



COLLIN CREEK EAST  
PUBLIC IMPROVEMENT DISTRICT  
2024 ANNUAL SERVICE PLAN UPDATE

AUGUST 12, 2024

## 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 January 13, 2020, the City Council approved Resolution No. 2020-1-11(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 February 8, 2021, the City Council passed and approved Resolution No. 2021-2-3(R) authorizing the addition of land to the boundaries of 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. 2021-8-16. 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, by Resolution No. 2022-6-9(R), which updated the Assessment Roll for 2022.

On July 24, 2023, the City Council approved the 2023 Annual Service Plan Update for the District, by Ordinance No. 2023-7-3, which updated the Assessment Roll for 2023.

Pursuant to the PID Act, the Service and Assessment Plan must be reviewed and updated annually. This document is the 2024 Annual Service Plan Update. This document also updates the Assessment Roll for 2024.

## 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.

See the land use classification summary within the District below:

Land Use	Square Feet/Units
Independent Living/Multi-Family	2,200
Single-Family	98
Retail	130,637
Mall Urban Core	256,137
Restaurant	40,000
Office/Hotel	1,300,000

See **Exhibit C** for the Assessed Property classification map.

## LOT AND HOME SALES

- Developer Owned:
  - Independent Living/Multi-Family: 2,200 units
  - Single-Family: 98 Lots
  - Retail: 130,637 square feet
  - Mall Urban Core: 256,137 square feet
  - Restaurant: 40,000 square feet
  - Office/Hotel: 1,300,000 square feet
- Homebuilder Owned:
  - Independent Living/Multi-Family: 0 units
  - Single-Family: 0 Lots
  - Retail: 0 square feet
  - Mall Urban Core: 0 square feet
  - Restaurant: 0 square feet
  - Office/Hotel: 0 square feet
- End-User Owner:
  - Independent Living/Multi-Family: 0 units
  - Single-Family: 0 Lots
  - Retail: 0 square feet

- Mall Urban Core: 0 square feet
- Restaurant: 0 square feet
- Office/Hotel: 0 square feet

See **Exhibit C** for an Assessed Property Classification Map and **Exhibit D** for Buyer Disclosures.

## AUTHORIZED IMPROVEMENTS

Per the Quarterly Report dated March 31, 2024, the Authorized Improvements listed in the 2021 SAP for the District are currently under construction and projected to be completed in the fourth quarter of 2024. The budget for the Authorized Improvements remains unchanged as shown on the table below.

Authorized Improvement Budget				
Authorized Improvements	Budget	Spent to Date	Percent of Budget Spent	Forecast Completion Date
Roadway and Earthwork	\$ 7,784,076.80	\$ 3,000,666.56	38.55%	Q4 2024
Water Distribution System	\$ 1,103,373.96	\$ 161,171.54	14.61%	Q4 2024
Sewer Collection System	\$ 926,793.52	\$ 142,273.33	15.35%	Q4 2024
Storm Drainage Collection System	\$ 1,512,165.20	\$ 615,405.23	40.70%	Q4 2024
Land Acquisitions	\$ 7,578,488.00	\$ 7,578,488.00	100.00%	Q4 2024
Landscape, Irrigation and Hardscape	\$ -	\$ -	0.00%	Q4 2024
Park Improvement Costs	\$ 3,369,314.00	\$ 131,180.00	3.89%	Q4 2024
Soft Costs	\$ 2,101,231.64	\$ 1,667,758.12	79.37%	Q4 2024
<b>Total</b>	<b>\$ 24,375,443.12</b>	<b>\$ 13,296,942.78</b>	<b>54.55%</b>	

## OUTSTANDING ASSESSMENT

Net of the principal bond payment due September 15, The District has an outstanding Assessment of \$32,170,000.00.

## ANNUAL INSTALLMENT DUE 1/31/2025

- **Principal and Interest** – The total principal and interest required for the Annual Installment is \$2,026,437.50.
- **Additional Interest** – The total Additional Interest Reserve Requirement, as defined in the Indenture, is equal to \$1,769,350.00 and has not been met. As such, the Additional Interest Account will be funded with Additional Interest on the outstanding Assessments, resulting in an Additional Interest amount due of \$160,850.00.

- **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 Assessment remaining on the Parcel. The total Annual Collection Costs budgeted for the Annual Installment is \$87,831.83.

Annual Collection Costs	
P3Works Administration	\$ 63,672.48
City Auditor	\$ 2,500.00
Filing Fees	\$ 1,000.00
County Collection	\$ 503.00
Misc.	\$ 1,000.00
PID Trustee	\$ 3,000.00
Dissemination Agent	\$ 5,000.00
Past Due P3Works, LLC Invoices	\$ 11,156.35
<b>Total</b>	<b>\$ 87,831.83</b>

Due January 31, 2025	
Principal	\$ 619,000.00
Interest	\$ 1,407,437.50
	<u>\$ 2,026,437.50</u>
Additional Interest	\$ 160,850.00
Annual Collection Costs	\$ 87,831.83
<b>Total Annual Installment</b>	<b>\$ 2,275,119.33</b>

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

### 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 East PID						
Annual Installments Due		1/31/2025	1/31/2026	1/31/2027	1/31/2028	1/31/2029
<i>PID Bonds</i>						
Principal		\$ 619,000.00	\$ 647,000.00	\$ 677,000.00	\$ 708,000.00	\$ 741,000.00
Interest		\$ 1,407,437.50	\$ 1,380,356.26	\$ 1,352,050.00	\$ 1,322,431.26	\$ 1,291,456.26
	(1)	\$ 2,026,437.50	\$ 2,027,356.26	\$ 2,029,050.00	\$ 2,030,431.26	\$ 2,032,456.26
Annual Collection Costs	(2)	\$ 87,831.83	\$ 78,208.99	\$ 79,773.17	\$ 81,368.63	\$ 82,996.01
Additional Interest	(3)	\$ 160,850.00	\$ 157,755.00	\$ 154,520.00	\$ 151,135.00	\$ 147,595.00
<b>Total Annual Installment</b>	<b>(4)=(1)+(2)+(3)</b>	<b>\$ 2,275,119.33</b>	<b>\$ 2,263,320.25</b>	<b>\$ 2,263,343.17</b>	<b>\$ 2,262,934.89</b>	<b>\$ 2,263,047.27</b>

## 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 2024 Annual Installments which will be delinquent if not paid by January 31, 2025.

The total Annual Installment on the Assessment Roll may not match the Service Plan due to rounding.

## EXHIBIT A – ASSESSMENT ROLL

Legal Description <sup>[a]</sup>	Collin Creek East PID	
	Outstanding Assessment	Annual Installment due 1/31/2025
Block M	\$ 1,531,319.27	\$ 108,297.61
Block N	2,349,421.35	166,155.24
Block O	-	-
Block P	3,279,400.63	231,925.02
Block Q	2,631,351.91	186,093.86
Block R-1	1,692,142.76	119,671.33
Block R-2	232,480.84	16,441.46
Block S-1	1,398,465.09	98,901.93
Block S-1	433,020.73	30,623.99
Block S-2	1,398,465.09	98,901.93
Block S-2	417,771.87	29,545.57
Block S-3	2,865,589.22	202,659.54
Block S-4	447,508.83	31,648.62
Block T/W	3,733,901.78	264,068.14
Block T/W	378,256.84	26,750.99
Block X	5,772,863.88	408,267.15
Block Y <sup>[b]</sup>	-	-
Block Z	3,608,039.93	255,166.97
<b>Total<sup>[c]</sup></b>	<b>\$ 32,170,000.00</b>	<b>\$ 2,275,119.35</b>

**Footnotes:**

[a] The entire District is contained within Property ID 2885409 per Collin Central Appraisal District. See Exhibit C for Block locations.

[b] Non-Benefitted Property.

[c] Total may not match installment schedules or service plan due to rounding.

## EXHIBIT B – DEBT SERVICE SCHEDULE

### DEBT SERVICE REQUIREMENTS

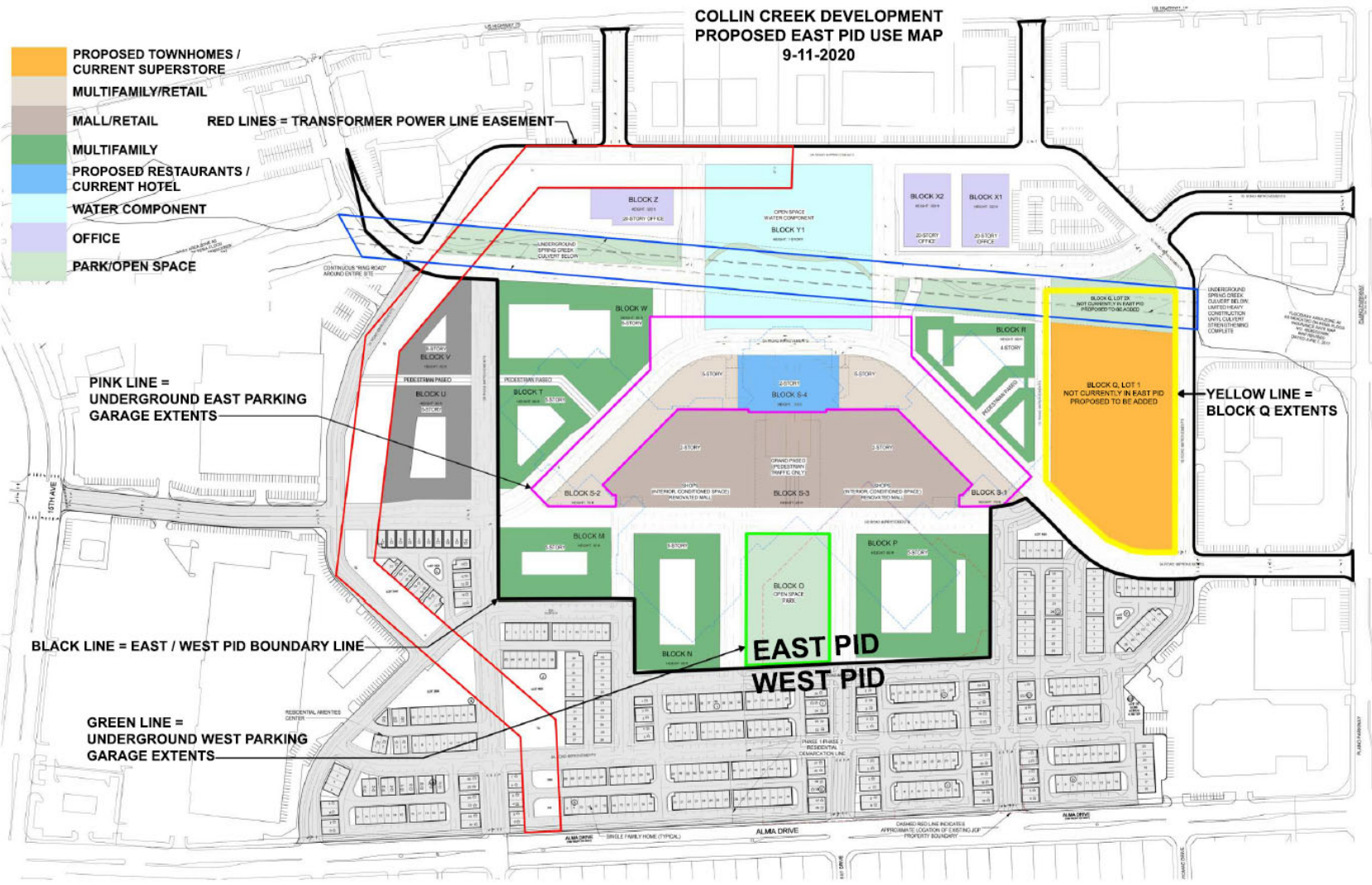
The following table sets forth the debt service requirements for the Bonds:

<u>Year Ending (September 15)</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2022	-	\$1,433,293.76	\$1,433,293.76
2023	-	1,433,293.76	1,433,293.76
2024	\$591,000.00	1,433,293.76	2,024,293.76
2025	619,000.00	1,407,437.50	2,026,437.50
2026	647,000.00	1,380,356.26	2,027,356.26
2027	677,000.00	1,352,050.00	2,029,050.00
2028	708,000.00	1,322,431.26	2,030,431.26
2029	741,000.00	1,291,456.26	2,032,456.26
2030	776,000.00	1,259,037.50	2,035,037.50
2031	812,000.00	1,225,087.50	2,037,087.50
2032	849,000.00	1,189,562.50	2,038,562.50
2033	889,000.00	1,152,418.76	2,041,418.76
2034	931,000.00	1,113,525.00	2,044,525.00
2035	974,000.00	1,072,793.76	2,046,793.76
2036	1,020,000.00	1,030,181.26	2,050,181.26
2037	1,067,000.00	985,556.26	2,052,556.26
2038	1,117,000.00	938,875.00	2,055,875.00
2039	1,170,000.00	890,006.26	2,060,006.26
2040	1,225,000.00	838,818.76	2,063,818.76
2041	1,282,000.00	785,225.00	2,067,225.00
2042	1,343,000.00	729,137.50	2,072,137.50
2043	1,406,000.00	670,381.26	2,076,381.26
2044	1,472,000.00	608,868.76	2,080,868.76
2045	1,541,000.00	544,468.76	2,085,468.76
2046	1,614,000.00	477,050.00	2,091,050.00
2047	1,690,000.00	406,437.50	2,096,437.50
2048	1,770,000.00	332,500.00	2,102,500.00
2049	1,854,000.00	255,062.50	2,109,062.50
2050	1,942,000.00	173,950.00	2,115,950.00
2051	<u>2,034,000.00</u>	<u>88,987.50</u>	<u>2,122,987.50</u>
<b>Total</b>	<b><u>\$32,761,000.00</u></b>	<b><u>\$27,821,543.90</u></b>	<b><u>\$60,582,543.90</u></b>

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**EXHIBIT C – ASSESSED PROPERTY CLASSIFICATION MAP**



## **EXHIBIT D – BUYER DISCLOSURES**

Buyer disclosures for the following blocks are found in this exhibit:

- Block M
- Block N
- Block P
- Block Q
- Block R-1
- Block R-2
- Block S-1 Independent Living/Multi-Family
- Block S-1 Retail
- Block S-2 Independent Living/Multi-Family
- Block S-2 Retail
- Block S-3
- Block S-4
- Block T/W Independent Living/Multi-Family
- Block T/W Retail
- Block X
- Block Z

## **COLLIN CREEK EAST PUBLIC IMPROVEMENT DISTRICT**

### **BLOCK M – BUYER DISCLOSURE**

#### NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING<sup>1</sup> RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
STREET ADDRESS

**BLOCK M PRINCIPAL ASSESSMENT: \$1,531,319.27**

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 East 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.

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<sup>1</sup> 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.

**YOU ARE SIGNING UP TO PAY AN ADDITIONAL ASSESSMENT ABOVE AND BEYOND YOUR PROPERTY TAXES EVERY YEAR. IF YOU DON'T PAY IT, YOUR HOUSE MAY BE FORECLOSED ON.**

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]<sup>2</sup>

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<sup>2</sup> 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]<sup>3</sup>

<sup>3</sup> 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]<sup>4</sup>

<sup>4</sup> 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 - BLOCK M

Annual Installments Due 1/31	Principal	Interest [a]	Additional Interest	Annual Collection Costs	Total Annual Installment <sup>[b]</sup>
2025	\$ 29,464.92	\$ 66,995.22	\$ 7,656.60	\$ 4,180.87	\$ 108,297.61
2026	\$ 30,797.75	\$ 65,706.13	\$ 7,509.27	\$ 3,722.81	\$ 107,735.96
2027	\$ 32,225.77	\$ 64,358.73	\$ 7,355.28	\$ 3,797.27	\$ 107,737.05
2028	\$ 33,701.40	\$ 62,948.85	\$ 7,194.15	\$ 3,873.22	\$ 107,717.62
2029	\$ 35,272.23	\$ 61,474.41	\$ 7,025.65	\$ 3,950.68	\$ 107,722.97
2030	\$ 36,938.26	\$ 59,931.25	\$ 6,849.29	\$ 4,029.69	\$ 107,748.49
2031	\$ 38,651.89	\$ 58,315.20	\$ 6,664.59	\$ 4,110.29	\$ 107,741.97
2032	\$ 40,413.12	\$ 56,624.18	\$ 6,471.34	\$ 4,192.49	\$ 107,701.13
2033	\$ 42,317.15	\$ 54,856.11	\$ 6,269.27	\$ 4,276.34	\$ 107,718.88
2034	\$ 44,316.39	\$ 53,004.73	\$ 6,057.68	\$ 4,361.87	\$ 107,740.68
2035	\$ 46,363.23	\$ 51,065.89	\$ 5,836.10	\$ 4,449.11	\$ 107,714.33
2036	\$ 48,552.86	\$ 49,037.50	\$ 5,604.29	\$ 4,538.09	\$ 107,732.74
2037	\$ 50,790.10	\$ 46,913.31	\$ 5,361.52	\$ 4,628.85	\$ 107,693.79
2038	\$ 53,170.15	\$ 44,691.25	\$ 5,107.57	\$ 4,721.43	\$ 107,690.39
2039	\$ 55,692.99	\$ 42,365.05	\$ 4,841.72	\$ 4,815.86	\$ 107,715.62
2040	\$ 58,311.04	\$ 39,928.48	\$ 4,563.26	\$ 4,912.17	\$ 107,714.95
2041	\$ 61,024.29	\$ 37,377.38	\$ 4,271.70	\$ 5,010.42	\$ 107,683.78
2042	\$ 63,927.94	\$ 34,707.56	\$ 3,966.58	\$ 5,110.63	\$ 107,712.71
2043	\$ 66,926.79	\$ 31,910.72	\$ 3,646.94	\$ 5,212.84	\$ 107,697.29
2044	\$ 70,068.45	\$ 28,982.67	\$ 3,312.30	\$ 5,317.10	\$ 107,680.52
2045	\$ 73,352.91	\$ 25,917.17	\$ 2,961.96	\$ 5,423.44	\$ 107,655.48
2046	\$ 76,827.77	\$ 22,707.98	\$ 2,595.20	\$ 5,531.91	\$ 107,662.86
2047	\$ 80,445.43	\$ 19,346.77	\$ 2,211.06	\$ 5,642.54	\$ 107,645.81
2048	\$ 84,253.50	\$ 15,827.28	\$ 1,808.83	\$ 5,755.40	\$ 107,645.01
2049	\$ 88,251.97	\$ 12,141.19	\$ 1,387.56	\$ 5,870.50	\$ 107,651.23
2050	\$ 92,440.85	\$ 8,280.17	\$ 946.30	\$ 5,987.91	\$ 107,655.23
2051	\$ 96,820.12	\$ 4,235.88	\$ 484.10	\$ 6,107.67	\$ 6,591.77
<b>Total</b>	<b>\$ 1,531,319.27</b>	<b>\$ 1,119,651.08</b>	<b>\$ 127,960.12</b>	<b>\$ 129,531.40</b>	<b>\$ 2,807,405.87</b>

**Footnotes:**

[a] Interest on the PID Bonds is 4.375%.

[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 EAST PUBLIC IMPROVEMENT DISTRICT**

### **BLOCK N – BUYER DISCLOSURE**

#### NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING<sup>1</sup> RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
STREET ADDRESS

**BLOCK N PRINCIPAL ASSESSMENT: \$2,349,421.35**

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 East 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.

<sup>1</sup> 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.

**YOU ARE SIGNING UP TO PAY AN ADDITIONAL ASSESSMENT ABOVE AND BEYOND YOUR PROPERTY TAXES EVERY YEAR. IF YOU DON'T PAY IT, YOUR HOUSE MAY BE FORECLOSED ON.**

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]<sup>2</sup>

<sup>2</sup> 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]<sup>3</sup>

<sup>3</sup> 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]<sup>4</sup>

<sup>4</sup> 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 - BLOCK N

Annual Installments Due 1/31	Principal	Interest <sup>[a]</sup>	Additional Interest	Annual Collection Costs	Total Annual Installment <sup>[b]</sup>
2025	\$ 45,206.46	\$ 102,787.18	\$ 11,747.11	\$ 6,414.48	\$ 166,155.24
2026	\$ 47,251.34	\$ 100,809.40	\$ 11,521.07	\$ 5,711.71	\$ 165,293.53
2027	\$ 49,442.28	\$ 98,742.16	\$ 11,284.82	\$ 5,825.95	\$ 165,295.21
2028	\$ 51,706.26	\$ 96,579.06	\$ 11,037.61	\$ 5,942.47	\$ 165,265.39
2029	\$ 54,116.30	\$ 94,316.91	\$ 10,779.08	\$ 6,061.32	\$ 165,273.60
2030	\$ 56,672.40	\$ 91,949.32	\$ 10,508.49	\$ 6,182.54	\$ 165,312.75
2031	\$ 59,301.53	\$ 89,469.90	\$ 10,225.13	\$ 6,306.19	\$ 165,302.76
2032	\$ 62,003.69	\$ 86,875.46	\$ 9,928.62	\$ 6,432.32	\$ 165,240.09
2033	\$ 64,924.95	\$ 84,162.80	\$ 9,618.61	\$ 6,560.97	\$ 165,267.32
2034	\$ 67,992.27	\$ 81,322.33	\$ 9,293.98	\$ 6,692.18	\$ 165,300.77
2035	\$ 71,132.62	\$ 78,347.67	\$ 8,954.02	\$ 6,826.03	\$ 165,260.34
2036	\$ 74,492.07	\$ 75,235.62	\$ 8,598.36	\$ 6,962.55	\$ 165,288.59
2037	\$ 77,924.54	\$ 71,976.59	\$ 8,225.90	\$ 7,101.80	\$ 165,228.83
2038	\$ 81,576.12	\$ 68,567.39	\$ 7,836.27	\$ 7,243.84	\$ 165,223.62
2039	\$ 85,446.78	\$ 64,998.44	\$ 7,428.39	\$ 7,388.71	\$ 165,262.32
2040	\$ 89,463.51	\$ 61,260.14	\$ 7,001.16	\$ 7,536.49	\$ 165,261.30
2041	\$ 93,626.30	\$ 57,346.11	\$ 6,553.84	\$ 7,687.22	\$ 165,213.47
2042	\$ 98,081.22	\$ 53,249.96	\$ 6,085.71	\$ 7,840.96	\$ 165,257.85
2043	\$ 102,682.20	\$ 48,958.91	\$ 5,595.30	\$ 7,997.78	\$ 165,234.19
2044	\$ 107,502.28	\$ 44,466.56	\$ 5,081.89	\$ 8,157.74	\$ 165,208.47
2045	\$ 112,541.45	\$ 39,763.34	\$ 4,544.38	\$ 8,320.89	\$ 165,170.05
2046	\$ 117,872.74	\$ 34,839.65	\$ 3,981.67	\$ 8,487.31	\$ 165,181.37
2047	\$ 123,423.13	\$ 29,682.71	\$ 3,392.31	\$ 8,657.05	\$ 165,155.21
2048	\$ 129,265.64	\$ 24,282.95	\$ 2,775.19	\$ 8,830.20	\$ 165,153.99
2049	\$ 135,400.29	\$ 18,627.58	\$ 2,128.87	\$ 9,006.80	\$ 165,163.53
2050	\$ 141,827.05	\$ 12,703.82	\$ 1,451.86	\$ 9,186.94	\$ 165,169.67
2051	\$ 148,545.94	\$ 6,498.89	\$ 742.73	\$ 9,370.67	\$ 10,113.40
<b>Total</b>	<b>\$ 2,349,421.35</b>	<b>\$ 1,717,820.84</b>	<b>\$ 196,322.38</b>	<b>\$ 198,733.10</b>	<b>\$ 4,307,252.83</b>

**Footnotes:**

[a] Interest on the PID Bonds is 4.375%.

[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 EAST PUBLIC IMPROVEMENT DISTRICT**

### **BLOCK P – BUYER DISCLOSURE**

#### NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING<sup>1</sup> RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
STREET ADDRESS

**BLOCK P PRINCIPAL ASSESSMENT: \$3,279,400.63**

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 East 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.

<sup>1</sup> 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.

**YOU ARE SIGNING UP TO PAY AN ADDITIONAL ASSESSMENT ABOVE AND BEYOND YOUR PROPERTY TAXES EVERY YEAR. IF YOU DON'T PAY IT, YOUR HOUSE MAY BE FORECLOSED ON.**

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]<sup>2</sup>

<sup>2</sup> 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 \_\_\_\_\_

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]<sup>3</sup>

<sup>3</sup> 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 \_\_\_\_\_

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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]<sup>4</sup>

<sup>4</sup> 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 - BLOCK P

Annual Installments Due 1/31	Principal	Interest <sup>[a]</sup>	Additional Interest	Annual Collection Costs	Total Annual Installment <sup>[b]</sup>
2025	\$ 63,100.68	\$ 143,473.78	\$ 16,397.00	\$ 8,953.55	\$ 231,925.02
2026	\$ 65,955.00	\$ 140,713.12	\$ 16,081.50	\$ 7,972.60	\$ 230,722.22
2027	\$ 69,013.19	\$ 137,827.59	\$ 15,751.72	\$ 8,132.05	\$ 230,724.56
2028	\$ 72,173.32	\$ 134,808.27	\$ 15,406.66	\$ 8,294.70	\$ 230,682.94
2029	\$ 75,537.33	\$ 131,650.68	\$ 15,045.79	\$ 8,460.59	\$ 230,694.39
2030	\$ 79,105.22	\$ 128,345.92	\$ 14,668.11	\$ 8,629.80	\$ 230,749.05
2031	\$ 82,775.05	\$ 124,885.07	\$ 14,272.58	\$ 8,802.40	\$ 230,735.10
2032	\$ 86,546.82	\$ 121,263.66	\$ 13,858.70	\$ 8,978.44	\$ 230,647.63
2033	\$ 90,624.41	\$ 117,477.24	\$ 13,425.97	\$ 9,158.01	\$ 230,685.63
2034	\$ 94,905.87	\$ 113,512.42	\$ 12,972.85	\$ 9,341.17	\$ 230,732.32
2035	\$ 99,289.28	\$ 109,360.29	\$ 12,498.32	\$ 9,528.00	\$ 230,675.89
2036	\$ 103,978.51	\$ 105,016.38	\$ 12,001.87	\$ 9,718.56	\$ 230,715.32
2037	\$ 108,769.68	\$ 100,467.32	\$ 11,481.98	\$ 9,912.93	\$ 230,631.91
2038	\$ 113,866.66	\$ 95,708.65	\$ 10,938.13	\$ 10,111.19	\$ 230,624.63
2039	\$ 119,269.47	\$ 90,726.98	\$ 10,368.80	\$ 10,313.41	\$ 230,678.66
2040	\$ 124,876.15	\$ 85,508.95	\$ 9,772.45	\$ 10,519.68	\$ 230,677.23
2041	\$ 130,686.71	\$ 80,045.61	\$ 9,148.07	\$ 10,730.07	\$ 230,610.47
2042	\$ 136,905.04	\$ 74,328.07	\$ 8,494.64	\$ 10,944.67	\$ 230,672.42
2043	\$ 143,327.24	\$ 68,338.47	\$ 7,810.11	\$ 11,163.57	\$ 230,639.39
2044	\$ 150,055.26	\$ 62,067.91	\$ 7,093.48	\$ 11,386.84	\$ 230,603.48
2045	\$ 157,089.10	\$ 55,502.99	\$ 6,343.20	\$ 11,614.58	\$ 230,549.87
2046	\$ 164,530.70	\$ 48,630.34	\$ 5,557.75	\$ 11,846.87	\$ 230,565.66
2047	\$ 172,278.12	\$ 41,432.12	\$ 4,735.10	\$ 12,083.80	\$ 230,529.15
2048	\$ 180,433.30	\$ 33,894.96	\$ 3,873.71	\$ 12,325.48	\$ 230,527.44
2049	\$ 188,996.23	\$ 26,001.00	\$ 2,971.54	\$ 12,571.99	\$ 230,540.76
2050	\$ 197,966.93	\$ 17,732.41	\$ 2,026.56	\$ 12,823.43	\$ 230,549.33
2051	\$ 207,345.38	\$ 9,071.36	\$ 1,036.73	\$ 13,079.90	\$ 14,116.63
<b>Total</b>	<b>\$ 3,279,400.63</b>	<b>\$ 2,397,791.58</b>	<b>\$ 274,033.32</b>	<b>\$ 277,398.29</b>	<b>\$ 6,012,207.08</b>

**Footnotes:**

[a] Interest on the PID Bonds is 4.375%.

[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 EAST PUBLIC IMPROVEMENT DISTRICT**

### **BLOCK Q – BUYER DISCLOSURE**

#### NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING<sup>1</sup> RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
STREET ADDRESS

**BLOCK Q PRINCIPAL ASSESSMENT: \$2,631,351.91**

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 East 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.

<sup>1</sup> 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.

**YOU ARE SIGNING UP TO PAY AN ADDITIONAL ASSESSMENT ABOVE AND BEYOND YOUR PROPERTY TAXES EVERY YEAR. IF YOU DON'T PAY IT, YOUR HOUSE MAY BE FORECLOSED ON.**

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]<sup>2</sup>

<sup>2</sup> 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]<sup>3</sup>

<sup>3</sup> 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 \_\_\_\_\_

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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]<sup>4</sup>

<sup>4</sup> 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 - BLOCK Q

Annual Installments Due 1/31	Principal	Interest <sup>[a]</sup>	Additional Interest	Annual Collection Costs	Total Annual Installment <sup>[b]</sup>
2025	\$ 50,631.24	\$ 115,121.65	\$ 13,156.76	\$ 7,184.22	\$ 186,093.86
2026	\$ 52,921.50	\$ 112,906.53	\$ 12,903.60	\$ 6,397.12	\$ 185,128.76
2027	\$ 55,375.36	\$ 110,591.21	\$ 12,639.00	\$ 6,525.06	\$ 185,130.63
2028	\$ 57,911.01	\$ 108,168.54	\$ 12,362.12	\$ 6,655.56	\$ 185,097.24
2029	\$ 60,610.25	\$ 105,634.94	\$ 12,072.56	\$ 6,788.68	\$ 185,106.43
2030	\$ 63,473.08	\$ 102,983.24	\$ 11,769.51	\$ 6,924.45	\$ 185,150.28
2031	\$ 66,417.71	\$ 100,206.29	\$ 11,452.15	\$ 7,062.94	\$ 185,139.09
2032	\$ 69,444.13	\$ 97,300.51	\$ 11,120.06	\$ 7,204.20	\$ 185,068.90
2033	\$ 72,715.94	\$ 94,262.33	\$ 10,772.84	\$ 7,348.28	\$ 185,099.40
2034	\$ 76,151.34	\$ 91,081.01	\$ 10,409.26	\$ 7,495.25	\$ 185,136.86
2035	\$ 79,668.53	\$ 87,749.39	\$ 10,028.50	\$ 7,645.15	\$ 185,091.58
2036	\$ 83,431.11	\$ 84,263.89	\$ 9,630.16	\$ 7,798.05	\$ 185,123.22
2037	\$ 87,275.49	\$ 80,613.78	\$ 9,213.00	\$ 7,954.02	\$ 185,056.29
2038	\$ 91,365.25	\$ 76,795.48	\$ 8,776.63	\$ 8,113.10	\$ 185,050.45
2039	\$ 95,700.40	\$ 72,798.25	\$ 8,319.80	\$ 8,275.36	\$ 185,093.80
2040	\$ 100,199.13	\$ 68,611.36	\$ 7,841.30	\$ 8,440.86	\$ 185,092.65
2041	\$ 104,861.46	\$ 64,227.64	\$ 7,340.30	\$ 8,609.68	\$ 185,039.09
2042	\$ 109,850.97	\$ 59,639.96	\$ 6,815.99	\$ 8,781.88	\$ 185,088.79
2043	\$ 115,004.07	\$ 54,833.98	\$ 6,266.74	\$ 8,957.51	\$ 185,062.29
2044	\$ 120,402.55	\$ 49,802.55	\$ 5,691.72	\$ 9,136.66	\$ 185,033.48
2045	\$ 126,046.42	\$ 44,534.94	\$ 5,089.71	\$ 9,319.40	\$ 184,990.46
2046	\$ 132,017.47	\$ 39,020.40	\$ 4,459.47	\$ 9,505.78	\$ 185,003.13
2047	\$ 138,233.91	\$ 33,244.64	\$ 3,799.39	\$ 9,695.90	\$ 184,973.83
2048	\$ 144,777.52	\$ 27,196.91	\$ 3,108.22	\$ 9,889.82	\$ 184,972.47
2049	\$ 151,648.32	\$ 20,862.89	\$ 2,384.33	\$ 10,087.61	\$ 184,983.16
2050	\$ 158,846.30	\$ 14,228.28	\$ 1,626.09	\$ 10,289.37	\$ 184,990.03
2051	\$ 166,371.46	\$ 7,278.75	\$ 831.86	\$ 10,495.15	\$ 11,327.01
<b>Total</b>	<b>\$ 2,631,351.91</b>	<b>\$ 1,923,959.34</b>	<b>\$ 219,881.07</b>	<b>\$ 222,581.07</b>	<b>\$ 4,824,123.17</b>

**Footnotes:**

[a] Interest on the PID Bonds is 4.375%.

[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 EAST PUBLIC IMPROVEMENT DISTRICT**

### **BLOCK R-1 – BUYER DISCLOSURE**

#### NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING<sup>1</sup> RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
STREET ADDRESS

**BLOCK R-1 PRINCIPAL ASSESSMENT: \$1,692,142.76**

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 East 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.

<sup>1</sup> 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.

**YOU ARE SIGNING UP TO PAY AN ADDITIONAL ASSESSMENT ABOVE AND BEYOND YOUR PROPERTY TAXES EVERY YEAR. IF YOU DON'T PAY IT, YOUR HOUSE MAY BE FORECLOSED ON.**

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]<sup>2</sup>

<sup>2</sup> 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]<sup>3</sup>

<sup>3</sup> 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 \_\_\_\_\_

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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]<sup>4</sup>

<sup>4</sup> 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 - BLOCK R-1

Annual Installments Due 1/31	Principal	Interest <sup>[a]</sup>	Additional Interest	Annual Collection Costs	Total Annual Installment <sup>[b]</sup>
2025	\$ 32,559.41	\$ 74,031.25	\$ 8,460.71	\$ 4,619.96	\$ 119,671.33
2026	\$ 34,032.22	\$ 72,606.77	\$ 8,297.92	\$ 4,113.79	\$ 119,050.70
2027	\$ 35,610.22	\$ 71,117.86	\$ 8,127.76	\$ 4,196.07	\$ 119,051.90
2028	\$ 37,240.82	\$ 69,559.92	\$ 7,949.70	\$ 4,279.99	\$ 119,030.43
2029	\$ 38,976.62	\$ 67,930.63	\$ 7,763.50	\$ 4,365.59	\$ 119,036.34
2030	\$ 40,817.62	\$ 66,225.40	\$ 7,568.62	\$ 4,452.90	\$ 119,064.54
2031	\$ 42,711.22	\$ 64,439.63	\$ 7,364.53	\$ 4,541.96	\$ 119,057.34
2032	\$ 44,657.42	\$ 62,571.02	\$ 7,150.97	\$ 4,632.80	\$ 119,012.21
2033	\$ 46,761.42	\$ 60,617.25	\$ 6,927.69	\$ 4,725.46	\$ 119,031.82
2034	\$ 48,970.62	\$ 58,571.44	\$ 6,693.88	\$ 4,819.97	\$ 119,055.91
2035	\$ 51,232.42	\$ 56,428.98	\$ 6,449.03	\$ 4,916.37	\$ 119,026.79
2036	\$ 53,652.02	\$ 54,187.56	\$ 6,192.86	\$ 5,014.69	\$ 119,047.14
2037	\$ 56,124.23	\$ 51,840.28	\$ 5,924.60	\$ 5,114.99	\$ 119,004.10
2038	\$ 58,754.23	\$ 49,384.85	\$ 5,643.98	\$ 5,217.29	\$ 119,000.34
2039	\$ 61,542.03	\$ 46,814.35	\$ 5,350.21	\$ 5,321.63	\$ 119,028.22
2040	\$ 64,435.03	\$ 44,121.89	\$ 5,042.50	\$ 5,428.06	\$ 119,027.48
2041	\$ 67,433.23	\$ 41,302.85	\$ 4,720.33	\$ 5,536.63	\$ 118,993.04
2042	\$ 70,641.83	\$ 38,352.65	\$ 4,383.16	\$ 5,647.36	\$ 119,025.00
2043	\$ 73,955.63	\$ 35,262.07	\$ 4,029.95	\$ 5,760.31	\$ 119,007.96
2044	\$ 77,427.23	\$ 32,026.51	\$ 3,660.17	\$ 5,875.51	\$ 118,989.43
2045	\$ 81,056.64	\$ 28,639.07	\$ 3,273.04	\$ 5,993.02	\$ 118,961.76
2046	\$ 84,896.44	\$ 25,092.84	\$ 2,867.75	\$ 6,112.88	\$ 118,969.91
2047	\$ 88,894.04	\$ 21,378.62	\$ 2,443.27	\$ 6,235.14	\$ 118,951.07
2048	\$ 93,102.04	\$ 17,489.51	\$ 1,998.80	\$ 6,359.84	\$ 118,950.19
2049	\$ 97,520.44	\$ 13,416.29	\$ 1,533.29	\$ 6,487.04	\$ 118,957.07
2050	\$ 102,149.25	\$ 9,149.77	\$ 1,045.69	\$ 6,616.78	\$ 118,961.49
2051	\$ 106,988.45	\$ 4,680.74	\$ 534.94	\$ 6,749.12	\$ 7,284.06
<b>Total</b>	<b>\$ 1,692,142.76</b>	<b>\$ 1,237,240.01</b>	<b>\$ 141,398.86</b>	<b>\$ 143,135.15</b>	<b>\$ 3,102,247.58</b>

**Footnotes:**

[a] Interest on the PID Bonds is 4.375%.

[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 EAST PUBLIC IMPROVEMENT DISTRICT**

### **BLOCK R-2 – BUYER DISCLOSURE**

#### NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING<sup>1</sup> RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
STREET ADDRESS

**BLOCK R-2 PRINCIPAL ASSESSMENT: \$232,480.84**

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 East 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.

<sup>1</sup> 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.

**YOU ARE SIGNING UP TO PAY AN ADDITIONAL ASSESSMENT ABOVE AND BEYOND YOUR PROPERTY TAXES EVERY YEAR. IF YOU DON'T PAY IT, YOUR HOUSE MAY BE FORECLOSED ON.**

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]<sup>2</sup>

<sup>2</sup> 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]<sup>3</sup>

<sup>3</sup> 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 \_\_\_\_\_

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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]<sup>4</sup>

<sup>4</sup> 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 - BLOCK R-2

Annual Installments Due 1/31	Principal	Interest <sup>[a]</sup>	Additional Interest	Annual Collection Costs	Total Annual Installment <sup>[b]</sup>
2025	\$ 4,473.29	\$ 10,171.04	\$ 1,162.40	\$ 634.73	\$ 16,441.46
2026	\$ 4,675.63	\$ 9,975.33	\$ 1,140.04	\$ 565.19	\$ 16,356.19
2027	\$ 4,892.43	\$ 9,770.77	\$ 1,116.66	\$ 576.49	\$ 16,356.35
2028	\$ 5,116.46	\$ 9,556.73	\$ 1,092.20	\$ 588.02	\$ 16,353.40
2029	\$ 5,354.94	\$ 9,332.88	\$ 1,066.62	\$ 599.78	\$ 16,354.22
2030	\$ 5,607.87	\$ 9,098.60	\$ 1,039.84	\$ 611.78	\$ 16,358.09
2031	\$ 5,868.03	\$ 8,853.26	\$ 1,011.80	\$ 624.01	\$ 16,357.10
2032	\$ 6,135.41	\$ 8,596.53	\$ 982.46	\$ 636.49	\$ 16,350.90
2033	\$ 6,424.48	\$ 8,328.11	\$ 951.78	\$ 649.22	\$ 16,353.59
2034	\$ 6,728.00	\$ 8,047.04	\$ 919.66	\$ 662.21	\$ 16,356.90
2035	\$ 7,038.74	\$ 7,752.69	\$ 886.02	\$ 675.45	\$ 16,352.90
2036	\$ 7,371.17	\$ 7,444.74	\$ 850.83	\$ 688.96	\$ 16,355.70
2037	\$ 7,710.82	\$ 7,122.26	\$ 813.97	\$ 702.74	\$ 16,349.79
2038	\$ 8,072.15	\$ 6,784.91	\$ 775.42	\$ 716.79	\$ 16,349.27
2039	\$ 8,455.16	\$ 6,431.75	\$ 735.06	\$ 731.13	\$ 16,353.10
2040	\$ 8,852.63	\$ 6,061.84	\$ 692.78	\$ 745.75	\$ 16,353.00
2041	\$ 9,264.55	\$ 5,674.53	\$ 648.52	\$ 760.67	\$ 16,348.27
2042	\$ 9,705.37	\$ 5,269.21	\$ 602.20	\$ 775.88	\$ 16,352.66
2043	\$ 10,160.65	\$ 4,844.60	\$ 553.67	\$ 791.40	\$ 16,350.32
2044	\$ 10,637.61	\$ 4,400.07	\$ 502.87	\$ 807.23	\$ 16,347.77
2045	\$ 11,136.24	\$ 3,934.68	\$ 449.68	\$ 823.37	\$ 16,343.97
2046	\$ 11,663.79	\$ 3,447.47	\$ 394.00	\$ 839.84	\$ 16,345.09
2047	\$ 12,213.01	\$ 2,937.18	\$ 335.68	\$ 856.64	\$ 16,342.50
2048	\$ 12,791.14	\$ 2,402.86	\$ 274.61	\$ 873.77	\$ 16,342.38
2049	\$ 13,398.18	\$ 1,843.24	\$ 210.66	\$ 891.24	\$ 16,343.32
2050	\$ 14,034.12	\$ 1,257.07	\$ 143.67	\$ 909.07	\$ 16,343.93
2051	\$ 14,698.97	\$ 643.08	\$ 73.49	\$ 927.25	\$ 1,000.75
<b>Total</b>	<b>\$ 232,480.84</b>	<b>\$ 169,982.46</b>	<b>\$ 19,426.57</b>	<b>\$ 19,665.11</b>	<b>\$ 426,212.92</b>

**Footnotes:**

[a] Interest on the PID Bonds is 4.375%.

[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 EAST PUBLIC IMPROVEMENT DISTRICT**

### **BLOCK S-1 INDEPENDENT LIVING/MULTI-FAMILY – BUYER DISCLOSURE**

#### NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING<sup>1</sup> RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
STREET ADDRESS

**BLOCK S-1 INDEPENDENT LIVING/MULTI-FAMILY PRINCIPAL ASSESSMENT:  
\$1,398,465.09**

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 East 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.

<sup>1</sup> 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.

**YOU ARE SIGNING UP TO PAY AN ADDITIONAL ASSESSMENT ABOVE AND BEYOND YOUR PROPERTY TAXES EVERY YEAR. IF YOU DON'T PAY IT, YOUR HOUSE MAY BE FORECLOSED ON.**

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]<sup>2</sup>

<sup>2</sup> 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]<sup>3</sup>

<sup>3</sup> 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]<sup>4</sup>

<sup>4</sup> 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 - BLOCK S-1 INDEPENDENT LIVING/MULTI-FAMILY

Annual Installments Due 1/31	Principal	Interest <sup>[a]</sup>	Additional Interest	Annual Collection Costs	Total Annual Installment <sup>[b]</sup>
2025	\$ 26,908.61	\$ 61,182.85	\$ 6,992.33	\$ 3,818.15	\$ 98,901.93
2026	\$ 28,125.80	\$ 60,005.60	\$ 6,857.78	\$ 3,399.83	\$ 98,389.01
2027	\$ 29,429.93	\$ 58,775.09	\$ 6,717.15	\$ 3,467.83	\$ 98,390.00
2028	\$ 30,777.53	\$ 57,487.53	\$ 6,570.00	\$ 3,537.18	\$ 98,372.26
2029	\$ 32,212.08	\$ 56,141.02	\$ 6,416.12	\$ 3,607.93	\$ 98,377.14
2030	\$ 33,733.57	\$ 54,731.74	\$ 6,255.06	\$ 3,680.09	\$ 98,400.45
2031	\$ 35,298.53	\$ 53,255.89	\$ 6,086.39	\$ 3,753.69	\$ 98,394.50
2032	\$ 36,906.96	\$ 51,711.58	\$ 5,909.90	\$ 3,828.76	\$ 98,357.20
2033	\$ 38,645.80	\$ 50,096.90	\$ 5,725.36	\$ 3,905.34	\$ 98,373.40
2034	\$ 40,471.59	\$ 48,406.15	\$ 5,532.13	\$ 3,983.44	\$ 98,393.31
2035	\$ 42,340.85	\$ 46,635.52	\$ 5,329.77	\$ 4,063.11	\$ 98,369.25
2036	\$ 44,340.52	\$ 44,783.11	\$ 5,118.07	\$ 4,144.37	\$ 98,386.07
2037	\$ 46,383.66	\$ 42,843.21	\$ 4,896.37	\$ 4,227.26	\$ 98,350.49
2038	\$ 48,557.21	\$ 40,813.92	\$ 4,664.45	\$ 4,311.81	\$ 98,347.39
2039	\$ 50,861.18	\$ 38,689.55	\$ 4,421.66	\$ 4,398.04	\$ 98,370.43
2040	\$ 53,252.09	\$ 36,464.37	\$ 4,167.36	\$ 4,486.00	\$ 98,369.82
2041	\$ 55,729.94	\$ 34,134.59	\$ 3,901.10	\$ 4,575.72	\$ 98,341.35
2042	\$ 58,381.68	\$ 31,696.40	\$ 3,622.45	\$ 4,667.24	\$ 98,367.77
2043	\$ 61,120.36	\$ 29,142.21	\$ 3,330.54	\$ 4,760.58	\$ 98,353.69
2044	\$ 63,989.45	\$ 26,468.19	\$ 3,024.94	\$ 4,855.79	\$ 98,338.37
2045	\$ 66,988.96	\$ 23,668.65	\$ 2,704.99	\$ 4,952.91	\$ 98,315.51
2046	\$ 70,162.35	\$ 20,737.89	\$ 2,370.04	\$ 5,051.97	\$ 98,322.24
2047	\$ 73,466.15	\$ 17,668.28	\$ 2,019.23	\$ 5,153.01	\$ 98,306.67
2048	\$ 76,943.84	\$ 14,454.14	\$ 1,651.90	\$ 5,256.07	\$ 98,305.94
2049	\$ 80,595.41	\$ 11,087.85	\$ 1,267.18	\$ 5,361.19	\$ 98,311.63
2050	\$ 84,420.86	\$ 7,561.80	\$ 864.21	\$ 5,468.41	\$ 98,315.28
2051	\$ 88,420.20	\$ 3,868.38	\$ 442.10	\$ 5,577.78	\$ 6,019.88
<b>Total</b>	<b>\$ 1,398,465.09</b>	<b>\$ 1,022,512.40</b>	<b>\$ 116,858.56</b>	<b>\$ 118,293.51</b>	<b>\$ 2,563,840.97</b>

**Footnotes:**

[a] Interest on the PID Bonds is 4.375%.

[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 EAST PUBLIC IMPROVEMENT DISTRICT**

### **BLOCK S-1 RETAIL – BUYER DISCLOSURE**

#### NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING<sup>1</sup> RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
STREET ADDRESS

**BLOCK S-1 RETAIL PRINCIPAL ASSESSMENT: \$433,020.73**

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 East 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.

<sup>1</sup> 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.

**YOU ARE SIGNING UP TO PAY AN ADDITIONAL ASSESSMENT ABOVE AND BEYOND YOUR PROPERTY TAXES EVERY YEAR. IF YOU DON'T PAY IT, YOUR HOUSE MAY BE FORECLOSED ON.**

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]<sup>2</sup>

<sup>2</sup> 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 \_\_\_\_\_

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]<sup>3</sup>

<sup>3</sup> 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 \_\_\_\_\_

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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]<sup>4</sup>

<sup>4</sup> 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 - BLOCK S-1 RETAIL

Annual Installments Due 1/31	Principal	Interest <sup>[a]</sup>	Additional Interest	Annual Collection Costs	Total Annual Installment <sup>[b]</sup>
2025	\$ 8,331.98	\$ 18,944.66	\$ 2,165.10	\$ 1,182.25	\$ 30,623.99
2026	\$ 8,708.87	\$ 18,580.13	\$ 2,123.44	\$ 1,052.72	\$ 30,465.17
2027	\$ 9,112.68	\$ 18,199.12	\$ 2,079.90	\$ 1,073.78	\$ 30,465.48
2028	\$ 9,529.96	\$ 17,800.44	\$ 2,034.34	\$ 1,095.25	\$ 30,459.99
2029	\$ 9,974.15	\$ 17,383.50	\$ 1,986.69	\$ 1,117.16	\$ 30,461.50
2030	\$ 10,445.26	\$ 16,947.14	\$ 1,936.82	\$ 1,139.50	\$ 30,468.71
2031	\$ 10,929.84	\$ 16,490.15	\$ 1,884.59	\$ 1,162.29	\$ 30,466.87
2032	\$ 11,427.87	\$ 16,011.97	\$ 1,829.94	\$ 1,185.54	\$ 30,455.32
2033	\$ 11,966.29	\$ 15,512.01	\$ 1,772.80	\$ 1,209.25	\$ 30,460.34
2034	\$ 12,531.62	\$ 14,988.48	\$ 1,712.97	\$ 1,233.43	\$ 30,466.51
2035	\$ 13,110.42	\$ 14,440.22	\$ 1,650.31	\$ 1,258.10	\$ 30,459.05
2036	\$ 13,729.60	\$ 13,866.64	\$ 1,584.76	\$ 1,283.26	\$ 30,464.26
2037	\$ 14,362.24	\$ 13,265.97	\$ 1,516.11	\$ 1,308.93	\$ 30,453.25
2038	\$ 15,035.26	\$ 12,637.62	\$ 1,444.30	\$ 1,335.11	\$ 30,452.29
2039	\$ 15,748.66	\$ 11,979.83	\$ 1,369.12	\$ 1,361.81	\$ 30,459.42
2040	\$ 16,488.98	\$ 11,290.83	\$ 1,290.38	\$ 1,389.05	\$ 30,459.23
2041	\$ 17,256.22	\$ 10,569.43	\$ 1,207.94	\$ 1,416.83	\$ 30,450.42
2042	\$ 18,077.30	\$ 9,814.47	\$ 1,121.65	\$ 1,445.16	\$ 30,458.60
2043	\$ 18,925.31	\$ 9,023.59	\$ 1,031.27	\$ 1,474.07	\$ 30,454.24
2044	\$ 19,813.69	\$ 8,195.61	\$ 936.64	\$ 1,503.55	\$ 30,449.49
2045	\$ 20,742.46	\$ 7,328.76	\$ 837.57	\$ 1,533.62	\$ 30,442.41
2046	\$ 21,725.07	\$ 6,421.28	\$ 733.86	\$ 1,564.29	\$ 30,444.50
2047	\$ 22,748.06	\$ 5,470.81	\$ 625.24	\$ 1,595.58	\$ 30,439.68
2048	\$ 23,824.89	\$ 4,475.58	\$ 511.49	\$ 1,627.49	\$ 30,439.45
2049	\$ 24,955.56	\$ 3,433.24	\$ 392.37	\$ 1,660.04	\$ 30,441.21
2050	\$ 26,140.08	\$ 2,341.43	\$ 267.59	\$ 1,693.24	\$ 30,442.34
2051	\$ 27,378.43	\$ 1,197.81	\$ 136.89	\$ 1,727.10	\$ 1,864.00
<b>Total</b>	<b>\$ 433,020.73</b>	<b>\$ 316,610.74</b>	<b>\$ 36,184.08</b>	<b>\$ 36,628.40</b>	<b>\$ 793,867.72</b>

**Footnotes:**

[a] Interest on the PID Bonds is 4.375%.

[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.

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

## **COLLIN CREEK EAST PUBLIC IMPROVEMENT DISTRICT**

### **BLOCK S-2 INDEPENDENT LIVING/MULTI-FAMILY – BUYER DISCLOSURE**

#### NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING<sup>1</sup> RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
STREET ADDRESS

**BLOCK S-2 INDEPENDENT LIVING/MULTI-FAMILY PRINCIPAL ASSESSMENT:  
\$1,398,465.09**

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 East 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.

<sup>1</sup> 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.

**YOU ARE SIGNING UP TO PAY AN ADDITIONAL ASSESSMENT ABOVE AND BEYOND YOUR PROPERTY TAXES EVERY YEAR. IF YOU DON'T PAY IT, YOUR HOUSE MAY BE FORECLOSED ON.**

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]<sup>2</sup>

<sup>2</sup> 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 \_\_\_\_\_

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]<sup>3</sup>

<sup>3</sup> 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 \_\_\_\_\_

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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]<sup>4</sup>

<sup>4</sup> 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 - BLOCK S-2 INDEPENDENT LIVING/MULTI-FAMILY

Annual Installments Due 1/31	Principal	Interest <sup>[a]</sup>	Additional Interest	Annual Collection Costs	Total Annual Installment <sup>[b]</sup>
2025	\$ 26,908.61	\$ 61,182.85	\$ 6,992.33	\$ 3,818.15	\$ 98,901.93
2026	\$ 28,125.80	\$ 60,005.60	\$ 6,857.78	\$ 3,399.83	\$ 98,389.01
2027	\$ 29,429.93	\$ 58,775.09	\$ 6,717.15	\$ 3,467.83	\$ 98,390.00
2028	\$ 30,777.53	\$ 57,487.53	\$ 6,570.00	\$ 3,537.18	\$ 98,372.26
2029	\$ 32,212.08	\$ 56,141.02	\$ 6,416.12	\$ 3,607.93	\$ 98,377.14
2030	\$ 33,733.57	\$ 54,731.74	\$ 6,255.06	\$ 3,680.09	\$ 98,400.45
2031	\$ 35,298.53	\$ 53,255.89	\$ 6,086.39	\$ 3,753.69	\$ 98,394.50
2032	\$ 36,906.96	\$ 51,711.58	\$ 5,909.90	\$ 3,828.76	\$ 98,357.20
2033	\$ 38,645.80	\$ 50,096.90	\$ 5,725.36	\$ 3,905.34	\$ 98,373.40
2034	\$ 40,471.59	\$ 48,406.15	\$ 5,532.13	\$ 3,983.44	\$ 98,393.31
2035	\$ 42,340.85	\$ 46,635.52	\$ 5,329.77	\$ 4,063.11	\$ 98,369.25
2036	\$ 44,340.52	\$ 44,783.11	\$ 5,118.07	\$ 4,144.37	\$ 98,386.07
2037	\$ 46,383.66	\$ 42,843.21	\$ 4,896.37	\$ 4,227.26	\$ 98,350.49
2038	\$ 48,557.21	\$ 40,813.92	\$ 4,664.45	\$ 4,311.81	\$ 98,347.39
2039	\$ 50,861.18	\$ 38,689.55	\$ 4,421.66	\$ 4,398.04	\$ 98,370.43
2040	\$ 53,252.09	\$ 36,464.37	\$ 4,167.36	\$ 4,486.00	\$ 98,369.82
2041	\$ 55,729.94	\$ 34,134.59	\$ 3,901.10	\$ 4,575.72	\$ 98,341.35
2042	\$ 58,381.68	\$ 31,696.40	\$ 3,622.45	\$ 4,667.24	\$ 98,367.77
2043	\$ 61,120.36	\$ 29,142.21	\$ 3,330.54	\$ 4,760.58	\$ 98,353.69
2044	\$ 63,989.45	\$ 26,468.19	\$ 3,024.94	\$ 4,855.79	\$ 98,338.37
2045	\$ 66,988.96	\$ 23,668.65	\$ 2,704.99	\$ 4,952.91	\$ 98,315.51
2046	\$ 70,162.35	\$ 20,737.89	\$ 2,370.04	\$ 5,051.97	\$ 98,322.24
2047	\$ 73,466.15	\$ 17,668.28	\$ 2,019.23	\$ 5,153.01	\$ 98,306.67
2048	\$ 76,943.84	\$ 14,454.14	\$ 1,651.90	\$ 5,256.07	\$ 98,305.94
2049	\$ 80,595.41	\$ 11,087.85	\$ 1,267.18	\$ 5,361.19	\$ 98,311.63
2050	\$ 84,420.86	\$ 7,561.80	\$ 864.21	\$ 5,468.41	\$ 98,315.28
2051	\$ 88,420.20	\$ 3,868.38	\$ 442.10	\$ 5,577.78	\$ 6,019.88
<b>Total</b>	<b>\$ 1,398,465.09</b>	<b>\$ 1,022,512.40</b>	<b>\$ 116,858.56</b>	<b>\$ 118,293.51</b>	<b>\$ 2,563,840.97</b>

**Footnotes:**

[a] Interest on the PID Bonds is 4.375%.

[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.

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



## **COLLIN CREEK EAST PUBLIC IMPROVEMENT DISTRICT**

### **BLOCK S-2 RETAIL – BUYER DISCLOSURE**

#### NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING<sup>1</sup> RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
STREET ADDRESS

**BLOCK S-2 RETAIL PRINCIPAL ASSESSMENT: \$417,771.87**

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 East 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.

<sup>1</sup> 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.

**YOU ARE SIGNING UP TO PAY AN ADDITIONAL ASSESSMENT ABOVE AND BEYOND YOUR PROPERTY TAXES EVERY YEAR. IF YOU DON'T PAY IT, YOUR HOUSE MAY BE FORECLOSED ON.**

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]<sup>2</sup>

<sup>2</sup> 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]<sup>3</sup>

<sup>3</sup> 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 \_\_\_\_\_

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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]<sup>4</sup>

<sup>4</sup> 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 - BLOCK S-2 RETAIL

Annual Installments Due 1/31	Principal	Interest <sup>[a]</sup>	Additional Interest	Annual Collection Costs	Total Annual Installment <sup>[b]</sup>
2025	\$ 8,038.57	\$ 18,277.52	\$ 2,088.86	\$ 1,140.62	\$ 29,545.57
2026	\$ 8,402.19	\$ 17,925.83	\$ 2,048.67	\$ 1,015.65	\$ 29,392.34
2027	\$ 8,791.78	\$ 17,558.24	\$ 2,006.66	\$ 1,035.96	\$ 29,392.64
2028	\$ 9,194.36	\$ 17,173.60	\$ 1,962.70	\$ 1,056.68	\$ 29,387.33
2029	\$ 9,622.91	\$ 16,771.34	\$ 1,916.72	\$ 1,077.82	\$ 29,388.79
2030	\$ 10,077.43	\$ 16,350.34	\$ 1,868.61	\$ 1,099.37	\$ 29,395.76
2031	\$ 10,544.94	\$ 15,909.45	\$ 1,818.22	\$ 1,121.36	\$ 29,393.98
2032	\$ 11,025.44	\$ 15,448.11	\$ 1,765.50	\$ 1,143.79	\$ 29,382.84
2033	\$ 11,544.89	\$ 14,965.75	\$ 1,710.37	\$ 1,166.66	\$ 29,387.68
2034	\$ 12,090.32	\$ 14,460.66	\$ 1,652.65	\$ 1,190.00	\$ 29,393.62
2035	\$ 12,648.73	\$ 13,931.71	\$ 1,592.20	\$ 1,213.80	\$ 29,386.44
2036	\$ 13,246.11	\$ 13,378.33	\$ 1,528.95	\$ 1,238.07	\$ 29,391.46
2037	\$ 13,856.47	\$ 12,798.81	\$ 1,462.72	\$ 1,262.84	\$ 29,380.83
2038	\$ 14,505.79	\$ 12,192.59	\$ 1,393.44	\$ 1,288.09	\$ 29,379.91
2039	\$ 15,194.07	\$ 11,557.96	\$ 1,320.91	\$ 1,313.85	\$ 29,386.79
2040	\$ 15,908.32	\$ 10,893.22	\$ 1,244.94	\$ 1,340.13	\$ 29,386.61
2041	\$ 16,648.54	\$ 10,197.23	\$ 1,165.40	\$ 1,366.93	\$ 29,378.10
2042	\$ 17,440.71	\$ 9,468.86	\$ 1,082.16	\$ 1,394.27	\$ 29,385.99
2043	\$ 18,258.85	\$ 8,705.83	\$ 994.95	\$ 1,422.16	\$ 29,381.79
2044	\$ 19,115.95	\$ 7,907.00	\$ 903.66	\$ 1,450.60	\$ 29,377.21
2045	\$ 20,012.01	\$ 7,070.68	\$ 808.08	\$ 1,479.61	\$ 29,370.38
2046	\$ 20,960.02	\$ 6,195.15	\$ 708.02	\$ 1,509.21	\$ 29,372.39
2047	\$ 21,946.98	\$ 5,278.15	\$ 603.22	\$ 1,539.39	\$ 29,367.74
2048	\$ 22,985.89	\$ 4,317.97	\$ 493.48	\$ 1,570.18	\$ 29,367.52
2049	\$ 24,076.75	\$ 3,312.34	\$ 378.55	\$ 1,601.58	\$ 29,369.22
2050	\$ 25,219.55	\$ 2,258.98	\$ 258.17	\$ 1,633.61	\$ 29,370.31
2051	\$ 26,414.30	\$ 1,155.63	\$ 132.07	\$ 1,666.28	\$ 1,798.36
<b>Total</b>	<b>\$ 417,771.87</b>	<b>\$ 305,461.27</b>	<b>\$ 34,909.86</b>	<b>\$ 35,338.53</b>	<b>\$ 765,911.60</b>

**Footnotes:**

[a] Interest on the PID Bonds is 4.375%.

[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 EAST PUBLIC IMPROVEMENT DISTRICT**

### **BLOCK S-3 – BUYER DISCLOSURE**

#### NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING<sup>1</sup> RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
STREET ADDRESS

**BLOCK S-3 PRINCIPAL ASSESSMENT: \$2,865,589.22**

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 East 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.

<sup>1</sup> 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.

**YOU ARE SIGNING UP TO PAY AN ADDITIONAL ASSESSMENT ABOVE AND BEYOND YOUR PROPERTY TAXES EVERY YEAR. IF YOU DON'T PAY IT, YOUR HOUSE MAY BE FORECLOSED ON.**

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]<sup>2</sup>

<sup>2</sup> 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 \_\_\_\_\_

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]<sup>3</sup>

<sup>3</sup> 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 \_\_\_\_\_

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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]<sup>4</sup>

<sup>4</sup> 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 - BLOCK S-3

Annual Installments Due 1/31	Principal	Interest <sup>[a]</sup>	Additional Interest	Annual Collection Costs	Total Annual Installment <sup>[b]</sup>
2025	\$ 55,138.32	\$ 125,369.53	\$ 14,327.95	\$ 7,823.75	\$ 202,659.54
2026	\$ 57,632.46	\$ 122,957.23	\$ 14,052.25	\$ 6,966.58	\$ 201,608.52
2027	\$ 60,304.75	\$ 120,435.81	\$ 13,764.09	\$ 7,105.91	\$ 201,610.56
2028	\$ 63,066.12	\$ 117,797.47	\$ 13,462.57	\$ 7,248.03	\$ 201,574.19
2029	\$ 66,005.65	\$ 115,038.33	\$ 13,147.24	\$ 7,392.99	\$ 201,584.20
2030	\$ 69,123.32	\$ 112,150.58	\$ 12,817.21	\$ 7,540.85	\$ 201,631.96
2031	\$ 72,330.07	\$ 109,126.44	\$ 12,471.59	\$ 7,691.67	\$ 201,619.77
2032	\$ 75,625.90	\$ 105,962.00	\$ 12,109.94	\$ 7,845.50	\$ 201,543.34
2033	\$ 79,188.96	\$ 102,653.37	\$ 11,731.81	\$ 8,002.41	\$ 201,576.55
2034	\$ 82,930.17	\$ 99,188.85	\$ 11,335.87	\$ 8,162.46	\$ 201,617.34
2035	\$ 86,760.46	\$ 95,560.65	\$ 10,921.22	\$ 8,325.71	\$ 201,568.03
2036	\$ 90,857.97	\$ 91,764.88	\$ 10,487.42	\$ 8,492.22	\$ 201,602.49
2037	\$ 95,044.57	\$ 87,789.85	\$ 10,033.13	\$ 8,662.06	\$ 201,529.60
2038	\$ 99,498.39	\$ 83,631.65	\$ 9,557.90	\$ 8,835.31	\$ 201,523.24
2039	\$ 104,219.44	\$ 79,278.59	\$ 9,060.41	\$ 9,012.01	\$ 201,570.46
2040	\$ 109,118.64	\$ 74,718.99	\$ 8,539.31	\$ 9,192.25	\$ 201,569.20
2041	\$ 114,196.00	\$ 69,945.05	\$ 7,993.72	\$ 9,376.10	\$ 201,510.87
2042	\$ 119,629.66	\$ 64,948.98	\$ 7,422.74	\$ 9,563.62	\$ 201,565.00
2043	\$ 125,241.48	\$ 59,715.18	\$ 6,824.59	\$ 9,754.89	\$ 201,536.14
2044	\$ 131,120.53	\$ 54,235.86	\$ 6,198.38	\$ 9,949.99	\$ 201,504.76
2045	\$ 137,266.80	\$ 48,499.34	\$ 5,542.78	\$ 10,148.99	\$ 201,457.91
2046	\$ 143,769.38	\$ 42,493.92	\$ 4,856.45	\$ 10,351.97	\$ 201,471.72
2047	\$ 150,539.19	\$ 36,204.01	\$ 4,137.60	\$ 10,559.01	\$ 201,439.81
2048	\$ 157,665.31	\$ 29,617.92	\$ 3,384.90	\$ 10,770.19	\$ 201,438.32
2049	\$ 165,147.73	\$ 22,720.06	\$ 2,596.58	\$ 10,985.59	\$ 201,449.96
2050	\$ 172,986.46	\$ 15,494.85	\$ 1,770.84	\$ 11,205.30	\$ 201,457.45
2051	\$ 181,181.49	\$ 7,926.69	\$ 905.91	\$ 11,429.41	\$ 12,335.32
<b>Total</b>	<b>\$ 2,865,589.22</b>	<b>\$ 2,095,226.07</b>	<b>\$ 239,454.41</b>	<b>\$ 242,394.76</b>	<b>\$ 5,253,556.28</b>

**Footnotes:**

[a] Interest on the PID Bonds is 4.375%.

[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 EAST PUBLIC IMPROVEMENT DISTRICT**

### **BLOCK S-4 – BUYER DISCLOSURE**

#### NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING<sup>1</sup> RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
STREET ADDRESS

**BLOCK S-4 PRINCIPAL ASSESSMENT: \$447,508.83**

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 East 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.

<sup>1</sup> 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.

**YOU ARE SIGNING UP TO PAY AN ADDITIONAL ASSESSMENT ABOVE AND BEYOND YOUR PROPERTY TAXES EVERY YEAR. IF YOU DON'T PAY IT, YOUR HOUSE MAY BE FORECLOSED ON.**

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]<sup>2</sup>

<sup>2</sup> 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]<sup>3</sup>

<sup>3</sup> 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]<sup>4</sup>

<sup>4</sup> 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 - BLOCK S-4

Annual Installments Due 1/31	Principal	Interest <sup>[a]</sup>	Additional Interest	Annual Collection Costs	Total Annual Installment <sup>[b]</sup>
2025	\$ 8,610.75	\$ 19,578.51	\$ 2,237.54	\$ 1,221.81	\$ 31,648.62
2026	\$ 9,000.26	\$ 19,201.79	\$ 2,194.49	\$ 1,087.95	\$ 31,484.48
2027	\$ 9,417.58	\$ 18,808.03	\$ 2,149.49	\$ 1,109.70	\$ 31,484.80
2028	\$ 9,848.81	\$ 18,396.01	\$ 2,102.40	\$ 1,131.90	\$ 31,479.12
2029	\$ 10,307.87	\$ 17,965.13	\$ 2,053.16	\$ 1,154.54	\$ 31,480.68
2030	\$ 10,794.74	\$ 17,514.16	\$ 2,001.62	\$ 1,177.63	\$ 31,488.14
2031	\$ 11,295.53	\$ 17,041.89	\$ 1,947.64	\$ 1,201.18	\$ 31,486.24
2032	\$ 11,810.23	\$ 16,547.71	\$ 1,891.17	\$ 1,225.20	\$ 31,474.30
2033	\$ 12,366.66	\$ 16,031.01	\$ 1,832.12	\$ 1,249.71	\$ 31,479.49
2034	\$ 12,950.91	\$ 15,489.97	\$ 1,770.28	\$ 1,274.70	\$ 31,485.86
2035	\$ 13,549.07	\$ 14,923.37	\$ 1,705.53	\$ 1,300.20	\$ 31,478.16
2036	\$ 14,188.97	\$ 14,330.59	\$ 1,637.78	\$ 1,326.20	\$ 31,483.54
2037	\$ 14,842.77	\$ 13,709.83	\$ 1,566.84	\$ 1,352.72	\$ 31,472.16
2038	\$ 15,538.31	\$ 13,060.46	\$ 1,492.62	\$ 1,379.78	\$ 31,471.16
2039	\$ 16,275.58	\$ 12,380.65	\$ 1,414.93	\$ 1,407.37	\$ 31,478.54
2040	\$ 17,040.67	\$ 11,668.60	\$ 1,333.55	\$ 1,435.52	\$ 31,478.34
2041	\$ 17,833.58	\$ 10,923.07	\$ 1,248.35	\$ 1,464.23	\$ 31,469.23
2042	\$ 18,682.14	\$ 10,142.85	\$ 1,159.18	\$ 1,493.52	\$ 31,477.69
2043	\$ 19,558.51	\$ 9,325.51	\$ 1,065.77	\$ 1,523.39	\$ 31,473.18
2044	\$ 20,476.62	\$ 8,469.82	\$ 967.98	\$ 1,553.85	\$ 31,468.28
2045	\$ 21,436.47	\$ 7,573.97	\$ 865.60	\$ 1,584.93	\$ 31,460.96
2046	\$ 22,451.95	\$ 6,636.12	\$ 758.41	\$ 1,616.63	\$ 31,463.12
2047	\$ 23,509.17	\$ 5,653.85	\$ 646.15	\$ 1,648.96	\$ 31,458.14
2048	\$ 24,622.03	\$ 4,625.32	\$ 528.61	\$ 1,681.94	\$ 31,457.90
2049	\$ 25,790.53	\$ 3,548.11	\$ 405.50	\$ 1,715.58	\$ 31,459.72
2050	\$ 27,014.68	\$ 2,419.77	\$ 276.55	\$ 1,749.89	\$ 31,460.89
2051	\$ 28,294.47	\$ 1,237.88	\$ 141.47	\$ 1,784.89	\$ 1,926.36
<b>Total</b>	<b>\$ 447,508.83</b>	<b>\$ 327,203.97</b>	<b>\$ 37,394.74</b>	<b>\$ 37,853.92</b>	<b>\$ 820,429.11</b>

**Footnotes:**

[a] Interest on the PID Bonds is 4.375%.

[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 EAST PUBLIC IMPROVEMENT DISTRICT**

### **BLOCK T/W INDEPENDENT LIVING/MULTI-FAMILY – BUYER DISCLOSURE**

#### NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING<sup>1</sup> RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
STREET ADDRESS

**BLOCK T/W INDEPENDENT LIVING/MULTI-FAMILY PRINCIPAL ASSESSMENT:  
\$3,733,901.78**

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 East 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.

<sup>1</sup> 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.

**YOU ARE SIGNING UP TO PAY AN ADDITIONAL ASSESSMENT ABOVE AND BEYOND YOUR PROPERTY TAXES EVERY YEAR. IF YOU DON'T PAY IT, YOUR HOUSE MAY BE FORECLOSED ON.**

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]<sup>2</sup>

<sup>2</sup> 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]<sup>3</sup>

<sup>3</sup> 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 \_\_\_\_\_

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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]<sup>4</sup>

<sup>4</sup> 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 - BLOCK T/W INDEPENDENT LIVING/MULTI-FAMILY

Annual Installments Due 1/31	Principal	Interest <sup>[a]</sup>	Additional Interest	Annual Collection Costs	Total Annual Installment <sup>[b]</sup>
2025	\$ 71,845.98	\$ 163,358.20	\$ 18,669.51	\$ 10,194.45	\$ 264,068.14
2026	\$ 75,095.88	\$ 160,214.94	\$ 18,310.28	\$ 9,077.55	\$ 262,698.65
2027	\$ 78,577.91	\$ 156,929.50	\$ 17,934.80	\$ 9,259.10	\$ 262,701.31
2028	\$ 82,176.02	\$ 153,491.71	\$ 17,541.91	\$ 9,444.28	\$ 262,653.92
2029	\$ 86,006.25	\$ 149,896.51	\$ 17,131.03	\$ 9,633.17	\$ 262,666.96
2030	\$ 90,068.63	\$ 146,133.74	\$ 16,701.00	\$ 9,825.83	\$ 262,729.19
2031	\$ 94,247.07	\$ 142,193.24	\$ 16,250.66	\$ 10,022.35	\$ 262,713.31
2032	\$ 98,541.58	\$ 138,069.93	\$ 15,779.42	\$ 10,222.79	\$ 262,613.72
2033	\$ 103,184.29	\$ 133,758.73	\$ 15,286.71	\$ 10,427.25	\$ 262,656.99
2034	\$ 108,059.14	\$ 129,244.42	\$ 14,770.79	\$ 10,635.79	\$ 262,710.14
2035	\$ 113,050.06	\$ 124,516.83	\$ 14,230.50	\$ 10,848.51	\$ 262,645.89
2036	\$ 118,389.18	\$ 119,570.89	\$ 13,665.24	\$ 11,065.48	\$ 262,690.79
2037	\$ 123,844.36	\$ 114,391.37	\$ 13,073.30	\$ 11,286.79	\$ 262,595.82
2038	\$ 129,647.76	\$ 108,973.17	\$ 12,454.08	\$ 11,512.52	\$ 262,587.53
2039	\$ 135,799.35	\$ 103,301.09	\$ 11,805.84	\$ 11,742.77	\$ 262,649.05
2040	\$ 142,183.08	\$ 97,359.87	\$ 11,126.84	\$ 11,977.63	\$ 262,647.42
2041	\$ 148,798.95	\$ 91,139.35	\$ 10,415.93	\$ 12,217.18	\$ 262,571.41
2042	\$ 155,879.08	\$ 84,629.40	\$ 9,671.93	\$ 12,461.53	\$ 262,641.94
2043	\$ 163,191.36	\$ 77,809.69	\$ 8,892.54	\$ 12,710.76	\$ 262,604.34
2044	\$ 170,851.83	\$ 70,670.07	\$ 8,076.58	\$ 12,964.97	\$ 262,563.45
2045	\$ 178,860.51	\$ 63,195.30	\$ 7,222.32	\$ 13,224.27	\$ 262,502.41
2046	\$ 187,333.46	\$ 55,370.15	\$ 6,328.02	\$ 13,488.76	\$ 262,520.39
2047	\$ 196,154.62	\$ 47,174.31	\$ 5,391.35	\$ 13,758.53	\$ 262,478.81
2048	\$ 205,440.04	\$ 38,592.55	\$ 4,410.58	\$ 14,033.70	\$ 262,476.87
2049	\$ 215,189.74	\$ 29,604.55	\$ 3,383.38	\$ 14,314.38	\$ 262,492.04
2050	\$ 225,403.71	\$ 20,190.00	\$ 2,307.43	\$ 14,600.66	\$ 262,501.80
2051	\$ 236,081.95	\$ 10,328.59	\$ 1,180.41	\$ 14,892.68	\$ 16,073.09
<b>Total</b>	<b>\$ 3,733,901.78</b>	<b>\$ 2,730,108.11</b>	<b>\$ 312,012.35</b>	<b>\$ 315,843.68</b>	<b>\$ 6,845,455.40</b>

**Footnotes:**

[a] Interest on the PID Bonds is 4.375%.

[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 EAST PUBLIC IMPROVEMENT DISTRICT**

### **BLOCK T/W RETAIL – BUYER DISCLOSURE**

#### NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING<sup>1</sup> RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
STREET ADDRESS

**BLOCK T/W RETAIL PRINCIPAL ASSESSMENT: \$378,256.84**

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 East 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.

<sup>1</sup> 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.

**YOU ARE SIGNING UP TO PAY AN ADDITIONAL ASSESSMENT ABOVE AND BEYOND YOUR PROPERTY TAXES EVERY YEAR. IF YOU DON'T PAY IT, YOUR HOUSE MAY BE FORECLOSED ON.**

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]<sup>2</sup>

<sup>2</sup> 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]<sup>3</sup>

<sup>3</sup> 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 \_\_\_\_\_

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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]<sup>4</sup>

<sup>4</sup> 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 - BLOCK T/W RETAIL

Annual Installments Due 1/31	Principal	Interest <sup>[a]</sup>	Additional Interest	Annual Collection Costs	Total Annual Installment <sup>[b]</sup>
2025	\$ 7,278.24	\$ 16,548.74	\$ 1,891.28	\$ 1,032.73	\$ 26,750.99
2026	\$ 7,607.47	\$ 16,230.31	\$ 1,854.89	\$ 919.59	\$ 26,612.26
2027	\$ 7,960.21	\$ 15,897.49	\$ 1,816.86	\$ 937.98	\$ 26,612.53
2028	\$ 8,324.71	\$ 15,549.23	\$ 1,777.05	\$ 956.74	\$ 26,607.73
2029	\$ 8,712.72	\$ 15,185.02	\$ 1,735.43	\$ 975.87	\$ 26,609.05
2030	\$ 9,124.26	\$ 14,803.84	\$ 1,691.87	\$ 995.39	\$ 26,615.35
2031	\$ 9,547.55	\$ 14,404.65	\$ 1,646.25	\$ 1,015.30	\$ 26,613.74
2032	\$ 9,982.59	\$ 13,986.95	\$ 1,598.51	\$ 1,035.60	\$ 26,603.65
2033	\$ 10,452.92	\$ 13,550.21	\$ 1,548.60	\$ 1,056.32	\$ 26,608.04
2034	\$ 10,946.76	\$ 13,092.90	\$ 1,496.33	\$ 1,077.44	\$ 26,613.42
2035	\$ 11,452.35	\$ 12,613.97	\$ 1,441.60	\$ 1,098.99	\$ 26,606.91
2036	\$ 11,993.22	\$ 12,112.93	\$ 1,384.34	\$ 1,120.97	\$ 26,611.46
2037	\$ 12,545.85	\$ 11,588.23	\$ 1,324.37	\$ 1,143.39	\$ 26,601.84
2038	\$ 13,133.75	\$ 11,039.35	\$ 1,261.64	\$ 1,166.26	\$ 26,601.00
2039	\$ 13,756.93	\$ 10,464.75	\$ 1,195.97	\$ 1,189.58	\$ 26,607.23
2040	\$ 14,403.63	\$ 9,862.88	\$ 1,127.19	\$ 1,213.37	\$ 26,607.07
2041	\$ 15,073.83	\$ 9,232.72	\$ 1,055.17	\$ 1,237.64	\$ 26,599.37
2042	\$ 15,791.08	\$ 8,573.24	\$ 979.80	\$ 1,262.39	\$ 26,606.51
2043	\$ 16,531.83	\$ 7,882.38	\$ 900.84	\$ 1,287.64	\$ 26,602.70
2044	\$ 17,307.87	\$ 7,159.12	\$ 818.18	\$ 1,313.40	\$ 26,598.56
2045	\$ 18,119.17	\$ 6,401.90	\$ 731.65	\$ 1,339.66	\$ 26,592.38
2046	\$ 18,977.51	\$ 5,609.18	\$ 641.05	\$ 1,366.46	\$ 26,594.20
2047	\$ 19,871.12	\$ 4,778.92	\$ 546.16	\$ 1,393.79	\$ 26,589.99
2048	\$ 20,811.77	\$ 3,909.56	\$ 446.81	\$ 1,421.66	\$ 26,589.79
2049	\$ 21,799.45	\$ 2,999.04	\$ 342.75	\$ 1,450.09	\$ 26,591.33
2050	\$ 22,834.16	\$ 2,045.31	\$ 233.75	\$ 1,479.10	\$ 26,592.32
2051	\$ 23,915.90	\$ 1,046.32	\$ 119.58	\$ 1,508.68	\$ 1,628.26
<b>Total</b>	<b>\$ 378,256.84</b>	<b>\$ 276,569.15</b>	<b>\$ 31,607.90</b>	<b>\$ 31,996.03</b>	<b>\$ 693,467.71</b>

**Footnotes:**

[a] Interest on the PID Bonds is 4.375%.

[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 EAST PUBLIC IMPROVEMENT DISTRICT**

### **BLOCK X – BUYER DISCLOSURE**

#### NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING<sup>1</sup> RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
STREET ADDRESS

**BLOCK X PRINCIPAL ASSESSMENT: \$5,772,863.88**

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 East 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.

<sup>1</sup> 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.

**YOU ARE SIGNING UP TO PAY AN ADDITIONAL ASSESSMENT ABOVE AND BEYOND YOUR PROPERTY TAXES EVERY YEAR. IF YOU DON'T PAY IT, YOUR HOUSE MAY BE FORECLOSED ON.**

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]<sup>2</sup>

<sup>2</sup> 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]<sup>3</sup>

<sup>3</sup> 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 \_\_\_\_\_

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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]<sup>4</sup>

<sup>4</sup> 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 - BLOCK X

Annual Installments Due 1/31	Principal	Interest <sup>[a]</sup>	Additional Interest	Annual Collection Costs	Total Annual Installment <sup>[b]</sup>
2025	\$ 111,078.73	\$ 252,562.79	\$ 28,864.32	\$ 15,761.31	\$ 408,267.15
2026	\$ 116,103.29	\$ 247,703.10	\$ 28,308.93	\$ 14,034.50	\$ 406,149.82
2027	\$ 121,486.75	\$ 242,623.58	\$ 27,728.41	\$ 14,315.19	\$ 406,153.93
2028	\$ 127,049.66	\$ 237,308.54	\$ 27,120.98	\$ 14,601.49	\$ 406,080.67
2029	\$ 132,971.47	\$ 231,750.11	\$ 26,485.73	\$ 14,893.52	\$ 406,100.83
2030	\$ 139,252.17	\$ 225,932.61	\$ 25,820.87	\$ 15,191.39	\$ 406,197.05
2031	\$ 145,712.32	\$ 219,840.33	\$ 25,124.61	\$ 15,495.22	\$ 406,172.48
2032	\$ 152,351.93	\$ 213,465.41	\$ 24,396.05	\$ 15,805.13	\$ 406,018.51
2033	\$ 159,529.87	\$ 206,800.02	\$ 23,634.29	\$ 16,121.23	\$ 406,085.41
2034	\$ 167,066.72	\$ 199,820.59	\$ 22,836.64	\$ 16,443.65	\$ 406,167.59
2035	\$ 174,783.01	\$ 192,511.42	\$ 22,001.30	\$ 16,772.53	\$ 406,068.26
2036	\$ 183,037.65	\$ 184,864.66	\$ 21,127.39	\$ 17,107.98	\$ 406,137.68
2037	\$ 191,471.74	\$ 176,856.77	\$ 20,212.20	\$ 17,450.14	\$ 405,990.84
2038	\$ 200,444.17	\$ 168,479.87	\$ 19,254.84	\$ 17,799.14	\$ 405,978.03
2039	\$ 209,954.95	\$ 159,710.44	\$ 18,252.62	\$ 18,155.12	\$ 406,073.14
2040	\$ 219,824.63	\$ 150,524.92	\$ 17,202.85	\$ 18,518.22	\$ 406,070.61
2041	\$ 230,053.20	\$ 140,907.59	\$ 16,103.72	\$ 18,888.59	\$ 405,953.10
2042	\$ 240,999.57	\$ 130,842.76	\$ 14,953.46	\$ 19,266.36	\$ 406,062.15
2043	\$ 252,304.84	\$ 120,299.03	\$ 13,748.46	\$ 19,651.69	\$ 406,004.01
2044	\$ 264,148.45	\$ 109,260.69	\$ 12,486.94	\$ 20,044.72	\$ 405,940.80
2045	\$ 276,530.41	\$ 97,704.20	\$ 11,166.19	\$ 20,445.62	\$ 405,846.42
2046	\$ 289,630.16	\$ 85,605.99	\$ 9,783.54	\$ 20,854.53	\$ 405,874.22
2047	\$ 303,268.26	\$ 72,934.67	\$ 8,335.39	\$ 21,271.62	\$ 405,809.94
2048	\$ 317,624.16	\$ 59,666.68	\$ 6,819.05	\$ 21,697.05	\$ 405,806.94
2049	\$ 332,697.84	\$ 45,770.63	\$ 5,230.93	\$ 22,130.99	\$ 405,830.39
2050	\$ 348,489.33	\$ 31,215.10	\$ 3,567.44	\$ 22,573.61	\$ 405,845.48
2051	\$ 364,998.61	\$ 15,968.69	\$ 1,824.99	\$ 23,025.08	\$ 24,850.08
<b>Total</b>	<b>\$ 5,772,863.88</b>	<b>\$ 4,220,931.20</b>	<b>\$ 482,392.13</b>	<b>\$ 488,315.62</b>	<b>\$ 10,583,535.54</b>

**Footnotes:**

[a] Interest on the PID Bonds is 4.375%.

[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 EAST PUBLIC IMPROVEMENT DISTRICT**

### **BLOCK Z – BUYER DISCLOSURE**

#### NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING<sup>1</sup> RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
STREET ADDRESS

**BLOCK Z PRINCIPAL ASSESSMENT: \$3,608,039.93**

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 East 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.

<sup>1</sup> 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.

**YOU ARE SIGNING UP TO PAY AN ADDITIONAL ASSESSMENT ABOVE AND BEYOND YOUR PROPERTY TAXES EVERY YEAR. IF YOU DON'T PAY IT, YOUR HOUSE MAY BE FORECLOSED ON.**

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]<sup>2</sup>

<sup>2</sup> 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]<sup>3</sup>

<sup>3</sup> 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 \_\_\_\_\_

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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]<sup>4</sup>

<sup>4</sup> 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 - BLOCK Z

Annual Installments Due 1/31	Principal	Interest <sup>[a]</sup>	Additional Interest	Annual Collection Costs	Total Annual Installment <sup>[b]</sup>
2025	\$ 69,424.21	\$ 157,851.75	\$ 18,040.20	\$ 9,850.82	\$ 255,166.97
2026	\$ 72,564.56	\$ 154,814.44	\$ 17,693.08	\$ 8,771.56	\$ 253,843.64
2027	\$ 75,929.22	\$ 151,639.74	\$ 17,330.26	\$ 8,946.99	\$ 253,846.21
2028	\$ 79,406.04	\$ 148,317.84	\$ 16,950.61	\$ 9,125.93	\$ 253,800.42
2029	\$ 83,107.17	\$ 144,843.82	\$ 16,553.58	\$ 9,308.45	\$ 253,813.02
2030	\$ 87,032.61	\$ 141,207.88	\$ 16,138.04	\$ 9,494.62	\$ 253,873.15
2031	\$ 91,070.20	\$ 137,400.21	\$ 15,702.88	\$ 9,684.51	\$ 253,857.80
2032	\$ 95,219.95	\$ 133,415.88	\$ 15,247.53	\$ 9,878.20	\$ 253,761.57
2033	\$ 99,706.17	\$ 129,250.01	\$ 14,771.43	\$ 10,075.77	\$ 253,803.38
2034	\$ 104,416.70	\$ 124,887.87	\$ 14,272.90	\$ 10,277.28	\$ 253,854.75
2035	\$ 109,239.38	\$ 120,319.64	\$ 13,750.82	\$ 10,482.83	\$ 253,792.66
2036	\$ 114,398.53	\$ 115,540.41	\$ 13,204.62	\$ 10,692.49	\$ 253,836.05
2037	\$ 119,669.84	\$ 110,535.48	\$ 12,632.63	\$ 10,906.34	\$ 253,744.27
2038	\$ 125,277.61	\$ 105,299.92	\$ 12,034.28	\$ 11,124.46	\$ 253,736.27
2039	\$ 131,221.84	\$ 99,819.03	\$ 11,407.89	\$ 11,346.95	\$ 253,795.71
2040	\$ 137,390.39	\$ 94,078.07	\$ 10,751.78	\$ 11,573.89	\$ 253,794.13
2041	\$ 143,783.25	\$ 88,067.24	\$ 10,064.83	\$ 11,805.37	\$ 253,720.69
2042	\$ 150,624.73	\$ 81,776.72	\$ 9,345.91	\$ 12,041.48	\$ 253,788.84
2043	\$ 157,690.52	\$ 75,186.89	\$ 8,592.79	\$ 12,282.30	\$ 253,752.51
2044	\$ 165,092.78	\$ 68,287.93	\$ 7,804.34	\$ 12,527.95	\$ 253,713.00
2045	\$ 172,831.51	\$ 61,065.12	\$ 6,978.87	\$ 12,778.51	\$ 253,654.01
2046	\$ 181,018.85	\$ 53,503.74	\$ 6,114.71	\$ 13,034.08	\$ 253,671.39
2047	\$ 189,542.66	\$ 45,584.17	\$ 5,209.62	\$ 13,294.76	\$ 253,631.21
2048	\$ 198,515.10	\$ 37,291.68	\$ 4,261.91	\$ 13,560.66	\$ 253,629.34
2049	\$ 207,936.15	\$ 28,606.64	\$ 3,269.33	\$ 13,831.87	\$ 253,644.00
2050	\$ 217,805.83	\$ 19,509.44	\$ 2,229.65	\$ 14,108.51	\$ 253,653.42
2051	\$ 228,124.13	\$ 9,980.43	\$ 1,140.62	\$ 14,390.68	\$ 15,531.30
<b>Total</b>	<b>\$ 3,608,039.93</b>	<b>\$ 2,638,082.00</b>	<b>\$ 301,495.08</b>	<b>\$ 305,197.26</b>	<b>\$ 6,614,709.71</b>

**Footnotes:**

[a] Interest on the PID Bonds is 4.375%.

[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.