	\$ 28,490.62	\$ 1,920.56
TBD	B	11	1	\$ 28,490.62	\$ 1,920.56
TBD	B	12	1	\$ 28,490.62	\$ 1,920.56
TBD	B	13	1	\$ 28,490.62	\$ 1,920.56
TBD	B	14	1	\$ 28,490.62	\$ 1,920.56
TBD	B	15	1	\$ 28,490.62	\$ 1,920.56
TBD	B	16	1	\$ 28,490.62	\$ 1,920.56
TBD	B	17	1	\$ 28,490.62	\$ 1,920.56
TBD	B	18	1	\$ 28,490.62	\$ 1,920.56
TBD	B	19	1	\$ 28,490.62	\$ 1,920.56
TBD	B	20	1	\$ 28,490.62	\$ 1,920.56
TBD	B	21	1	\$ 28,490.62	\$ 1,920.56
TBD	B	22	1	\$ 28,490.62	\$ 1,920.56
TBD	B	23	1	\$ 28,490.62	\$ 1,920.56
TBD	B	24	1	\$ 28,490.62	\$ 1,920.56
TBD	B	25	1	\$ 28,490.62	\$ 1,920.56
TBD	B	26	1	\$ 28,490.62	\$ 1,920.56
TBD	B	27	1	\$ 28,490.62	\$ 1,920.56
TBD	B	28	1	\$ 28,490.62	\$ 1,920.56
TBD	B	29	1	\$ 28,490.62	\$ 1,920.56
TBD	B	30	1	\$ 28,490.62	\$ 1,920.56
TBD	B	31	1	\$ 28,490.62	\$ 1,920.56
TBD	B	32	1	\$ 28,490.62	\$ 1,920.56
TBD	B	33	1	\$ 28,490.62	\$ 1,920.56
TBD	B	34	1	\$ 28,490.62	\$ 1,920.56
TBD	B	35	1	\$ 28,490.62	\$ 1,920.56
TBD	B	36	1	\$ 28,490.62	\$ 1,920.56
TBD	B	37	1	\$ 28,490.62	\$ 1,920.56
TBD	B	38	1	\$ 28,490.62	\$ 1,920.56
TBD	B	39	1	\$ 28,490.62	\$ 1,920.56
TBD	B	40	1	\$ 28,490.62	\$ 1,920.56
TBD	B	41	1	\$ 28,490.62	\$ 1,920.56
TBD	B	42	1	\$ 28,490.62	\$ 1,920.56
TBD	B	43	1	\$ 28,490.62	\$ 1,920.56

Property ID ^[a]	Block	Lot	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2024 ^[b]
TBD	B	44	1	\$ 28,490.62	\$ 1,920.56
TBD	B	45	1	\$ 28,490.62	\$ 1,920.56
TBD	B	46	1	\$ 28,490.62	\$ 1,920.56
TBD	B	47	1	\$ 28,490.62	\$ 1,920.56
TBD	B	48	1	\$ 28,490.62	\$ 1,920.56
TBD	B	49	1	\$ 28,490.62	\$ 1,920.56
TBD	B	50	1	\$ 28,490.62	\$ 1,920.56
TBD	B	51	1	\$ 28,490.62	\$ 1,920.56
TBD	B	52	1	\$ 28,490.62	\$ 1,920.56
TBD	B	53	1	\$ 28,490.62	\$ 1,920.56
TBD	B	54	1	\$ 28,490.62	\$ 1,920.56
TBD	B	55	1	\$ 28,490.62	\$ 1,920.56
TBD	B	56	1	\$ 28,490.62	\$ 1,920.56
TBD	B	57	1	\$ 28,490.62	\$ 1,920.56
TBD	B	58	1	\$ 28,490.62	\$ 1,920.56
TBD	B	59	1	\$ 28,490.62	\$ 1,920.56
TBD	B	60	1	\$ 28,490.62	\$ 1,920.56
TBD	B	61	1	\$ 28,490.62	\$ 1,920.56
TBD	B	62	1	\$ 28,490.62	\$ 1,920.56
TBD	B	63	1	\$ 28,490.62	\$ 1,920.56
TBD	B	64	1	\$ 28,490.62	\$ 1,920.56
TBD	B	65	1	\$ 28,490.62	\$ 1,920.56
TBD	B	66	1	\$ 28,490.62	\$ 1,920.56
TBD	B	67	1	\$ 28,490.62	\$ 1,920.56
TBD	B	68	1	\$ 28,490.62	\$ 1,920.56
TBD	B	69	1	\$ 28,490.62	\$ 1,920.56
TBD	B	70X	Non-Benefitted	\$ -	\$ -
TBD	B	71X	Non-Benefitted	\$ -	\$ -
TBD	B	72	Non-Benefitted	\$ -	\$ -
TBD	B	73	Non-Benefitted	\$ -	\$ -
TBD	C	1	1	\$ 28,490.62	\$ 1,920.56
TBD	C	2	1	\$ 28,490.62	\$ 1,920.56
TBD	C	3	1	\$ 28,490.62	\$ 1,920.56
TBD	C	4	1	\$ 28,490.62	\$ 1,920.56
TBD	C	5	1	\$ 28,490.62	\$ 1,920.56
TBD	C	6	1	\$ 28,490.62	\$ 1,920.56
TBD	C	7	1	\$ 28,490.62	\$ 1,920.56
TBD	C	8	1	\$ 28,490.62	\$ 1,920.56
TBD	C	9	1	\$ 28,490.62	\$ 1,920.56
TBD	C	10	1	\$ 28,490.62	\$ 1,920.56

Property ID ^[a]	Block	Lot	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2024 ^[b]
TBD	C	11	1	\$ 28,490.62	\$ 1,920.56
TBD	C	12	1	\$ 28,490.62	\$ 1,920.56
TBD	C	13	1	\$ 28,490.62	\$ 1,920.56
TBD	C	14	1	\$ 28,490.62	\$ 1,920.56
TBD	C	15	1	\$ 28,490.62	\$ 1,920.56
TBD	C	16	1	\$ 28,490.62	\$ 1,920.56
TBD	C	17	1	\$ 28,490.62	\$ 1,920.56
TBD	C	18	1	\$ 28,490.62	\$ 1,920.56
TBD	C	19	1	\$ 28,490.62	\$ 1,920.56
TBD	C	20	1	\$ 28,490.62	\$ 1,920.56
TBD	C	21	1	\$ 28,490.62	\$ 1,920.56
TBD	C	22	1	\$ 28,490.62	\$ 1,920.56
TBD	C	23	1	\$ 28,490.62	\$ 1,920.56
TBD	C	24	1	\$ 28,490.62	\$ 1,920.56
TBD	C	25	1	\$ 28,490.62	\$ 1,920.56
TBD	C	26	1	\$ 28,490.62	\$ 1,920.56
TBD	C	27	1	\$ 28,490.62	\$ 1,920.56
TBD	C	28	1	\$ 28,490.62	\$ 1,920.56
TBD	C	29	1	\$ 28,490.62	\$ 1,920.56
TBD	C	30	1	\$ 28,490.62	\$ 1,920.56
TBD	C	31X	Non-Benefitted	\$ -	\$ -
TBD	C	32	Non-Benefitted	\$ -	\$ -
TBD	D	1	1	\$ 28,490.62	\$ 1,920.56
TBD	D	2	1	\$ 28,490.62	\$ 1,920.56
TBD	D	3	1	\$ 28,490.62	\$ 1,920.56
TBD	D	4	1	\$ 28,490.62	\$ 1,920.56
TBD	D	5	1	\$ 28,490.62	\$ 1,920.56
TBD	D	6	1	\$ 28,490.62	\$ 1,920.56
TBD	D	7	1	\$ 28,490.62	\$ 1,920.56
TBD	D	8	1	\$ 28,490.62	\$ 1,920.56
TBD	D	9	1	\$ 28,490.62	\$ 1,920.56
TBD	D	10	1	\$ 28,490.62	\$ 1,920.56
TBD	D	11	1	\$ 28,490.62	\$ 1,920.56
TBD	D	12	1	\$ 28,490.62	\$ 1,920.56
TBD	D	13	1	\$ 28,490.62	\$ 1,920.56
TBD	D	14	1	\$ 28,490.62	\$ 1,920.56
TBD	D	15	1	\$ 28,490.62	\$ 1,920.56
TBD	D	16	1	\$ 28,490.62	\$ 1,920.56
TBD	D	17	1	\$ 28,490.62	\$ 1,920.56
TBD	D	18	1	\$ 28,490.62	\$ 1,920.56

Property ID ^[a]	Block	Lot	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2024 ^[b]
TBD	D	19	1	\$ 28,490.62	\$ 1,920.56
TBD	D	20	1	\$ 28,490.62	\$ 1,920.56
TBD	D	21	1	\$ 28,490.62	\$ 1,920.56
TBD	D	22	1	\$ 28,490.62	\$ 1,920.56
TBD	D	23	1	\$ 28,490.62	\$ 1,920.56
TBD	D	24	1	\$ 28,490.62	\$ 1,920.56
TBD	D	25	1	\$ 28,490.62	\$ 1,920.56
TBD	D	26	1	\$ 28,490.62	\$ 1,920.56
TBD	D	27	1	\$ 28,490.62	\$ 1,920.56
TBD	D	28	1	\$ 28,490.62	\$ 1,920.56
TBD	D	29	1	\$ 28,490.62	\$ 1,920.56
TBD	D	30	1	\$ 28,490.62	\$ 1,920.56
TBD	D	31	1	\$ 28,490.62	\$ 1,920.56
TBD	D	32X	Non-Benefitted	\$ -	\$ -
TBD	D	33	Non-Benefitted	\$ -	\$ -
TBD	E	1	1	\$ 28,490.62	\$ 1,920.56
TBD	E	2	1	\$ 28,490.62	\$ 1,920.56
TBD	E	3	1	\$ 28,490.62	\$ 1,920.56
TBD	E	4	1	\$ 28,490.62	\$ 1,920.56
TBD	E	5	1	\$ 28,490.62	\$ 1,920.56
TBD	E	6	1	\$ 28,490.62	\$ 1,920.56
TBD	E	7	1	\$ 28,490.62	\$ 1,920.56
TBD	E	8	1	\$ 28,490.62	\$ 1,920.56
TBD	E	9	1	\$ 28,490.62	\$ 1,920.56
TBD	E	10	1	\$ 28,490.62	\$ 1,920.56
TBD	E	11	1	\$ 28,490.62	\$ 1,920.56
TBD	E	12	1	\$ 28,490.62	\$ 1,920.56
TBD	E	13	1	\$ 28,490.62	\$ 1,920.56
TBD	E	14X	Non-Benefitted	\$ -	\$ -
TBD	E	15	1	\$ 28,490.62	\$ 1,920.56
TBD	E	16	1	\$ 28,490.62	\$ 1,920.56
TBD	E	17	1	\$ 28,490.62	\$ 1,920.56
TBD	E	18	1	\$ 28,490.62	\$ 1,920.56
TBD	E	19	1	\$ 28,490.62	\$ 1,920.56
TBD	E	20	1	\$ 28,490.62	\$ 1,920.56
TBD	E	21	1	\$ 28,490.62	\$ 1,920.56
TBD	E	22	1	\$ 28,490.62	\$ 1,920.56
TBD	E	23	1	\$ 28,490.62	\$ 1,920.56
TBD	E	24	Non-Benefitted	\$ -	\$ -
TBD	F	1	1	\$ 28,490.62	\$ 1,920.56

Property ID ^[a]	Block	Lot	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2024 ^[b]
TBD	F	2	1	\$ 28,490.62	\$ 1,920.56
TBD	F	3	1	\$ 28,490.62	\$ 1,920.56
TBD	F	4	1	\$ 28,490.62	\$ 1,920.56
TBD	F	5	1	\$ 28,490.62	\$ 1,920.56
TBD	F	6	1	\$ 28,490.62	\$ 1,920.56
TBD	F	7	1	\$ 28,490.62	\$ 1,920.56
TBD	F	8	1	\$ 28,490.62	\$ 1,920.56
TBD	F	9	1	\$ 28,490.62	\$ 1,920.56
TBD	F	10	1	\$ 28,490.62	\$ 1,920.56
TBD	F	11	1	\$ 28,490.62	\$ 1,920.56
TBD	F	12	1	\$ 28,490.62	\$ 1,920.56
TBD	F	13	1	\$ 28,490.62	\$ 1,920.56
TBD	F	14	1	\$ 28,490.62	\$ 1,920.56
TBD	F	15	1	\$ 28,490.62	\$ 1,920.56
TBD	F	16	1	\$ 28,490.62	\$ 1,920.56
TBD	F	17	1	\$ 28,490.62	\$ 1,920.56
TBD	F	18	1	\$ 28,490.62	\$ 1,920.56
TBD	F	19	1	\$ 28,490.62	\$ 1,920.56
TBD	F	20	1	\$ 28,490.62	\$ 1,920.56
TBD	F	21	1	\$ 28,490.62	\$ 1,920.56
TBD	F	22	1	\$ 28,490.62	\$ 1,920.56
TBD	F	23	1	\$ 28,490.62	\$ 1,920.56
TBD	F	24	1	\$ 28,490.62	\$ 1,920.56
TBD	F	25	1	\$ 28,490.62	\$ 1,920.56
TBD	F	26	1	\$ 28,490.62	\$ 1,920.56
TBD	F	27X	Non-Benefitted	\$ -	\$ -
TBD	F	28	Non-Benefitted	\$ -	\$ -
TBD	G	1	1	\$ 28,490.62	\$ 1,920.56
TBD	G	2	1	\$ 28,490.62	\$ 1,920.56
TBD	G	3	1	\$ 28,490.62	\$ 1,920.56
TBD	G	4	1	\$ 28,490.62	\$ 1,920.56
TBD	G	5	1	\$ 28,490.62	\$ 1,920.56
TBD	G	6	1	\$ 28,490.62	\$ 1,920.56
TBD	G	7	1	\$ 28,490.62	\$ 1,920.56
TBD	G	8	1	\$ 28,490.62	\$ 1,920.56
TBD	G	9	1	\$ 28,490.62	\$ 1,920.56
TBD	G	10	1	\$ 28,490.62	\$ 1,920.56
TBD	G	11	1	\$ 28,490.62	\$ 1,920.56
TBD	G	12	1	\$ 28,490.62	\$ 1,920.56
TBD	G	13	1	\$ 28,490.62	\$ 1,920.56

Property ID ^[a]	Block	Lot	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2024 ^[b]
TBD	G	14	1	\$ 28,490.62	\$ 1,920.56
TBD	G	15	1	\$ 28,490.62	\$ 1,920.56
TBD	G	16	1	\$ 28,490.62	\$ 1,920.56
TBD	G	17	1	\$ 28,490.62	\$ 1,920.56
TBD	G	18X	Non-Benefitted	\$ -	\$ -
TBD	G	19	1	\$ 28,490.62	\$ 1,920.56
TBD	G	20	1	\$ 28,490.62	\$ 1,920.56
TBD	G	21	1	\$ 28,490.62	\$ 1,920.56
TBD	G	22	1	\$ 28,490.62	\$ 1,920.56
TBD	G	23	1	\$ 28,490.62	\$ 1,920.56
TBD	G	24	1	\$ 28,490.62	\$ 1,920.56
TBD	G	25	1	\$ 28,490.62	\$ 1,920.56
TBD	G	26	1	\$ 28,490.62	\$ 1,920.56
TBD	G	27	1	\$ 28,490.62	\$ 1,920.56
TBD	G	28	1	\$ 28,490.62	\$ 1,920.56
TBD	G	29	1	\$ 28,490.62	\$ 1,920.56
TBD	G	30	Non-Benefitted	\$ -	\$ -
TBD	H	1	1	\$ 28,490.62	\$ 1,920.56
TBD	H	2	1	\$ 28,490.62	\$ 1,920.56
TBD	H	3	1	\$ 28,490.62	\$ 1,920.56
TBD	H	4	1	\$ 28,490.62	\$ 1,920.56
TBD	H	5	1	\$ 28,490.62	\$ 1,920.56
TBD	H	6	1	\$ 28,490.62	\$ 1,920.56
TBD	H	7	1	\$ 28,490.62	\$ 1,920.56
TBD	H	8	1	\$ 28,490.62	\$ 1,920.56
TBD	H	9	1	\$ 28,490.62	\$ 1,920.56
TBD	H	10	1	\$ 28,490.62	\$ 1,920.56
TBD	H	11	1	\$ 28,490.62	\$ 1,920.56
TBD	H	12	1	\$ 28,490.62	\$ 1,920.56
TBD	H	13	1	\$ 28,490.62	\$ 1,920.56
TBD	H	14	1	\$ 28,490.62	\$ 1,920.56
TBD	H	15	1	\$ 28,490.62	\$ 1,920.56
TBD	H	16	1	\$ 28,490.62	\$ 1,920.56
TBD	H	17	1	\$ 28,490.62	\$ 1,920.56
TBD	H	18	1	\$ 28,490.62	\$ 1,920.56
TBD	H	19	1	\$ 28,490.62	\$ 1,920.56
TBD	H	20	1	\$ 28,490.62	\$ 1,920.56
TBD	H	21	1	\$ 28,490.62	\$ 1,920.56
TBD	H	22	1	\$ 28,490.62	\$ 1,920.56
TBD	H	23	1	\$ 28,490.62	\$ 1,920.56

Property ID ^[a]	Block	Lot	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2024 ^[b]
TBD	H	24	1	\$ 28,490.62	\$ 1,920.56
TBD	H	25	1	\$ 28,490.62	\$ 1,920.56
TBD	H	26	1	\$ 28,490.62	\$ 1,920.56
TBD	H	27	1	\$ 28,490.62	\$ 1,920.56
TBD	H	28	1	\$ 28,490.62	\$ 1,920.56
TBD	H	29	Non-Benefitted	\$ -	\$ -
TBD	I	1	1	\$ 28,490.62	\$ 1,920.56
TBD	I	2	1	\$ 28,490.62	\$ 1,920.56
TBD	I	3	1	\$ 28,490.62	\$ 1,920.56
TBD	I	4	1	\$ 28,490.62	\$ 1,920.56
TBD	I	5	1	\$ 28,490.62	\$ 1,920.56
TBD	I	6	1	\$ 28,490.62	\$ 1,920.56
TBD	I	7	1	\$ 28,490.62	\$ 1,920.56
TBD	I	8	1	\$ 28,490.62	\$ 1,920.56
TBD	I	9	1	\$ 28,490.62	\$ 1,920.56
TBD	I	10	1	\$ 28,490.62	\$ 1,920.56
TBD	I	11	1	\$ 28,490.62	\$ 1,920.56
TBD	I	12	1	\$ 28,490.62	\$ 1,920.56
TBD	I	13	1	\$ 28,490.62	\$ 1,920.56
TBD	I	14	1	\$ 28,490.62	\$ 1,920.56
TBD	I	15	1	\$ 28,490.62	\$ 1,920.56
TBD	I	16	1	\$ 28,490.62	\$ 1,920.56
TBD	I	17	1	\$ 28,490.62	\$ 1,920.56
TBD	I	18	1	\$ 28,490.62	\$ 1,920.56
TBD	I	19	1	\$ 28,490.62	\$ 1,920.56
TBD	I	20	1	\$ 28,490.62	\$ 1,920.56
TBD	I	21	1	\$ 28,490.62	\$ 1,920.56
TBD	I	22	1	\$ 28,490.62	\$ 1,920.56
TBD	I	23	1	\$ 28,490.62	\$ 1,920.56
TBD	I	24	1	\$ 28,490.62	\$ 1,920.56
TBD	I	25	1	\$ 28,490.62	\$ 1,920.56
TBD	I	26	1	\$ 28,490.62	\$ 1,920.56
TBD	I	27	1	\$ 28,490.62	\$ 1,920.56
TBD	I	28	1	\$ 28,490.62	\$ 1,920.56
TBD	I	29	1	\$ 28,490.62	\$ 1,920.56
TBD	I	30	1	\$ 28,490.62	\$ 1,920.56
TBD	I	31	1	\$ 28,490.62	\$ 1,920.56
TBD	I	32	1	\$ 28,490.62	\$ 1,920.56
TBD	I	33	1	\$ 28,490.62	\$ 1,920.56
TBD	I	34	1	\$ 28,490.62	\$ 1,920.56

Property ID ^[a]	Block	Lot	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2024 ^[b]
TBD	I	35	1	\$ 28,490.62	\$ 1,920.56
TBD	I	36	1	\$ 28,490.62	\$ 1,920.56
TBD	I	37	1	\$ 28,490.62	\$ 1,920.56
TBD	I	38	1	\$ 28,490.62	\$ 1,920.56
TBD	I	39	1	\$ 28,490.62	\$ 1,920.56
TBD	I	40	1	\$ 28,490.62	\$ 1,920.56
TBD	I	41	1	\$ 28,490.62	\$ 1,920.56
TBD	I	42	1	\$ 28,490.62	\$ 1,920.56
TBD	I	43	Non-Benefitted	\$ -	\$ -
TBD	J	1	1	\$ 28,490.62	\$ 1,920.56
TBD	J	2	1	\$ 28,490.62	\$ 1,920.56
TBD	J	3	1	\$ 28,490.62	\$ 1,920.56
TBD	J	4	1	\$ 28,490.62	\$ 1,920.56
TBD	J	5	1	\$ 28,490.62	\$ 1,920.56
TBD	J	6	1	\$ 28,490.62	\$ 1,920.56
TBD	J	7	1	\$ 28,490.62	\$ 1,920.56
TBD	J	8	1	\$ 28,490.62	\$ 1,920.56
TBD	J	9	1	\$ 28,490.62	\$ 1,920.56
TBD	J	10	1	\$ 28,490.62	\$ 1,920.56
TBD	J	11	1	\$ 28,490.62	\$ 1,920.56
TBD	J	12	1	\$ 28,490.62	\$ 1,920.56
TBD	J	13	1	\$ 28,490.62	\$ 1,920.56
TBD	J	14	1	\$ 28,490.62	\$ 1,920.56
TBD	J	15	1	\$ 28,490.62	\$ 1,920.56
TBD	J	16	1	\$ 28,490.62	\$ 1,920.56
TBD	J	17	1	\$ 28,490.62	\$ 1,920.56
TBD	J	18	1	\$ 28,490.62	\$ 1,920.56
TBD	J	19	1	\$ 28,490.62	\$ 1,920.56
TBD	J	20	1	\$ 28,490.62	\$ 1,920.56
TBD	J	21	1	\$ 28,490.62	\$ 1,920.56
TBD	J	22	1	\$ 28,490.62	\$ 1,920.56
TBD	J	23	1	\$ 28,490.62	\$ 1,920.56
TBD	J	24	1	\$ 28,490.62	\$ 1,920.56
TBD	J	25	1	\$ 28,490.62	\$ 1,920.56
TBD	J	26	1	\$ 28,490.62	\$ 1,920.56
TBD	J	27	1	\$ 28,490.62	\$ 1,920.56
TBD	J	28	1	\$ 28,490.62	\$ 1,920.56
TBD	J	29	1	\$ 28,490.62	\$ 1,920.56
TBD	J	30	1	\$ 28,490.62	\$ 1,920.56
TBD	J	31	1	\$ 28,490.62	\$ 1,920.56

Property ID ^[a]	Block	Lot	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2024 ^[b]
TBD	J	32	1	\$ 28,490.62	\$ 1,920.56
TBD	J	33	1	\$ 28,490.62	\$ 1,920.56
TBD	J	34	1	\$ 28,490.62	\$ 1,920.56
TBD	J	35	1	\$ 28,490.62	\$ 1,920.56
TBD	J	36	1	\$ 28,490.62	\$ 1,920.56
TBD	J	37	1	\$ 28,490.62	\$ 1,920.56
TBD	J	38	1	\$ 28,490.62	\$ 1,920.56
TBD	J	39	1	\$ 28,490.62	\$ 1,920.56
TBD	J	40	1	\$ 28,490.62	\$ 1,920.56
TBD	J	41	1	\$ 28,490.62	\$ 1,920.56
TBD	J	42	1	\$ 28,490.62	\$ 1,920.56
TBD	J	43	1	\$ 28,490.62	\$ 1,920.56
TBD	J	44	1	\$ 28,490.62	\$ 1,920.56
TBD	J	45	1	\$ 28,490.62	\$ 1,920.56
TBD	J	46X	Non-Benefitted	\$ -	\$ -
TBD	J	47	Non-Benefitted	\$ -	\$ -
TBD	K	1	1	\$ 28,490.62	\$ 1,920.56
TBD	K	2	1	\$ 28,490.62	\$ 1,920.56
TBD	K	3	1	\$ 28,490.62	\$ 1,920.56
TBD	K	4	1	\$ 28,490.62	\$ 1,920.56
TBD	K	5	1	\$ 28,490.62	\$ 1,920.56
TBD	K	6	1	\$ 28,490.62	\$ 1,920.56
TBD	K	7	1	\$ 28,490.62	\$ 1,920.56
TBD	K	8	1	\$ 28,490.62	\$ 1,920.56
TBD	K	9	1	\$ 28,490.62	\$ 1,920.56
TBD	K	10	1	\$ 28,490.62	\$ 1,920.56
TBD	K	11	1	\$ 28,490.62	\$ 1,920.56
TBD	K	12	1	\$ 28,490.62	\$ 1,920.56
TBD	K	13	1	\$ 28,490.62	\$ 1,920.56
TBD	K	14	1	\$ 28,490.62	\$ 1,920.56
TBD	K	15	1	\$ 28,490.62	\$ 1,920.56
TBD	K	16	1	\$ 28,490.62	\$ 1,920.56
TBD	K	17	1	\$ 28,490.62	\$ 1,920.56
TBD	K	18	1	\$ 28,490.62	\$ 1,920.56
TBD	K	19	1	\$ 28,490.62	\$ 1,920.56
TBD	K	20	1	\$ 28,490.62	\$ 1,920.56
TBD	K	21	1	\$ 28,490.62	\$ 1,920.56
TBD	K	22	1	\$ 28,490.62	\$ 1,920.56
TBD	K	23X	Non-Benefitted	\$ -	\$ -
TBD	L	1	1	\$ 28,490.62	\$ 1,920.56

Property ID ^[a]	Block	Lot	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2024 ^[b]
TBD	L	2	1	\$ 28,490.62	\$ 1,920.56
TBD	L	3	1	\$ 28,490.62	\$ 1,920.56
TBD	L	4	1	\$ 28,490.62	\$ 1,920.56
TBD	L	5	1	\$ 28,490.62	\$ 1,920.56
TBD	L	6	1	\$ 28,490.62	\$ 1,920.56
TBD	L	7	1	\$ 28,490.62	\$ 1,920.56
TBD	L	8	1	\$ 28,490.62	\$ 1,920.56
TBD	L	9	1	\$ 28,490.62	\$ 1,920.56
TBD	L	10	1	\$ 28,490.62	\$ 1,920.56
TBD	L	11	1	\$ 28,490.62	\$ 1,920.56
TBD	L	12	1	\$ 28,490.62	\$ 1,920.56
TBD	L	13	1	\$ 28,490.62	\$ 1,920.56
TBD	L	14	1	\$ 28,490.62	\$ 1,920.56
TBD	L	15	1	\$ 28,490.62	\$ 1,920.56
TBD	L	16	1	\$ 28,490.62	\$ 1,920.56
TBD	L	17	1	\$ 28,490.62	\$ 1,920.56
TBD	L	18	1	\$ 28,490.62	\$ 1,920.56
TBD	L	19X	Non-Benefitted	\$ -	\$ -
TBD	L	20	1	\$ 28,490.62	\$ 1,920.56
TBD	L	21	1	\$ 28,490.62	\$ 1,920.56
TBD	L	22	1	\$ 28,490.62	\$ 1,920.56
TBD	L	23	1	\$ 28,490.62	\$ 1,920.56
TBD	L	24	1	\$ 28,490.62	\$ 1,920.56
TBD	L	25	1	\$ 28,490.62	\$ 1,920.56
TBD	L	26	1	\$ 28,490.62	\$ 1,920.56
TBD	L	27X	Non-Benefitted	\$ -	\$ -
TBD	L	28	Non-Benefitted	\$ -	\$ -
TBD	M	1	2 (400 Units)	\$ 2,967,772.47	\$ 200,057.83
Total^[c]				\$ 14,421,001.71	\$ 972,122.95

Footnotes:

[a] Collin CAD has not yet assigned property IDs to the individually platted residential Lots in the District as of the approval of this 2023 SAP Update. If Property IDs are assigned before 2023 tax bills are mailed, the Assessment will be allocated to each individual Property ID as identified in the Lot and Block Assessment Roll above. If not, the Annual Installment will be billed to each Tax Parcel within the Initial Parcel based on acreage as calculated by Collin Central Appraisal District.

[b] The Annual Installment covers the period September 15, 2023 to September 14, 2024 and is due by January 31, 2024.

[c] Totals may not add or match Service Plan or installment schedules due to rounding.

EXHIBIT B – DEBT SERVICE SCHEDULE

DEBT SERVICE REQUIREMENTS

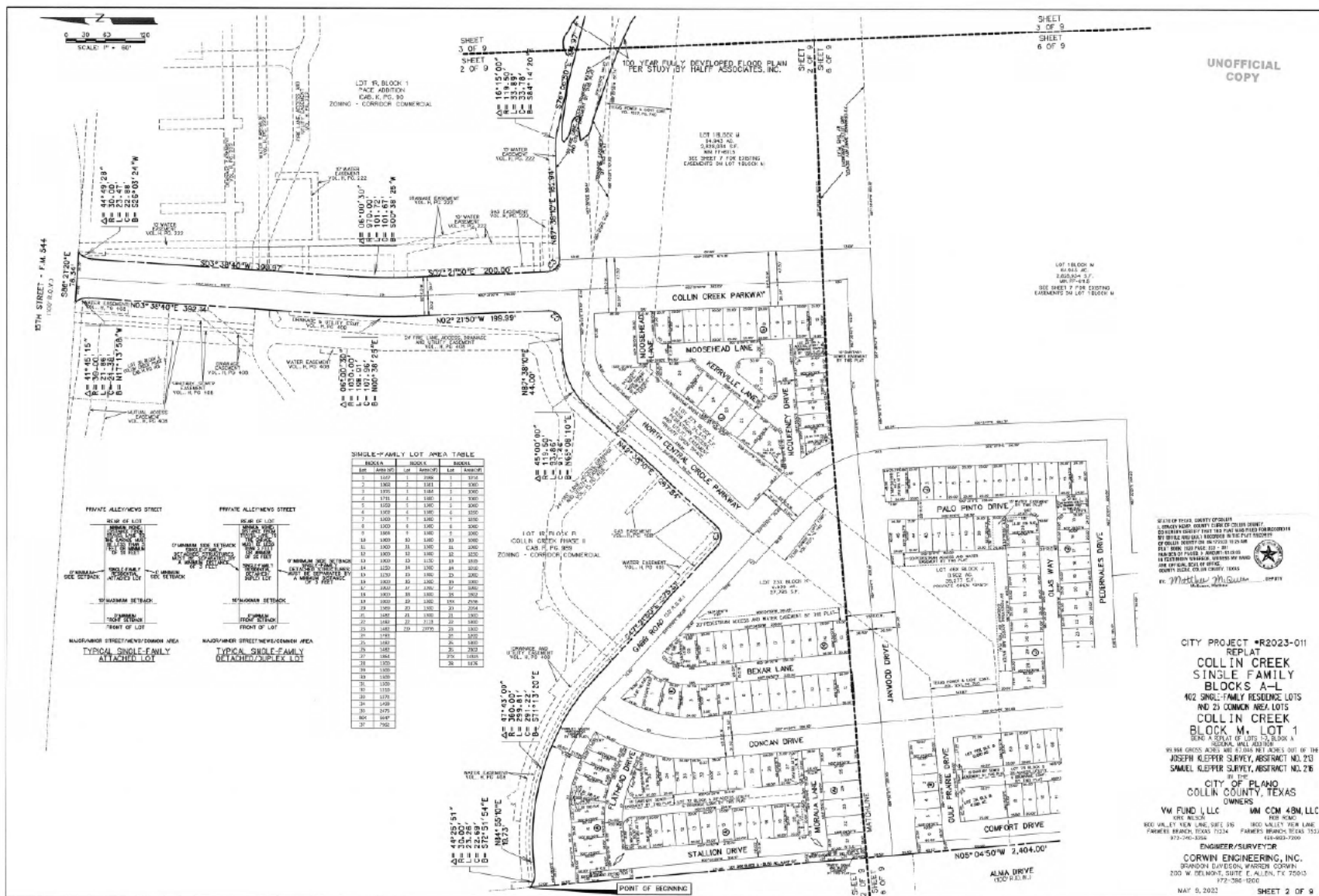
The following table sets forth the debt service requirements for the Bonds:

<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	858,000	34,320	892,320
Total	<u>\$14,687,000</u>	<u>\$11,080,600</u>	<u>\$25,767,600</u>

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EXHIBIT C – REPLAT – COLLIN CREEK SINGLE FAMILY BLOCKS A-L





NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT VM FUND I, LLC, and MM COW 45M, LLC, acting hereby by and through their duly authorized officers, do hereby submit this plat dedicating the hereinafter described property as COLLIN CREEK SINGLE FAMILY BLOCKS A-L, COLLIN CREEK BLOCK M, LOT 1, in addition to the City of Plano, Texas, and does hereby dedicate in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths unless constructed or placed upon, over, or across the easements as shown, except such improvements may be placed in easement areas, if approved by the City of Plano. In addition, utility easements may now be used for the maintenance and accommodation of electric utilities desiring to use or using the same under the easement limits the use in particular utilities, and use by public utilities being subordinate to the public and City of Plano's use thereof. The City of Plano and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Plano and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, repairing, installing, reading meters, and adding to or removing other parts of their respective systems without the necessity of any form of securing permission from anyone.

The undersigned does consent and agree that the access easement may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general public vehicular and pedestrian use and access, and for fire department and emergency use, in, along, upon, and across said premises, with the right and privilege of all other of the City of Plano, its agents, employees, workmen, and representatives having ingress, egress, and regress in, along, upon, and across said premises.

That the undersigned does hereby consent and agree that to (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstructions including, but not limited to, the parking of motor vehicles, trailers, boats, or other impediments to the access of the apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane No Parking". The police or its duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

This plat approved subject to all existing ordinances, rules, regulations, and resolutions of the City of Plano, Texas.

WITNESS MY HAND this 15th day of May, 2023.

VM FUND I, LLC,
A Delaware Limited Liability Company

By: [Signature]
Name: Nathaniel Kirk Wilson
Its President

MM COW 45M, LLC,
A Texas limited liability company

By: [Signature]
Name: Colby Creek Development, LLC
Its Manager

By: [Signature]
Name: MM COW Investment, LLC
Its Manager

By: [Signature]
Name: MM Ventures, LLC
Its Manager

By: [Signature]
Name: MM Ventures, LLC
A Delaware limited liability company
Its Manager

By: [Signature]
Name: Nathaniel Wilson
Its Manager

STATE OF TEXAS
COUNTY OF

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Nathaniel Wilson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, as VM FUND I, LLC, a Delaware Limited Liability Company, in its capacity as President of VM FUND I, LLC, a Delaware Limited Liability Company, on behalf of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 15th day of May, 2023.

By: [Signature]



STATE OF TEXAS
COUNTY OF

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Nathaniel Wilson, Manager of MM Ventures, LLC, as Manager of MM Ventures, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, as Manager of MM COW Investment, LLC, as Manager of Colby Creek Development, LLC, as Manager of MM COW 45M, LLC, a Texas limited liability company, on behalf of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 15th day of May, 2023.

By: [Signature]



UNOFFICIAL
COPY

CERTIFICATE OF APPROVAL

APPROVED on this 15th day of May, 2023, by the Planning & Zoning Commission, City of Plano, Texas.

[Signature]
Chairman, Planning & Zoning Commission

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared VM FUND I, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS 15th DAY OF May, 2023.

NOTARY PUBLIC in and for the STATE OF TEXAS

STATE OF TEXAS
COUNTY OF COLLIN

Secretary, Planning & Zoning Commission or City Engineer

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Warren L. Cowan, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS 15th DAY OF May, 2023.

NOTARY PUBLIC in and for the STATE OF TEXAS

STATE OF TEXAS
COUNTY OF COLLIN

Surveyor

STATE OF TEXAS
COUNTY OF COLLIN

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CITY PROJECT #R2023-011

REPLAT

COLLIN CREEK

SINGLE FAMILY

BLOCKS A-L

402 SINGLE-FAMILY RESIDENCE LOTS

AND 25 COMMON AREA LOTS

COLLIN CREEK

BLOCK M, LOT 1

HERE A SECT OF LOTS 73, BLOCK A

JOSEPH KLEPPER SURVEY, ABSTRACT NO. 213

SMALL KLEPPER SURVEY, ABSTRACT NO. 216

IN THE

CITY OF PLANO

COUNTY, TEXAS

OWNERS

VM FUND I, LLC MM COW 45M, LLC

1800 VALLEY VIEW LANE, SUITE 120 1800 VALLEY VIEW LANE

FARMERS BRANCH, TEXAS 75034 FARMERS BRANCH, TEXAS 75034

375-240-2334 375-240-2334

ENGINEER/SURVEYOR

CORWIN ENGINEERING, INC.

2000 W. DELMONTE, SUITE C, ALLEN, TX 75013

972-386-1000

MAY 8, 2023 SHEET 9 OF 9

EXHIBIT D – LOT TYPE CLASSIFICATION MAP

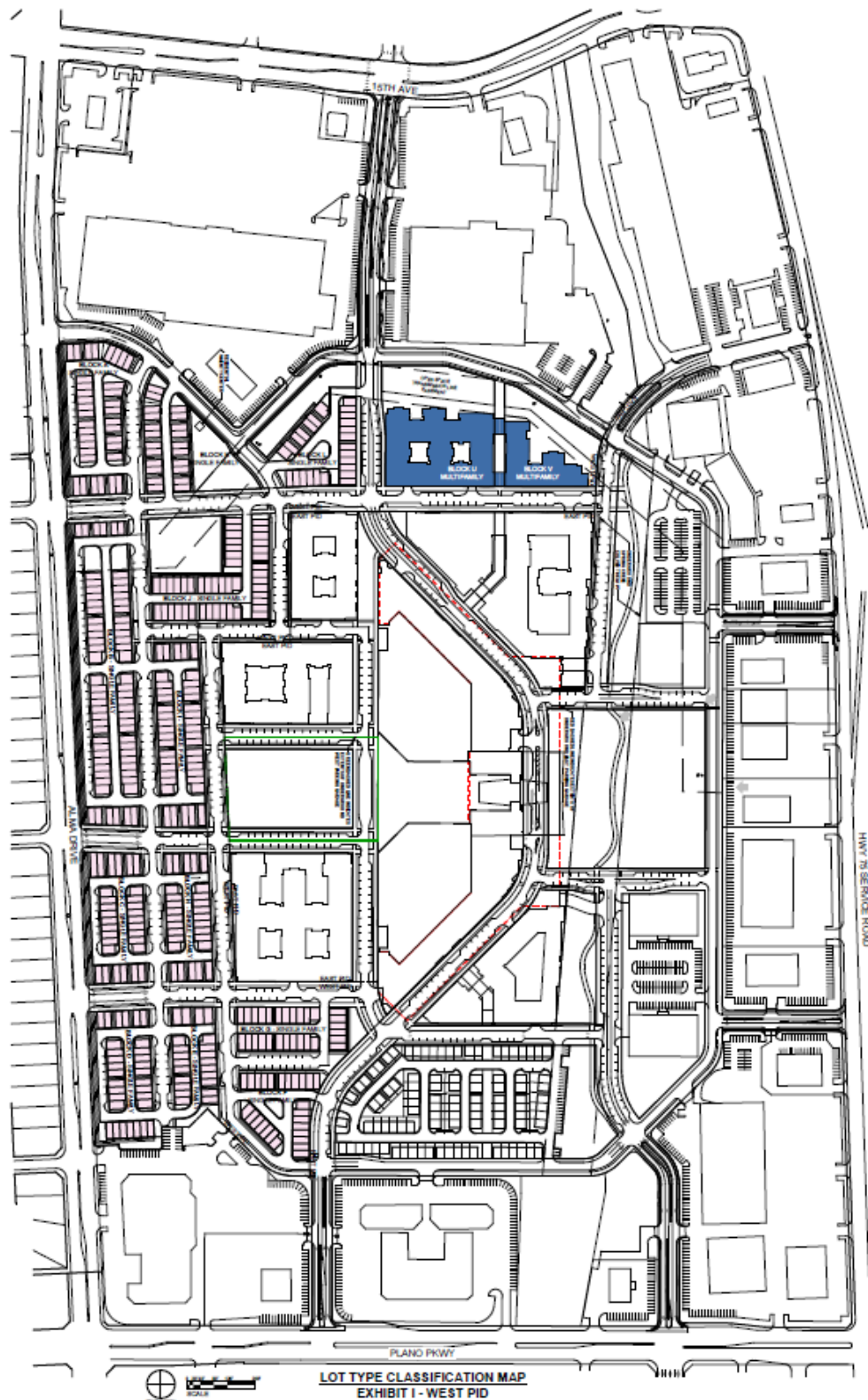


EXHIBIT E – BUYER DISCLOSURES

Buyer 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: \$14,421,000

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

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COUNTY OF _____

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

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

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of 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 ^[b]
2024	\$ 278,000	\$ 576,840	\$ -	\$ 70,775	\$ 46,506	\$ 972,121
2025	\$ 289,000	\$ 565,720	\$ -	\$ 69,385	\$ 47,436	\$ 971,541
2026	\$ 301,000	\$ 554,160	\$ -	\$ 67,940	\$ 48,385	\$ 971,485
2027	\$ 314,000	\$ 542,120	\$ -	\$ 66,435	\$ 49,353	\$ 971,908
2028	\$ 327,000	\$ 529,560	\$ -	\$ 64,865	\$ 50,340	\$ 971,765
2029	\$ 341,000	\$ 516,480	\$ -	\$ 63,230	\$ 51,346	\$ 972,056
2030	\$ 356,000	\$ 502,840	\$ -	\$ 61,525	\$ 52,373	\$ 972,738
2031	\$ 371,000	\$ 488,600	\$ -	\$ 59,745	\$ 53,421	\$ 972,766
2032	\$ 386,000	\$ 473,760	\$ -	\$ 57,890	\$ 54,489	\$ 972,139
2033	\$ 403,000	\$ 458,320	\$ -	\$ 55,960	\$ 55,579	\$ 972,859
2034	\$ 420,000	\$ 442,200	\$ -	\$ 53,945	\$ 56,691	\$ 972,836
2035	\$ 438,000	\$ 425,400	\$ -	\$ 51,845	\$ 57,824	\$ 973,069
2036	\$ 456,000	\$ 407,880	\$ -	\$ 49,655	\$ 58,981	\$ 972,516
2037	\$ 476,000	\$ 389,640	\$ -	\$ 47,375	\$ 60,160	\$ 973,175
2038	\$ 496,000	\$ 370,600	\$ -	\$ 44,995	\$ 61,364	\$ 972,959
2039	\$ 517,000	\$ 350,760	\$ -	\$ 42,515	\$ 62,591	\$ 972,866
2040	\$ 540,000	\$ 330,080	\$ -	\$ 39,930	\$ 63,843	\$ 973,853
2041	\$ 563,000	\$ 308,480	\$ -	\$ 37,230	\$ 65,120	\$ 973,830
2042	\$ 587,000	\$ 285,960	\$ -	\$ 34,415	\$ 66,422	\$ 973,797
2043	\$ 612,000	\$ 262,480	\$ -	\$ 31,480	\$ 67,750	\$ 973,710
2044	\$ 638,000	\$ 238,000	\$ -	\$ 28,420	\$ 69,105	\$ 973,525
2045	\$ 666,000	\$ 212,480	\$ -	\$ 25,230	\$ 70,488	\$ 974,198
2046	\$ 695,000	\$ 185,840	\$ -	\$ 21,900	\$ 71,897	\$ 974,637
2047	\$ 725,000	\$ 158,040	\$ -	\$ 18,425	\$ 73,335	\$ 974,800
2048	\$ 756,000	\$ 129,040	\$ -	\$ 14,800	\$ 74,802	\$ 974,642
2049	\$ 789,000	\$ 98,800	\$ -	\$ 11,020	\$ 76,298	\$ 975,118
2050	\$ 823,000	\$ 67,240	\$ -	\$ 7,075	\$ 77,824	\$ 975,139
2051	\$ 858,000	\$ 34,320	\$ (892,320)	\$ 2,960	\$ 79,380	\$ 82,340
Total	\$ 14,421,000	\$ 9,905,640	\$ (892,320)	\$ 1,200,965	\$ 1,723,104	\$ 26,358,389

Footnotes:

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

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

COLLIN CREEK WEST 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 PLANO, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

LOT TYPE 1 PRINCIPAL ASSESSMENT: \$28,490.62

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

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COUNTY OF _____

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

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

Notary Public, State of Texas]³

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

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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 Collin County.

ANNUAL INSTALLMENTS - LOT TYPE 1

Installments Due 1/31	Principal	Interest ^[a]	Reserve Fund Release	Additional Interest	Annual Collection Costs	Annual Installment ^[b]
2024	\$ 549.23	\$ 1,139.62	\$ -	\$ 139.83	\$ 91.88	\$ 1,920.56
2025	\$ 570.96	\$ 1,117.66	\$ -	\$ 137.08	\$ 93.72	\$ 1,919.41
2026	\$ 594.67	\$ 1,094.82	\$ -	\$ 134.22	\$ 95.59	\$ 1,919.30
2027	\$ 620.35	\$ 1,071.03	\$ -	\$ 131.25	\$ 97.50	\$ 1,920.13
2028	\$ 646.03	\$ 1,046.22	\$ -	\$ 128.15	\$ 99.45	\$ 1,919.85
2029	\$ 673.69	\$ 1,020.38	\$ -	\$ 124.92	\$ 101.44	\$ 1,920.43
2030	\$ 703.33	\$ 993.43	\$ -	\$ 121.55	\$ 103.47	\$ 1,921.77
2031	\$ 732.96	\$ 965.29	\$ -	\$ 118.03	\$ 105.54	\$ 1,921.83
2032	\$ 762.59	\$ 935.98	\$ -	\$ 114.37	\$ 107.65	\$ 1,920.59
2033	\$ 796.18	\$ 905.47	\$ -	\$ 110.56	\$ 109.80	\$ 1,922.01
2034	\$ 829.77	\$ 873.63	\$ -	\$ 106.58	\$ 112.00	\$ 1,921.97
2035	\$ 865.33	\$ 840.43	\$ -	\$ 102.43	\$ 114.24	\$ 1,922.43
2036	\$ 900.89	\$ 805.82	\$ -	\$ 98.10	\$ 116.52	\$ 1,921.34
2037	\$ 940.40	\$ 769.79	\$ -	\$ 93.60	\$ 118.86	\$ 1,922.64
2038	\$ 979.91	\$ 732.17	\$ -	\$ 88.89	\$ 121.23	\$ 1,922.21
2039	\$ 1,021.40	\$ 692.97	\$ -	\$ 83.99	\$ 123.66	\$ 1,922.03
2040	\$ 1,066.84	\$ 652.12	\$ -	\$ 78.89	\$ 126.13	\$ 1,923.98
2041	\$ 1,112.28	\$ 609.44	\$ -	\$ 73.55	\$ 128.65	\$ 1,923.93
2042	\$ 1,159.70	\$ 564.95	\$ -	\$ 67.99	\$ 131.23	\$ 1,923.87
2043	\$ 1,209.09	\$ 518.56	\$ -	\$ 62.19	\$ 133.85	\$ 1,923.70
2044	\$ 1,260.45	\$ 470.20	\$ -	\$ 56.15	\$ 136.53	\$ 1,923.33
2045	\$ 1,315.77	\$ 419.78	\$ -	\$ 49.85	\$ 139.26	\$ 1,924.66
2046	\$ 1,373.07	\$ 367.15	\$ -	\$ 43.27	\$ 142.04	\$ 1,925.53
2047	\$ 1,432.33	\$ 312.23	\$ -	\$ 36.40	\$ 144.88	\$ 1,925.85
2048	\$ 1,493.58	\$ 254.94	\$ -	\$ 29.24	\$ 147.78	\$ 1,925.54
2049	\$ 1,558.78	\$ 195.19	\$ -	\$ 21.77	\$ 150.74	\$ 1,926.48
2050	\$ 1,625.95	\$ 132.84	\$ -	\$ 13.98	\$ 153.75	\$ 1,926.52
2051	\$ 1,695.09	\$ 67.80	\$ (1,762.90)	\$ 5.85	\$ 156.83	\$ 162.67
Total	\$ 28,490.62	\$ 19,569.92	\$ (1,762.90)	\$ 2,372.67	\$ 3,404.22	\$ 52,074.52

Footnotes:

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

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

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: \$7,419.43

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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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.

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[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.

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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 ^[b]
2024	\$ 143.03	\$ 296.78	\$ -	\$ 36.41	\$ 23.93	\$ 500.14
2025	\$ 148.69	\$ 291.06	\$ -	\$ 35.70	\$ 24.41	\$ 499.85
2026	\$ 154.86	\$ 285.11	\$ -	\$ 34.95	\$ 24.89	\$ 499.82
2027	\$ 161.55	\$ 278.91	\$ -	\$ 34.18	\$ 25.39	\$ 500.03
2028	\$ 168.24	\$ 272.45	\$ -	\$ 33.37	\$ 25.90	\$ 499.96
2029	\$ 175.44	\$ 265.72	\$ -	\$ 32.53	\$ 26.42	\$ 500.11
2030	\$ 183.16	\$ 258.71	\$ -	\$ 31.65	\$ 26.95	\$ 500.46
2031	\$ 190.88	\$ 251.38	\$ -	\$ 30.74	\$ 27.48	\$ 500.48
2032	\$ 198.59	\$ 243.74	\$ -	\$ 29.78	\$ 28.03	\$ 500.15
2033	\$ 207.34	\$ 235.80	\$ -	\$ 28.79	\$ 28.59	\$ 500.52
2034	\$ 216.08	\$ 227.51	\$ -	\$ 27.75	\$ 29.17	\$ 500.51
2035	\$ 225.35	\$ 218.86	\$ -	\$ 26.67	\$ 29.75	\$ 500.63
2036	\$ 234.61	\$ 209.85	\$ -	\$ 25.55	\$ 30.34	\$ 500.35
2037	\$ 244.90	\$ 200.47	\$ -	\$ 24.37	\$ 30.95	\$ 500.69
2038	\$ 255.19	\$ 190.67	\$ -	\$ 23.15	\$ 31.57	\$ 500.58
2039	\$ 265.99	\$ 180.46	\$ -	\$ 21.87	\$ 32.20	\$ 500.53
2040	\$ 277.82	\$ 169.82	\$ -	\$ 20.54	\$ 32.85	\$ 501.04
2041	\$ 289.66	\$ 158.71	\$ -	\$ 19.15	\$ 33.50	\$ 501.02
2042	\$ 302.00	\$ 147.12	\$ -	\$ 17.71	\$ 34.17	\$ 501.01
2043	\$ 314.87	\$ 135.04	\$ -	\$ 16.20	\$ 34.86	\$ 500.96
2044	\$ 328.24	\$ 122.45	\$ -	\$ 14.62	\$ 35.55	\$ 500.87
2045	\$ 342.65	\$ 109.32	\$ -	\$ 12.98	\$ 36.27	\$ 501.21
2046	\$ 357.57	\$ 95.61	\$ -	\$ 11.27	\$ 36.99	\$ 501.44
2047	\$ 373.00	\$ 81.31	\$ -	\$ 9.48	\$ 37.73	\$ 501.52
2048	\$ 388.95	\$ 66.39	\$ -	\$ 7.61	\$ 38.48	\$ 501.44
2049	\$ 405.93	\$ 50.83	\$ -	\$ 5.67	\$ 39.25	\$ 501.69
2050	\$ 423.42	\$ 34.59	\$ -	\$ 3.64	\$ 40.04	\$ 501.70
2051	\$ 441.43	\$ 17.66	\$ (459.09)	\$ 1.52	\$ 40.84	\$ 42.36
Total	\$ 7,419.43	\$ 5,096.33	\$ (459.09)	\$ 617.88	\$ 886.52	\$ 13,561.07

Footnotes:

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

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