




HAGGARD FARM
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.

The District was created pursuant to the PID Act by Resolution No. 2023-1-7(R) on January 9, 2023, by the City Council to finance certain Authorized Improvements for the benefit of the property in the District.

On October 23, 2023, 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. 2023-10-13 and Ordinance No. 2023-10-15. The Service and Assessment Plan identified the Authorized Improvements to be provided by the District, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the District for the costs of the Authorized Improvements. The City also adopted an Assessment Roll identifying the Assessment on each Lot within the District, based on the method of assessment identified in the Service and Assessment Plan.

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

The City Council also adopted an Assessment Roll identifying the Assessments on each Lot within the District, based on the method of assessment identified in the SAP. This 2024 Annual Service Plan Update also updates the Assessment Roll for 2024, as shown on **Exhibit A-1** and **Exhibit A-2**.

PARCEL SUBDIVISION

Improvement Area #1:

- The final plat of Conveyance Plat Block A, Lots 1-7, attached hereto as **Exhibit C**, was filed and recorded with the County on June 19, 2023.

Major Improvement Area:

- The final plat of Conveyance Plat Block A, Lots 1-7, attached hereto as **Exhibit C**, was filed and recorded with the County on June 19, 2023.

See the anticipated Lot Type classification summary within Improvement Area #1 below:

Improvement Area #1	
Lot Type	Number of Units / SF
Multi-Family	350
Office	98,000

See the anticipated Lot Type classification summary within the Major Improvement Area below:

Major Improvement Area	
Lot Type	Number of Units / SF
Retail	69,650
Hotel	122
Assisted Living	427
Multi-Family	350
Office	525,900
Townhomes	100

See **Exhibit D** for the Concept Plan.

LOT AND HOME SALES

Improvement Area #1

Per the Quarterly Report dated March 31, 2024, the lot ownership composition is provided below:

- Developer Owned:
 - Multi-family Lot Type – Improvement Area #1: 350 units
 - Office Lot Type – Improvement Area #1: 98,000 SF

- **Builder Owned:**
 - Multi-family Lot Type – Improvement Area #1: 0 units
 - Office Lot Type – Improvement Area #1: 0 SF
- **End-User Owner:**
 - Multi-family Lot Type – Improvement Area #1: 0 units
 - Office Lot Type – Improvement Area #1: 0 SF

Major Improvement Area

Per the Quarterly Report dated March 31, 2024, the lot ownership composition is provided below:

- **Developer Owned:**
 - Townhome Lot Type: 100 Lots
 - Retail Lot Type: 69,650 SF
 - Multi-family Lot Type – Major Improvement Area: 350 units
 - Office Lot Type – Major Improvement Area: 525,900 SF
 - Assisted Living Lot Type: 427 units
- **Builder Owned:**
 - Townhome Lot Type: 0 Lots
 - Retail Lot Type: 0 SF
 - Multi-family Lot Type – Major Improvement Area: 0 units
 - Office Lot Type – Major Improvement Area: 0 SF
 - Assisted Living Lot Type: 0 units
- **End-User Owner:**
 - Townhome Lot Type: 0 Lots
 - Retail Lot Type: 0 SF
 - Multi-family Lot Type – Major Improvement Area: 0 units
 - Office Lot Type – Major Improvement Area: 0 SF
 - Assisted Living Lot Type: 0 units

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

AUTHORIZED IMPROVEMENTS

Improvement Area #1

Per the Quarterly Report dated March 31, 2024, the Authorized Improvements listed in the SAP for the District are currently under construction and projected to be completed in the first quarter of 2025. The budget for the Authorized Improvements remains unchanged as shown on the table below.

Improvement Area #1				
Authorized Improvements	Budget	Spent to Date	Percentage of Budget Spent	Forecast Completion Date
<i>Major Improvements</i>				
Streets	\$ 784,336.00	\$ 90,176.95	11.50%	10/7/2024
Water	\$ 284,903.00	\$ 6,716.11	2.36%	10/7/2024
Sewer	\$ 300,689.00	\$ 8,569.51	2.85%	10/7/2024
Drainage	\$ 602,024.00	\$ 26,098.70	4.34%	10/7/2024
Linear Parks	\$ 137,838.00	\$ 5,642.13	4.09%	10/7/2024
Soft Costs	\$ 384,924.00	\$ 199,112.36	51.73%	
	\$ 2,494,714.00	\$ 336,315.76	13.48%	
<i>Improvement Area #1 Improvements</i>				
Water	\$ 569,020.00	\$ -	0.00%	3/25/2025
Sewer	\$ 146,120.00	\$ -	0.00%	3/25/2025
Drainage	\$ 633,390.00	\$ -	0.00%	3/25/2025
Soft Costs	\$ 134,853.00	\$ 125,905.03	93.36%	
	\$ 1,483,383.00	\$ 125,905.03	8.49%	

Major Improvement Area

Per the Quarterly Report dated March 31, 2024, the Authorized Improvements listed in the 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.

Major Improvement Area				
Authorized Improvements	Budget	Spent to Date	Percentage of Budget Spent	Forecast Completion Date
<i>Major Improvements</i>				
Streets	\$ 3,483,373.00	\$ 400,491.77	11.50%	10/7/2024
Water	\$ 1,265,307.00	\$ 29,827.40	2.36%	10/7/2024
Sewer	\$ 1,335,411.00	\$ 38,058.70	2.85%	10/7/2024
Drainage	\$ 2,673,695.00	\$ 115,908.93	4.34%	10/7/2024
Linear Parks	\$ 612,162.00	\$ 25,057.67	4.09%	10/7/2024
Soft Costs	\$ 1,709,517.00	\$ 884,259.78	51.73%	10/7/2024
	\$ 11,079,465.00	\$ 1,493,604.25	13.48%	

OUTSTANDING ASSESSMENT

Improvement Area #1:

The Improvement Area #1 has an outstanding Assessment of \$5,000,000.00.

Major Improvement Area:

The Major Improvement Area has an outstanding Assessment of \$16,458,000.00.

ANNUAL INSTALLMENT DUE 1/31/2025

Improvement Area #1:

- **Principal and Interest** – The total principal and interest required for the Annual Installment is \$375,000.00.
- **Additional Interest** – The total Additional Interest Reserve Requirement, as defined in the Indenture, is equal to \$275,000.00 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 \$25,000.00.
- **Annual Collection Costs** – The cost of administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs budgeted for the Annual Installment is \$25,614.25.

Annual Collection Costs Breakdown Improvement Area #1	
PID Administration	\$ 10,909.22
City Auditor	\$ 233.01
Filing Fees	\$ 233.01
County Collection	\$ 506.00
Miscellaneous	\$ 233.01
PID Trustee	\$ 5,000.00
Dissemination Agent	\$ 3,500.00
Draw Request Review	\$ 5,000.00
Total Annual Collection Costs	\$ 25,614.25

Improvement Area #1 Due January 31, 2025	
Principal	\$ -
Interest	\$ 375,000.00
Capitalized Interest	\$ (375,000.00)
Annual Collection Costs	\$ 25,614.25
Additional Interest	\$ 25,000.00
Total Annual Installment	\$ 50,614.25

See the limited offering memorandum for the pay period. See **Exhibit B-1** for the debt service schedule for the Improvement Area #1 Bonds as shown in the limited offering memorandum.

Major Improvement Area:

- **Principal and Interest** – The total principal and interest required for the Annual Installment is \$1,383,517.50.
- **Additional Interest** – The total Additional Interest Reserve Requirement, as defined in the Indenture, is equal to \$905,190.00 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 \$82,290.00.
- **Annual Collection Costs** – The cost of administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs budgeted for the Annual Installment is \$52,230.75.

Annual Collection Costs Breakdown Major Improvement Area	
PID Administration	\$ 35,908.78
City Auditor	\$ 766.99
Filing Fees	\$ 766.99
County Collection	\$ 521.00
Miscellaneous	\$ 766.99
PID Trustee	\$ 5,000.00
Dissemination Agent	\$ 3,500.00
Draw Request Review	\$ 5,000.00
Total Annual Collection Costs	\$ 52,230.75

Major Improvement Area Due January 31, 2025	
Principal	\$ -
Interest	\$ 1,383,517.50
Capitalized Interest	\$ (1,383,517.50)
Annual Collection Costs	\$ 52,230.75
Additional Interest	\$ 82,290.00
Total Annual Installment	\$ 134,520.75

See the limited offering memorandum for the pay period. See **Exhibit B-2** for the debt service schedule for the Major Improvement Area Bonds as shown in the limited offering memorandum.

PREPAYMENT OF ASSESSMENTS IN FULL

Improvement Area #1:

No full prepayments of Assessments have occurred within Improvement Area #1.

Major Improvement Area:

No full prepayments of Assessments have occurred within the Major Improvement Area.

PARTIAL PREPAYMENT OF ASSESSMENTS

Improvement Area #1:

No partial prepayments of Assessments have occurred within Improvement Area #1.

Major Improvement Area:

No partial prepayments of Assessments have occurred within the Major Improvement Area.

EXTRAORDINARY OPTIONAL REDEMPTIONS

Improvement Area #1:

No Extraordinary Optional Redemptions have occurred within Improvement Area #1.

Major Improvement Area:

No Extraordinary Optional Redemptions have occurred within the Major Improvement Area.

SERVICE PLAN – FIVE YEAR BUDGET FORECAST

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

Improvement Area #1					
Annual Installment Due	1/31/2025	1/31/2026	1/31/2027	1/31/2028	1/31/2029
Principal	\$ -	\$ 60,000.00	\$ 64,000.00	\$ 68,000.00	\$ 73,000.00
Interest	375,000.00	375,000.00	370,500.00	365,700.00	360,600.00
Capitalized Interest	(375,000.00)	-	-	-	-
(1)	\$ -	\$ 435,000.00	\$ 434,500.00	\$ 433,700.00	\$ 433,600.00
Additional Interest	(2) \$ 25,000.00	\$ 25,000.00	\$ 24,700.00	\$ 24,380.00	\$ 24,040.00
Annual Collection Costs	(3) \$ 25,614.25	\$ 26,126.54	\$ 26,649.07	\$ 27,182.05	\$ 27,725.69
Total Annual Installment Due	(4) = (1) + (2) + (3)	\$ 50,614.25	\$ 486,126.54	\$ 485,849.07	\$ 485,262.05

Major Improvement Area					
Annual Installment Due	1/31/2025	1/31/2026	1/31/2027	1/31/2028	1/31/2029
Principal	\$ -	\$ 158,000.00	\$ 171,000.00	\$ 185,000.00	\$ 201,000.00
Interest	1,383,517.50	1,383,517.50	1,370,482.50	1,356,375.00	1,341,112.50
Capitalized Interest	(1,383,517.50)	-	-	-	-
(1)	\$ -	\$ 1,541,517.50	\$ 1,541,482.50	\$ 1,541,375.00	\$ 1,542,112.50
Additional Interest	(2) \$ 82,290.00	\$ 82,290.00	\$ 81,500.00	\$ 80,645.00	\$ 79,720.00
Annual Collection Costs	(3) \$ 52,230.75	\$ 53,275.37	\$ 54,340.87	\$ 55,427.69	\$ 56,536.24
Total Annual Installment Due	(4) = (1) + (2) + (3)	\$ 134,520.75	\$ 1,677,082.87	\$ 1,677,323.37	\$ 1,677,447.69

ASSESSMENT ROLL

The list of current Parcels within the District, the corresponding total outstanding Assessments, and current Annual Installment are shown on the Assessment Rolls attached hereto as **Exhibit A-1** and **Exhibit A-2**. The Parcels shown on the Assessment Rolls will receive the bills for the 2024 Annual Installments which will be delinquent if not paid by January 31, 2025.

EXHIBIT A-1 –IMPROVEMENT AREA #1 ASSESSMENT ROLL

Concept Plan			
Tract and Parcel	Lot Type	Outstanding Assessment^[a]	Annual Installment Due 1/31/2025^[a]
Tract 1 Parcel 1	Multi-Family	\$ 3,482,972.14	\$ 35,257.60
Tract 1 Parcel 2	Office	\$ 1,517,027.86	\$ 15,356.65
Total		\$ 5,000,000.00	\$ 50,614.25

Footnotes:

[a] Improvement Area #1 Assessment will be levied on each Tract and Parcel within Improvement Area #1 as shown in this Improvement Area #1 Assessment Roll. See Concept Plan attached hereto as **Exhibit D**.

Property ID			
Property ID^[a]	Area	Outstanding Assessment	Annual Installment Due 1/31/2025
2889157	Improvement Area #1	\$ 1,517,027.86	\$ 15,356.65
2889156	Improvement Area #1	\$ 3,482,972.14	\$ 35,257.60
Total		\$ 5,000,000.00	\$ 50,614.25

Footnotes:

[a] Property IDs as shown by Collin Central Appraisal District. Subject to change prior to billing.

EXHIBIT A-2 – MAJOR IMPROVEMENT AREA ASSESSMENT ROLL

Concept Plan			
Tract and Parcel	Lot Type	Outstanding Assessment ^[a]	Annual Installment Due 1/31/2025 ^[a]
Tract 1 Parcel 3	Retail	\$ 826,710.67	\$ 6,757.18
Tract 1 Parcel 4	Hotel	\$ 1,299,725.54	\$ 10,623.41
Tract 1 Parcel 5	Office	\$ 1,881,569.88	\$ 15,379.16
Tract 1 Parcel 6	Office	\$ 1,652,110.14	\$ 13,503.65
Tract 1 Parcel 7	Office	\$ 361,399.09	\$ 2,953.92
Tract 2 Parcel 1	Multi-Family	\$ 2,581,422.10	\$ 21,099.46
Tract 2 Parcel 2	Office	\$ 573,649.36	\$ 4,688.77
Tract 2 Parcel 3	Office	\$ 573,649.36	\$ 4,688.77
Tract 2 Parcel 4	Retail	\$ 86,539.10	\$ 707.33
Tract 3 Parcel 1	Office	\$ 495,633.04	\$ 4,051.10
Tract 3 Parcel 2	Office	\$ 495,633.04	\$ 4,051.10
Tract 3 Parcel 3	Assisted Living	\$ 983,398.89	\$ 8,037.89
Tract 3 Parcel 4	Assisted Living	\$ 876,864.01	\$ 7,167.12
Tract 3 Parcel 5	Assisted Living	\$ 1,638,998.16	\$ 13,396.48
Tract 4 Parcel 1	Townhomes	\$ 2,130,697.60	\$ 17,415.42
Total		\$ 16,458,000.00	\$ 134,520.75

Footnotes:

[a] The Major Improvement Area Assessment will be levied on each Tract and Parcel within the Major Improvement Area as shown in this Major Improvement Area Assessment Roll. See Concept Plan attached hereto as **Exhibit D**.

Property ID			
Property ID ^[a]	Area	Outstanding Assessment	Annual Installment Due 1/31/2025
2138041	Major Improvement Area	\$ 107,277.83	\$ 876.84
2669178	Major Improvement Area	\$ 6,513,946.93	\$ 53,242.25
2889158	Major Improvement Area	\$ 3,895,079.12	\$ 31,836.73
2889159	Major Improvement Area	\$ 2,126,436.21	\$ 17,380.59
2889160	Major Improvement Area	\$ -	\$ -
2889161	Major Improvement Area	\$ -	\$ -
2889162	Major Improvement Area	\$ 3,655,112.47	\$ 29,875.35
2903474	Major Improvement Area	\$ -	\$ -
2903475	Major Improvement Area	\$ -	\$ -
2903476	Major Improvement Area	\$ -	\$ -
2903478	Major Improvement Area	\$ -	\$ -
2903479	Major Improvement Area	\$ 160,147.44	\$ 1,308.98
Total		\$ 16,458,000.00	\$ 134,520.75

Footnotes:

[a] Property IDs as shown by Collin Central Appraisal District. Subject to change prior to billing.

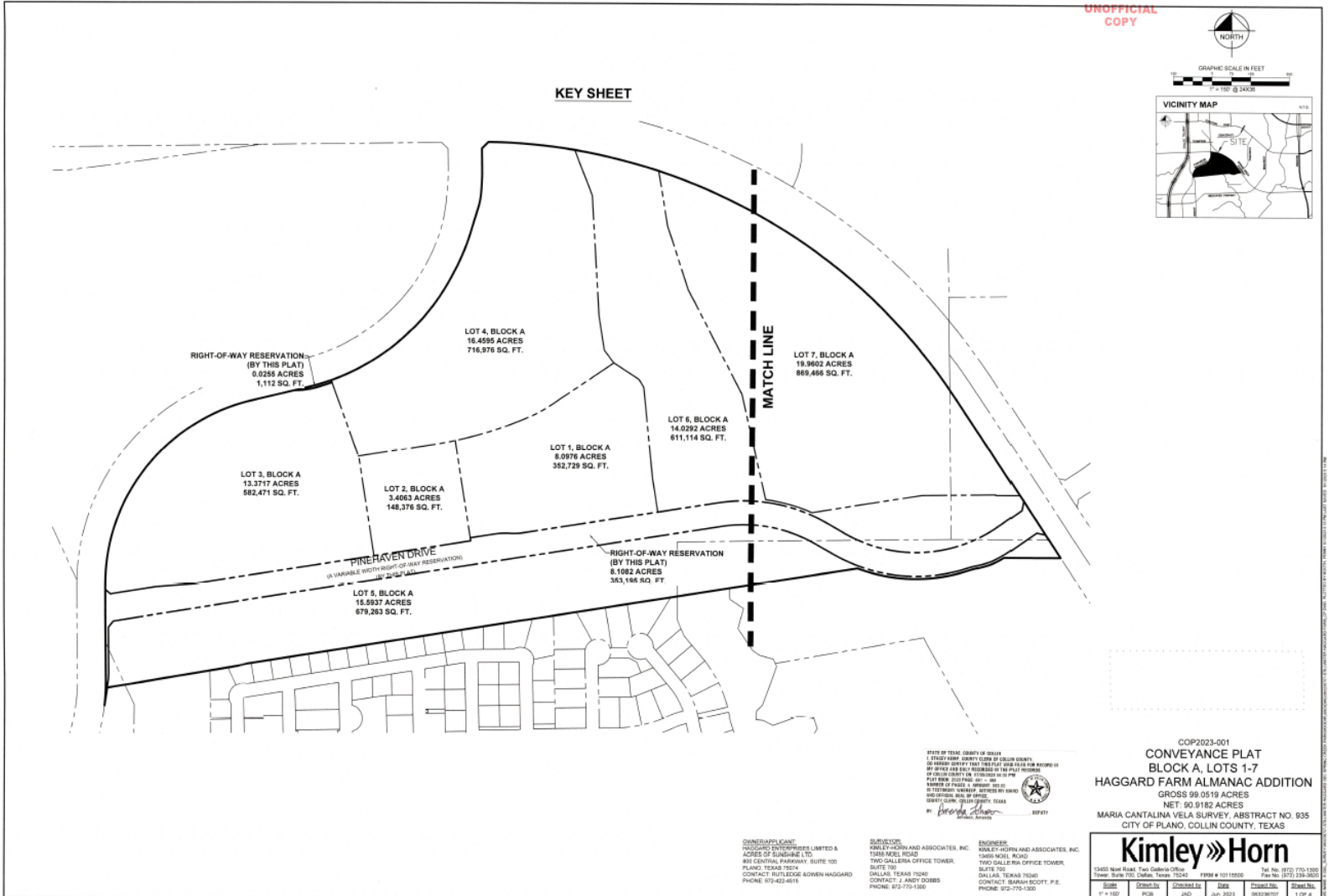
EXHIBIT B-1 – DEBT SERVICE SCHEDULE FOR IMPROVEMENT AREA #1 BONDS

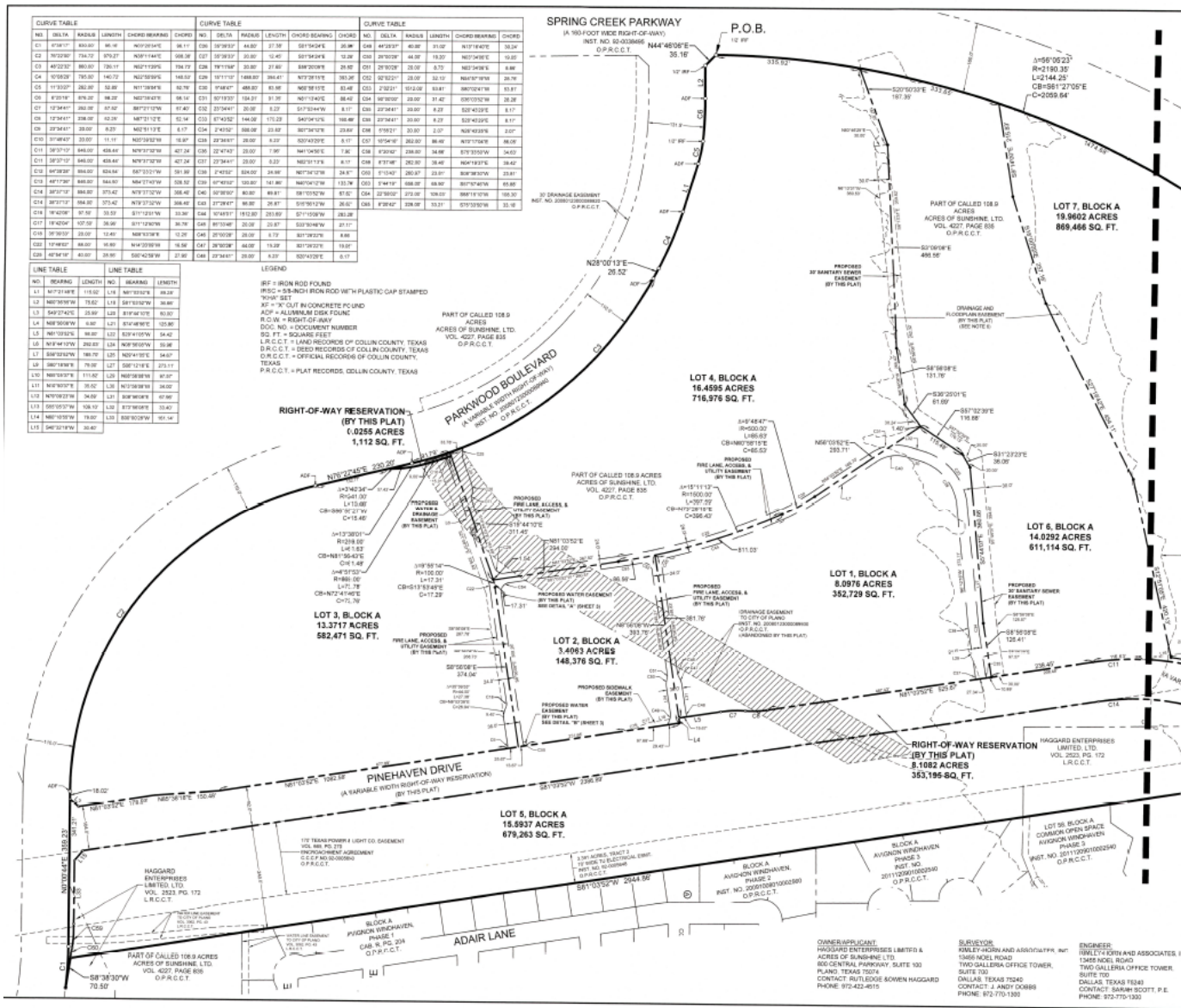
Final				
Haggard Farm Public Improvement				
City of Plano, Texas				
Improvement Area #1				
Special Assessment Revenue Bonds, Series 2023				
Debt Service Schedule				
Date	Principal	Coupon	Interest	Total P+I
09/30/2024	-	-	307,291.67	307,291.67
09/30/2025	-	-	375,000.00	375,000.00
09/30/2026	60,000.00	7.500%	375,000.00	435,000.00
09/30/2027	64,000.00	7.500%	370,500.00	434,500.00
09/30/2028	68,000.00	7.500%	365,700.00	433,700.00
09/30/2029	73,000.00	7.500%	360,600.00	433,600.00
09/30/2030	78,000.00	7.500%	355,125.00	433,125.00
09/30/2031	84,000.00	7.500%	349,275.00	433,275.00
09/30/2032	89,000.00	7.500%	342,975.00	431,975.00
09/30/2033	96,000.00	7.500%	336,300.00	432,300.00
09/30/2034	103,000.00	7.500%	329,100.00	432,100.00
09/30/2035	110,000.00	7.500%	321,375.00	431,375.00
09/30/2036	118,000.00	7.500%	313,125.00	431,125.00
09/30/2037	126,000.00	7.500%	304,275.00	430,275.00
09/30/2038	136,000.00	7.500%	294,825.00	430,825.00
09/30/2039	145,000.00	7.500%	284,625.00	429,625.00
09/30/2040	156,000.00	7.500%	273,750.00	429,750.00
09/30/2041	168,000.00	7.500%	262,050.00	430,050.00
09/30/2042	180,000.00	7.500%	249,450.00	429,450.00
09/30/2043	194,000.00	7.500%	235,950.00	429,950.00
09/30/2044	208,000.00	7.500%	221,400.00	429,400.00
09/30/2045	224,000.00	7.500%	205,800.00	429,800.00
09/30/2046	240,000.00	7.500%	189,000.00	429,000.00
09/30/2047	259,000.00	7.500%	171,000.00	430,000.00
09/30/2048	278,000.00	7.500%	151,575.00	429,575.00
09/30/2049	299,000.00	7.500%	130,725.00	429,725.00
09/30/2050	322,000.00	7.500%	108,300.00	430,300.00
09/30/2051	347,000.00	7.500%	84,150.00	431,150.00
09/30/2052	373,000.00	7.500%	58,125.00	431,125.00
09/30/2053	402,000.00	7.500%	30,150.00	432,150.00
Total	\$5,000,000.00	-	\$7,756,516.67	\$12,756,516.67
Yield Statistics				
Bond Year Dollars				\$103,420.22
Average Life				20.684 Years
Average Coupon				7.5000000%
Net Interest Cost (NIC)				7.6450393%
True Interest Cost (TIC)				7.8118804%
Bond Yield for Arbitrage Purposes				7.5015724%
All Inclusive Cost (AIC)				8.4349546%
IRS Form 8038				
Net Interest Cost				7.5000000%
Weighted Average Maturity				20.684 Years
Haggard Area 1 Final Phase 1 West 10/23/2023 10:54 AM				
Hilltop Securities Inc Public Finance				Page 5

EXHIBIT B-2 – DEBT SERVICE SCHEDULE FOR MAJOR IMPROVEMENT AREA BONDS

Final				
Haggard Farm Public Improvement				
City of Plano, Texas				
Major Improvement Area				
Special Assessment Revenue Bonds, Series 2023				
Debt Service Schedule				
Date	Principal	Coupon	Interest	Total P+I
09/30/2024	-	-	1,133,715.73	1,133,715.73
09/30/2025	-	-	1,383,517.50	1,383,517.50
09/30/2026	158,000.00	8.250%	1,383,517.50	1,541,517.50
09/30/2027	171,000.00	8.250%	1,370,482.50	1,541,482.50
09/30/2028	185,000.00	8.250%	1,356,375.00	1,541,375.00
09/30/2029	201,000.00	8.250%	1,341,112.50	1,542,112.50
09/30/2030	218,000.00	8.250%	1,324,530.00	1,542,530.00
09/30/2031	236,000.00	8.250%	1,306,545.00	1,542,545.00
09/30/2032	256,000.00	8.250%	1,287,075.00	1,543,075.00
09/30/2033	277,000.00	8.250%	1,265,955.00	1,542,955.00
09/30/2034	301,000.00	8.250%	1,243,102.50	1,544,102.50
09/30/2035	326,000.00	8.250%	1,218,270.00	1,544,270.00
09/30/2036	354,000.00	8.250%	1,191,375.00	1,545,375.00
09/30/2037	384,000.00	8.250%	1,162,170.00	1,546,170.00
09/30/2038	416,000.00	8.250%	1,130,490.00	1,546,490.00
09/30/2039	452,000.00	8.250%	1,096,170.00	1,548,170.00
09/30/2040	491,000.00	8.250%	1,058,880.00	1,549,880.00
09/30/2041	533,000.00	8.250%	1,018,372.50	1,551,372.50
09/30/2042	578,000.00	8.250%	974,400.00	1,552,400.00
09/30/2043	628,000.00	8.250%	926,715.00	1,554,715.00
09/30/2044	682,000.00	8.500%	874,905.00	1,556,905.00
09/30/2045	742,000.00	8.500%	816,935.00	1,558,935.00
09/30/2046	808,000.00	8.500%	753,865.00	1,561,865.00
09/30/2047	879,000.00	8.500%	685,185.00	1,564,185.00
09/30/2048	957,000.00	8.500%	610,470.00	1,567,470.00
09/30/2049	1,042,000.00	8.500%	529,125.00	1,571,125.00
09/30/2050	1,135,000.00	8.500%	440,555.00	1,575,555.00
09/30/2051	1,236,000.00	8.500%	344,080.00	1,580,080.00
09/30/2052	1,346,000.00	8.500%	239,020.00	1,585,020.00
09/30/2053	1,466,000.00	8.500%	124,610.00	1,590,610.00
Total	\$16,458,000.00	-	\$29,591,520.73	\$46,049,520.73
Yield Statistics				
Bond Year Dollars				\$350,571.42
Average Life				21.301 Years
Average Coupon				8.4409394%
Net Interest Cost (NIC)				8.5817780%
True Interest Cost (TIC)				8.7539697%
Bond Yield for Arbitrage Purposes				8.4262219%
All Inclusive Cost (AIC)				9.3111624%
IRS Form 8038				
Net Interest Cost				8.4409394%
Weighted Average Maturity				21.301 Years
Haggard Area MIA Final Phase 1 West 10/23/2023 10:51 AM				
Hilltop Securities Inc Public Finance				Page 5

EXHIBIT C – FINAL CONVEYANCE PLAT





CURVE TABLE				CURVE TABLE				CURVE TABLE									
NO.	DATA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DATA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DATA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	107.00	100.00	100.00	N00°00'00"E	100.00	C2	107.00	100.00	100.00	S00°00'00"E	100.00	C3	107.00	100.00	100.00	N00°00'00"E	100.00

LINE TABLE				LINE TABLE			
NO.	BEARING	LENGTH	MARKER	NO.	BEARING	LENGTH	MARKER
L1	N00°00'00"E	100.00	100.00	L5	N00°00'00"E	100.00	100.00

LEGEND

IRF = IRON ROD FOUND
 RSC = SS ROD FROM ROD WITH PLASTIC CAP STAMPED "104" SET
 2" = 2" CL BUCKING/REINFCOUND
 ACP = ALUMINUM CISE FOUND
 R.O.W. = RIGHT-OF-WAY
 D.C. NO. = DOCUMENT NUMBER
 SQ. FT. = SQUARE FEET
 L.R.C.C.T. = LAND RECORDS OF COLLIN COUNTY, TEXAS
 O.R.C.C.T. = OFFICIAL RECORDS OF COLLIN COUNTY, TEXAS
 P.R.C.C.T. = PLAT RECORDS, COLLIN COUNTY, TEXAS



- NOTES:**
- Notice: Selling a portion of this addition by means and devices is a violation of city subdivision ordinance and state selling interests and is subject to fines and withholding of utilities and building certificates.
 - A conveyance plat is a record of property approved by the city for the purpose of sale or conveyance. In the event an interest transfer contract No. building permit shall be issued nor permanent public utility easements provided until a final plat is approved. Field of record and public improvements recorded in accordance with the provisions of the Subdivision Ordinance of the City of Plano. Selling a portion of this property by means and devices is a violation of the Subdivision Ordinance of the City of Plano. Selling a portion of this property is a violation of the city ordinance and state law.
 - Boundary system based on the Texas Coordinate System, North Central Zone (GCS), North American Datum of 1983 (NAD83).
 - All corners marked by a 5/8-inch iron rod with red plastic cap stamped "104" set for corner unless noted otherwise.
 - The purpose of this plat is to be a survey of property approved by the City of Plano, Texas for the purpose of sale or conveyance. It is the intent of the subdivision ordinance and declare new easements as shown.
 - The limits of the Floodplain and Drainage Easement indicated by this plat are based on the Effective 100-Year FEMA Floodplain boundary on the FEMA Flood Insurance Rate Map No. 48050C0205E & 48050C0205E, dated June 1, 2017. This property is located within:

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48050C0205E & 48050C0205E for Plano, Collin County, Texas and incorporated areas, dated June 1, 2017, this property is located within:

ZONE X (UNSHADED): defined as "Areas determined to be outside the 1% annual chance floodplain."

ZONE X (SHADED): defined as "Areas of 2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with storage areas less than 100,000 sq. ft. and areas protected by levees from 1% annual chance flood."

ZONE AE: defined as "Special flood hazard areas (SFHA) subject to inundation by the 1% annual chance flood (Base Flood Elevation determined)."

ZONE AE (STRIPED): The presence of a "Zone AE (STRIPED)" plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

If the site is not within an identified special flood hazard area, the flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater flood plain and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

COP2023-001
CONVEYANCE PLAT
BLOCK A, LOTS 1-7
HAGGARD FARM ALMANAC ADDITION
 GROSS 95,918 ACRES
 NET: 90,912 ACRES
 MARIA CANTALINA VELA SURVEY, ABSTRACT NO. 935
 CITY OF PLANO, COLLIN COUNTY, TEXAS

Kimley Horn

13455 Noel Road, Dallas, Texas 75244
 Tower, Suite 700, Dallas, Texas 75244
 Tel No. (972) 770-1300
 Fax No. (972) 250-3920
 Email: kimley@kimleyhorn.com



- NOTES:
1. Notice: Setting a portion of the addition by inches and eavelets is a violation of the subdivision ordinance and shall platting proceeds and is subject to fines and withholding of address and building certificates.
 2. A conveyance plat is a record of property approved by the city for the purpose of sale or conveyance in its entirety or interests therein defined. No holding period shall be imposed nor government public utility service provided until a final plat is approved. Field of record and public improvements accepted in accordance with the provisions of the Subdivision Ordinance of the City of Plano, including a portion of the property by inches and eavelets, shall be an action in an approved field and accepted conveyance plat. Final plat or register is a violation of the city ordinance and State law.
 3. Bearing system based on the Texas Coordinate System, North Central Zone (4322), North American Datum of 1983 (NAD83).
 4. All corners marked by a 5/8-inch iron rod with red plastic cap stamped "5/8" set for corner unless noted otherwise.
 5. The purpose of this plat is to be a survey of property approved by the City of Plano, Texas for the purpose of sale or conveyance in its entirety or interests therein defined and include new assessments as shown.
 6. The limits of the Floodplain and Drainage Easement indicated by the plat are based on the Effective 150 Year FEMA Floodplain Insurance on the FEMA Flood Insurance Rate Map No. 48060C0206A, effective June 9, 2017.

FLOOD STATEMENT:
 According to Tarrant Emergency Management Agency's Flood Insurance Map No. 48060C0206A & 48060C0206B for Plano, Collin County, Texas and incorporated areas, dated June 9, 2017, this property is located within:
 ZONE X (UNSHADED) defined as "Areas determined to be outside the 0.2% annual chance floodplain"
 ZONE X (SHADED) defined as "Areas of 0.2% annual chance flood, areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood."
 ZONE AE defined as "Special flood hazard areas (SFHA) subject to inundation by the 1% annual chance flood (Base Flood Elevation determined)."
 ZONE AE (STRIPPED) The boundary is the channel of a stream plus any adjacent floodplain areas that must be used for development so that the 1% annual chance flood can be opened without substantial increases in flood heights.
 If this site is not within an identified special flood hazard area, the flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

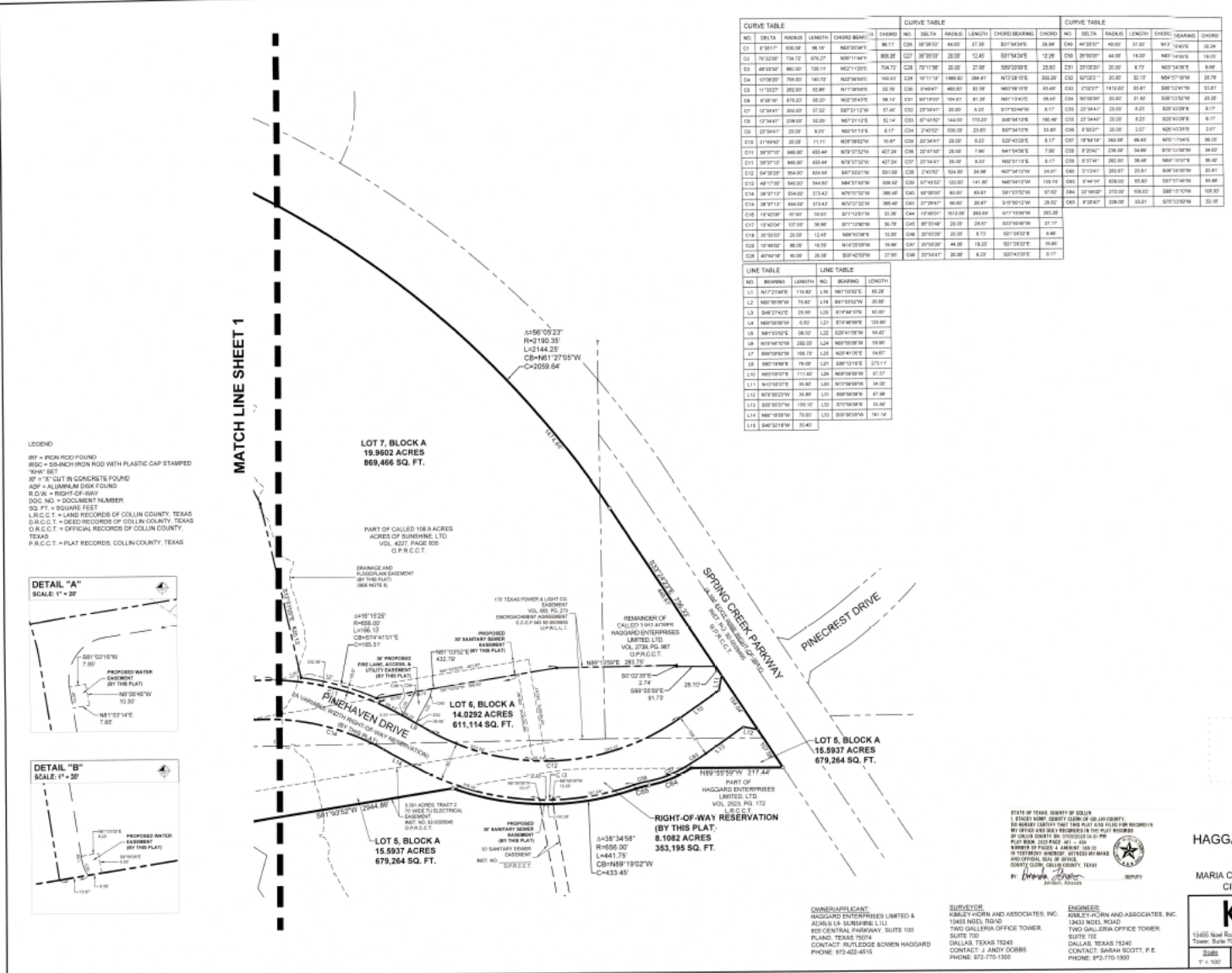
COP2023-001
CONVEYANCE PLAT
BLOCK A, LOTS 1-7
HAGGARD FARM ALMANAC ADDITION
 GROSS 99.0519 ACRES
 NET: 90.182 ACRES
 MARIA CANTALINA VELA SURVEY, ABSTRACT NO. 835
 CITY OF PLANO, COLLIN COUNTY, TEXAS

Kimley»Horn
 13460 Nole Road, Two Dallas Offices | TEL: 972.770.1000
 Tower, Suite 700 Dallas, Texas 75243 | FAX: 972.770.2863
 Dallas, Texas 75243 | FIRM # 10118500 | 5 OF 4

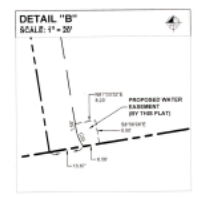
CURVE TABLE						CURVE TABLE						CURVE TABLE					
NO.	DELTA	ARC/LG	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	ARC/LG	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	ARC/LG	LENGTH	CHORD BEARING	CHORD
C1	175°28'17"	100.00	100.00	N89°14'58" E	141.42	C2	175°28'17"	100.00	100.00	N89°14'58" E	141.42	C3	175°28'17"	100.00	100.00	N89°14'58" E	141.42

LINE TABLE

NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N89°14'58" E	100.00	L2	N89°14'58" E	100.00



LEGEND
 IRF = IRON ROD FOUND
 IRSC = 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "IRF" SET
 CP = 3" CUT IN CONCRETE FOUND
 ASP = ALUMINUM DISK FOUND
 R.O.W. = RIGHT-OF-WAY
 DOC NO = DOCUMENT NUMBER
 SQ. FT. = SQUARE FEET
 L.R.C.C.T. = LAND RECORDS OF COLLIN COUNTY, TEXAS
 D.R.C.C.T. = DEED RECORDS OF COLLIN COUNTY, TEXAS
 O.R.C.C.T. = OFFICIAL RECORDS OF COLLIN COUNTY, TEXAS
 P.R.C.C.T. = PLAT RECORDS, COLLIN COUNTY, TEXAS



UNOFFICIAL COPY

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF COLLIN
WHEREAS ASHLEIGH, LTD. and HAGGARD ENTERPRISES LIMITED, LTD. are the owners of a tract of land situated in the Vista Cantalina Subdivision, Abstract No. 455, Collin County, Texas...

OWNER'S DEDICATION
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT ASHLEIGH, LTD. and HAGGARD ENTERPRISES LIMITED, LTD. acting herein by and through its duly authorized officers...

CERTIFICATE OF APPROVAL
APPROVED on this 19 day of June 2023 by the Planning & Zoning Commission, City of Plano, Texas.
CHAIRMAN, PLANNING & ZONING COMMISSION
STATE OF TEXAS
COUNTY OF COLLIN

BEGINNING at a 12-inch iron rod found for corner at the northeast and of a right-of-way corner strip at the intersection of the south right-of-way line of Spring Creek Parkway...

ACRES OF SURSHINE, LTD.
In a southeasterly direction, with said non-tangent curve to the right, an arc distance of 2,144.25 feet to a 3/8-inch iron rod with red plastic cap stamped "KHA" set for corner...

NOTARY PUBLIC in and for the STATE OF TEXAS
Jana M. Obayon Bridges
First Name

THENCE with said south right-of-way line of Spring Creek Parkway, the following courses and distances:
In a southeasterly direction, with said non-tangent curve to the right, an arc distance of 2,144.25 feet to a 3/8-inch iron rod with red plastic cap stamped "KHA" set for corner...

ACRES OF SURSHINE, LTD.
By: [Signature]
Notary Public in and for the State of Texas
First Name: Jana M. Obayon Bridges

SECRETARY, PLANNING & ZONING COMMISSION OR CITY ENGINEER
STATE OF TEXAS
COUNTY OF COLLIN

THENCE departing said south right-of-way line of Spring Creek Parkway, over and across said the Haggard Enterprises Limited, Ltd. tract, recorded in Volume 2523, Page 71, and said called 138.9 feet to Jones of Sunshine, Ltd. and with the north line of Argonion Workshouse Phase 3, an addition to the City of Plano...

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

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

North 89°25'52" West, a distance of 217.44 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner at the beginning of a non-tangent curve to the right with a radius of 272.05 feet, a central angle of 2°22'05", and a chord bearing and distance of South 80°17'10" West, 116.30 feet.
In a southeasterly direction with said non-tangent curve to the right, an arc distance of 109.03 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner at the beginning of a reverse curve to the right with a radius of 238.00 feet, a central angle of 8°20'42", and a chord bearing and distance of South 70°35'02" West, 33.18 feet.
In a westerly direction with said reverse curve to the left, an arc distance of 232.21 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner at the beginning of a reverse curve to the right with a radius of 690.00 feet, a central angle of 30°24'05", and a chord bearing and distance of North 80°17'10" West, 433.48 feet.
In a westerly direction, with said reverse curve to the right, an arc distance of 441.79 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner.
South 81°52'52" West, a distance of 2,444.86 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner.
South 8°25'32" West, a distance of 70.50 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner at the beginning of a non-tangent curve to the left with a radius of 833.00 feet, a central angle of 0°20'17", and a chord bearing and distance of North 3°23'41" East, 86.11 feet.

NOTARY PUBLIC in and for the STATE OF TEXAS
First Name: Charles Fletcher
HAGGARD ENTERPRISES LIMITED, LTD.
By: [Signature]
Notary Public in and for the State of Texas
First Name: Charles Fletcher

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

THENCE with said east right-of-way line of Parkwood Boulevard, the following courses and distances:
In a northerly direction, with said non-tangent curve to the left, an arc distance of 96.16 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner.
North 30°24'41" East, a distance of 389.23 feet to an Aluminum Disk found for corner at the beginning of a tangent curve to the right with a radius of 734.72 feet, a central angle of 7°22'20", and a chord bearing and distance of North 28°11'04" East, 608.38 feet.
In a northeasterly direction, with said tangent curve to the right, an arc distance of 979.27 feet to an Aluminum Disk found for corner.
North 70°22'48" East, a distance of 233.23 feet to an Aluminum Disk found for corner at the beginning of a tangent curve to the left with a radius of 860.00 feet, a central angle of 48°22'32", and a chord bearing and distance of North 82°11'29" East, 124.73 feet.
In a northerly direction, with said tangent curve to the left, an arc distance of 726.11 feet to an Aluminum Disk found for corner.
North 28°07'19" East, a distance of 26.03 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner at the beginning of a tangent curve to the left with a radius of 766.00 feet, a central angle of 1°03'29", and a chord bearing and distance of North 22°55'52" East, 140.53 feet.
In a northerly direction, with said tangent curve to the left, an arc distance of 140.72 feet to an Aluminum Disk found for corner.
North 17°29'49" East, a distance of 115.82 feet to an Aluminum Disk found for corner at the beginning of a tangent curve to the left with a radius of 202.00 feet, a central angle of 11°23'27", and a chord bearing and distance of North 11°30'04" East, 52.76 feet.
In a northerly direction, with said tangent curve to the left, an arc distance of 69.08 feet to a 10-inch iron rod found for corner at the beginning of a compound curve to the left with a radius of 679.23 feet, a central angle of 30°29'19", and a chord bearing and distance of North 32°34'47" East, 86.14 feet.
In a northerly direction, with said compound curve to the left, an arc distance of 66.20 feet to an Aluminum Disk found for corner.
North 02°30'50" West, a distance of 15.02 feet to a 1/2-inch iron rod with red plastic cap stamped for corner at the northeast end of said right-of-way corner strip.

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared [Signature] known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.
Notary Public in and for the State of Texas
First Name: Charles Fletcher
Drainage & Floodplain Easement
This Subdivision Plat for Multi-Family or Commercial Subdivision
This plat is hereby submitted by the owners (called "Donors") and approved by the City of Plano (called "City") subject to the following conditions which shall be binding upon the Donors, their heirs, successors, and assigns:
The Donors and Floodplain Easement as shown and described by bearings and distances on Lot 1, 6, 5, and 7 Block "B" of the plat are called "Drainage and Floodplain Easement." The Drainage and Floodplain Easement is hereby dedicated to the public use hereon, but including the following covenants with regard to maintenance responsibilities:
The existing town or creeks bearing the Drainage and Floodplain Easement will remain as an open channel at all times and shall be maintained by the individual owners of the lot or lots for the purposes of or in support of the Drainage and Floodplain Easement. This City will not be responsible for the maintenance and operation of said creeks or canals or any other drainage or storm water runoff shall be permitted by construction of any type of building, fence, or any other structure within the Drainage and Floodplain Easement. Provided, however, it is understood that in the event it becomes necessary for the City to characterize or control existing any type of drainage structure in order to improve the storm drainage, then in such event, the City shall have the right, but not the obligation, to enter upon the Drainage and Floodplain Easement at any point or points, with all rights of ingress and egress, to investigate, survey, and, construct, or maintain any drainage facility deemed necessary by the City for drainage purposes. Each property owner shall keep the natural drainage channels and creeks traversing the Drainage and Floodplain Easement adjacent to its property clean and free of debris, silt, and any substance which would result in unnecessary conditions or obstructions to the flow of water, and the City of Plano shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage channels and creeks through the Drainage and Floodplain Easement, as in the case of all natural channels, are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City shall not be held liable for any damages or injuries of any nature resulting from the occurrence of these natural phenomena, nor resulting from the failure of any structure or structures, within the natural drainage channels, and the Donors hereby agree to indemnify and hold harmless the City from any such damages and injuries. Building areas outside the Drainage and Floodplain Easement line shall be filed to a minimum elevation as shown on the plat. The minimum floor elevation for each lot shall be as shown on the plat.

STATE OF TEXAS
COUNTY OF DALLAS
BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared J. Andy Dobbs known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and each said named the subscribers in the foregoing certificate are true.
Notary Public in and for the State of Texas
Notary Public in and for the State of Texas

THENCE with said right-of-way corner strip, North 44°40'00" East, a distance of 35.16 feet to the POINT OF BEGINNING and containing 4,314.702 square feet or 99.6161 acres of land.

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

Notary Public in and for the State of Texas

Beating system based on the Texas Coordinate System, North Central Zone (GCS), North American Datum of 1983 (NAD83).

Fire Lane Easement
I, the undersigned state hereby covenant and agree that the (they) shall construct upon the fire lane easements, all drainage and storm water, a flag surface and that the (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, houses, trees, or other improvements or obstructions, including but not limited to the parking of motor vehicles, trailers, boats, or other impediments to the access of the apparatus. The maintenance of going on the fire lane easements, the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such the lanes, stating "Fire Lane, No Parking." The police or his/her authorized representative is hereby authorized to cause such the lanes and utility easements to be maintained free and unobstructed at all times for Fire Department and emergency use.

Access Easement
The undersigned does covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to other real property and for the purposes of general public vehicular and pedestrian use and access, and for Fire Department and emergency use, as shown, upon, and across said premises, with the said and subject to the terms of the City of Plano, its agents, officers, workers, and representatives having ingress, egress, and ingress in, along, upon, and across said premises.

OWNER'S CERTIFICATE
HAGGARD ENTERPRISES LIMITED & ACRES OF SUNSHINE, LTD.
13485 NEAL ROAD, SUITE 100
PLANO, TEXAS 75074
PHONE: 972-452-4515

ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
13485 NEAL ROAD, SUITE 100
TWO CALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
CONTACT: SARAH SCOTT, P.E.
PHONE: 972-770-1302

CONVEYANCE PLAT
BLOCK A, LOTS 1-7
HAGGARD FARM ALMANAC ADDITION
GROSS 99.0519 ACRES
NET: 90.9182 ACRES
MARIA CANTALINA VELA SURVEY, ABSTRACT NO. 835
CITY OF PLANO, COLLIN COUNTY, TEXAS

Kimley-Horn logo and contact information: 13485 Neal Road, Two Calleria Office Tower, Suite 100, Dallas, Texas 75240. Phone: 972-770-1302. Website: kimley-horn.com

EXHIBIT D – CONCEPT PLAN

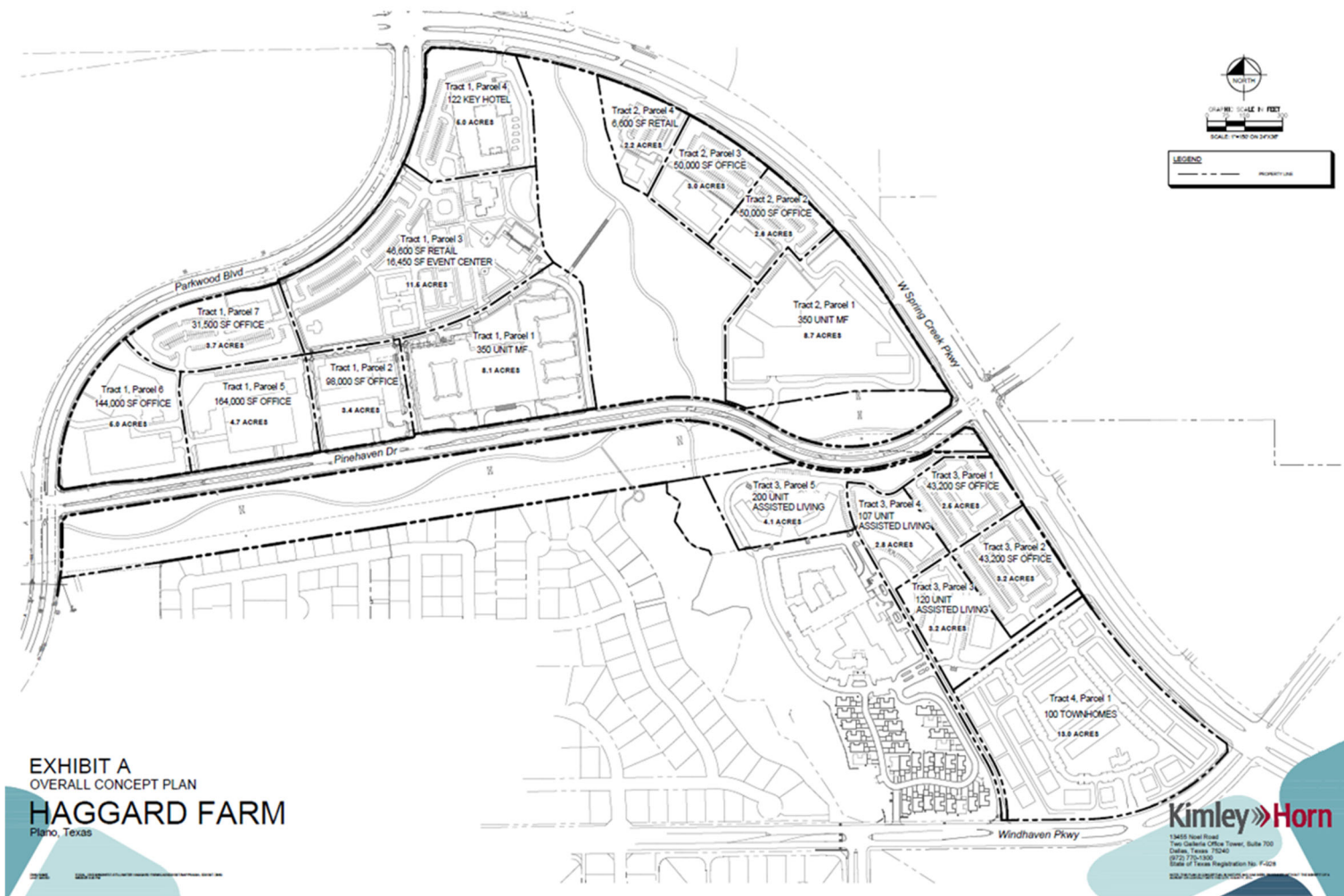


EXHIBIT E– BUYER DISCLOSURES

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

Improvement Area #1

- Tract 1 Parcel 1 – Multi-Family
- Tract 1 Parcel 2 - Office

Major Improvement Area

- Tract 1 Parcel 3 – Retail
- Tract 1 Parcel 4 – Hotel
- Tract 1 Parcel 5 – Office
- Tract 1 Parcel 6 – Office
- Tract 1 Parcel 7 – Office
- Tract 2 Parcel 1 – Multi-Family
- Tract 2 Parcel 2 – Office
- Tract 2 Parcel 3 – Office
- Tract 2 Parcel 4 – Retail
- Tract 3 Parcel 1 – Office
- Tract 3 Parcel 2 – Office
- Tract 3 Parcel 3 – Assisted Living
- Tract 3 Parcel 4 – Assisted Living
- Tract 3 – Parcel 5 – Assisted Living
- Tract 4 Parcel 1 - Townhomes

HAGGARD FARM PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #1
TRACT 1 PARCEL 1 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 RECORDING¹ RETURN TO:

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

STREET ADDRESS

**IMPROVEMENT AREA #1 TRACT 1 PARCEL 1 MULTI-FAMILY LOT TYPE (350
UNITS) PRINCIPAL ASSESSMENT: \$3,482,972.14**

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 *Haggard Farm Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

The exact amount of the assessment may be obtained from the City 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 the City of Plano.

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

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

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

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]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§
§
§

COUNTY OF _____

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

COUNTY OF _____

§

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 TRACT 1 PARCEL 1 MULTI-FAMILY LOT TYPE PER UNIT

Installment Due 1/31	Principal	Interest	Capitalized Interest	Additional Interest	Annual Collection Costs	Total Annual Installment
2025	\$ -	\$ 261,222.91	\$ (261,222.91)	\$ 17,414.86	\$ 17,842.74	\$ 35,257.60
2026	\$ 41,795.67	\$ 261,222.91	\$ -	\$ 17,414.86	\$ 18,199.60	\$ 338,633.04
2027	\$ 44,582.04	\$ 258,088.24	\$ -	\$ 17,205.88	\$ 18,563.59	\$ 338,439.75
2028	\$ 47,368.42	\$ 254,744.58	\$ -	\$ 16,982.97	\$ 18,934.86	\$ 338,030.84
2029	\$ 50,851.39	\$ 251,191.95	\$ -	\$ 16,746.13	\$ 19,313.56	\$ 338,103.03
2030	\$ 54,334.37	\$ 247,378.10	\$ -	\$ 16,491.87	\$ 19,699.83	\$ 337,904.17
2031	\$ 58,513.93	\$ 243,303.02	\$ -	\$ 16,220.20	\$ 20,093.83	\$ 338,130.98
2032	\$ 61,996.90	\$ 238,914.47	\$ -	\$ 15,927.63	\$ 20,495.70	\$ 337,334.71
2033	\$ 66,873.07	\$ 234,264.71	\$ -	\$ 15,617.65	\$ 20,905.62	\$ 337,661.04
2034	\$ 71,749.23	\$ 229,249.23	\$ -	\$ 15,283.28	\$ 21,323.73	\$ 337,605.46
2035	\$ 76,625.39	\$ 223,868.03	\$ -	\$ 14,924.54	\$ 21,750.21	\$ 337,168.16
2036	\$ 82,198.14	\$ 218,121.13	\$ -	\$ 14,541.41	\$ 22,185.21	\$ 337,045.89
2037	\$ 87,770.90	\$ 211,956.27	\$ -	\$ 14,130.42	\$ 22,628.91	\$ 336,486.50
2038	\$ 94,736.84	\$ 205,373.45	\$ -	\$ 13,691.56	\$ 23,081.49	\$ 336,883.35
2039	\$ 101,006.19	\$ 198,268.19	\$ -	\$ 13,217.88	\$ 23,543.12	\$ 336,035.38
2040	\$ 108,668.73	\$ 190,692.72	\$ -	\$ 12,712.85	\$ 24,013.98	\$ 336,088.29
2041	\$ 117,027.86	\$ 182,542.57	\$ -	\$ 12,169.50	\$ 24,494.26	\$ 336,234.20
2042	\$ 125,387.00	\$ 173,765.48	\$ -	\$ 11,584.37	\$ 24,984.15	\$ 335,720.99
2043	\$ 135,139.32	\$ 164,361.46	\$ -	\$ 10,957.43	\$ 25,483.83	\$ 335,942.04
2044	\$ 144,891.64	\$ 154,226.01	\$ -	\$ 10,281.73	\$ 25,993.51	\$ 335,392.89
2045	\$ 156,037.15	\$ 143,359.13	\$ -	\$ 9,557.28	\$ 26,513.38	\$ 335,466.94
2046	\$ 167,182.66	\$ 131,656.35	\$ -	\$ 8,777.09	\$ 27,043.65	\$ 334,659.75
2047	\$ 180,417.96	\$ 119,117.65	\$ -	\$ 7,941.18	\$ 27,584.52	\$ 335,061.30
2048	\$ 193,653.25	\$ 105,586.30	\$ -	\$ 7,039.09	\$ 28,136.21	\$ 334,414.85
2049	\$ 208,281.73	\$ 91,062.31	\$ -	\$ 6,070.82	\$ 28,698.93	\$ 334,113.79
2050	\$ 224,303.41	\$ 75,441.18	\$ -	\$ 5,029.41	\$ 29,272.91	\$ 334,046.91
2051	\$ 241,718.27	\$ 58,618.42	\$ -	\$ 3,907.89	\$ 29,858.37	\$ 334,102.95
2052	\$ 259,829.72	\$ 40,489.55	\$ -	\$ 2,699.30	\$ 30,455.54	\$ 333,474.11
2053	\$ 280,030.96	\$ 21,002.32	\$ -	\$ 1,400.15	\$ 31,064.65	\$ 333,498.09
Total	\$ 3,482,972.14	\$ 5,189,088.62	\$ (261,222.91)	\$ 345,939.24	\$ 692,159.90	\$ 9,448,936.99

Footnotes:

[a] Interest is calculated at a 7.500% rate.

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

HAGGARD FARM PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #1
TRACT 1 PARCEL 2 OFFICE BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

**IMPROVEMENT AREA #1 TRACT 1 PARCEL 2 OFFICE LOT TYPE (98,000 SQ FT)
PRINCIPAL ASSESSMENT: \$1,517,027.86**

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 *Haggard Farm Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

The exact amount of the assessment may be obtained from the City 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 the City of Plano.

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

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

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

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]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

COUNTY OF _____

§

§

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

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

Notary Public, State of Texas]⁴

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

**ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 TRACT 1 PARCEL 2 OFFICE
LOT TYPE**

Installment Due 1/31	Principal	Interest	Capitalized Interest	Additional Interest	Annual Collection Costs	Total Annual Installment
2025	\$ -	\$ 113,777.09	\$ (113,777.09)	\$ 7,585.14	\$ 7,771.51	\$ 15,356.65
2026	\$ 18,204.33	\$ 113,777.09	\$ -	\$ 7,585.14	\$ 7,926.94	\$ 147,493.50
2027	\$ 19,417.96	\$ 112,411.76	\$ -	\$ 7,494.12	\$ 8,085.48	\$ 147,409.31
2028	\$ 20,631.58	\$ 110,955.42	\$ -	\$ 7,397.03	\$ 8,247.18	\$ 147,231.21
2029	\$ 22,148.61	\$ 109,408.05	\$ -	\$ 7,293.87	\$ 8,412.13	\$ 147,262.65
2030	\$ 23,665.63	\$ 107,746.90	\$ -	\$ 7,183.13	\$ 8,580.37	\$ 147,176.04
2031	\$ 25,486.07	\$ 105,971.98	\$ -	\$ 7,064.80	\$ 8,751.98	\$ 147,274.83
2032	\$ 27,003.10	\$ 104,060.53	\$ -	\$ 6,937.37	\$ 8,927.02	\$ 146,928.01
2033	\$ 29,126.93	\$ 102,035.29	\$ -	\$ 6,802.35	\$ 9,105.56	\$ 147,070.14
2034	\$ 31,250.77	\$ 99,850.77	\$ -	\$ 6,656.72	\$ 9,287.67	\$ 147,045.94
2035	\$ 33,374.61	\$ 97,506.97	\$ -	\$ 6,500.46	\$ 9,473.42	\$ 146,855.47
2036	\$ 35,801.86	\$ 95,003.87	\$ -	\$ 6,333.59	\$ 9,662.89	\$ 146,802.21
2037	\$ 38,229.10	\$ 92,318.73	\$ -	\$ 6,154.58	\$ 9,856.15	\$ 146,558.56
2038	\$ 41,263.16	\$ 89,451.55	\$ -	\$ 5,963.44	\$ 10,053.27	\$ 146,731.41
2039	\$ 43,993.81	\$ 86,356.81	\$ -	\$ 5,757.12	\$ 10,254.34	\$ 146,362.08
2040	\$ 47,331.27	\$ 83,057.28	\$ -	\$ 5,537.15	\$ 10,459.42	\$ 146,385.12
2041	\$ 50,972.14	\$ 79,507.43	\$ -	\$ 5,300.50	\$ 10,668.61	\$ 146,448.67
2042	\$ 54,613.00	\$ 75,684.52	\$ -	\$ 5,045.63	\$ 10,881.98	\$ 146,225.14
2043	\$ 58,860.68	\$ 71,588.54	\$ -	\$ 4,772.57	\$ 11,099.62	\$ 146,321.42
2044	\$ 63,108.36	\$ 67,173.99	\$ -	\$ 4,478.27	\$ 11,321.62	\$ 146,082.24
2045	\$ 67,962.85	\$ 62,440.87	\$ -	\$ 4,162.72	\$ 11,548.05	\$ 146,114.49
2046	\$ 72,817.34	\$ 57,343.65	\$ -	\$ 3,822.91	\$ 11,779.01	\$ 145,762.91
2047	\$ 78,582.04	\$ 51,882.35	\$ -	\$ 3,458.82	\$ 12,014.59	\$ 145,937.81
2048	\$ 84,346.75	\$ 45,988.70	\$ -	\$ 3,065.91	\$ 12,254.88	\$ 145,656.24
2049	\$ 90,718.27	\$ 39,662.69	\$ -	\$ 2,644.18	\$ 12,499.98	\$ 145,525.12
2050	\$ 97,696.59	\$ 32,858.82	\$ -	\$ 2,190.59	\$ 12,749.98	\$ 145,495.99
2051	\$ 105,281.73	\$ 25,531.58	\$ -	\$ 1,702.11	\$ 13,004.98	\$ 145,520.40
2052	\$ 113,170.28	\$ 17,635.45	\$ -	\$ 1,175.70	\$ 13,265.08	\$ 145,246.50
2053	\$ 121,969.04	\$ 9,147.68	\$ -	\$ 609.85	\$ 13,530.38	\$ 145,256.94
Total	\$ 1,517,027.86	\$ 2,260,136.38	\$ (113,777.09)	\$ 150,675.76	\$ 301,474.09	\$ 4,115,537.00

Footnotes:

[a] Interest is calculated at a 7.500% rate.

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

**HAGGARD FARM PUBLIC IMPROVEMENT DISTRICT – MAJOR IMPROVEMENT
AREA TRACT 1 PARCEL 3 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 RECORDING¹ RETURN TO:

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

STREET ADDRESS

**MAJOR IMPROVEMENT AREA TRACT 1 PARCEL 3 RETAIL (63,050 SQ FT)
PRINCIPAL ASSESSMENT: \$826,710.67**

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 *Haggard Farm Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

The exact amount of the assessment may be obtained from the City 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 the City of Plano.

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

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

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

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]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§
§
§

COUNTY OF _____

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

COUNTY OF _____

§

§

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

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

Notary Public, State of Texas]⁴

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

**ANNUAL INSTALLMENTS - MAJOR IMPROVEMENT AREA TRACT 1 PARCEL 3
RETAIL LOT TYPE**

Installment Due 1/31	Principal	Interest ^[a]	Capitalized Interest	Additional Interest	Annual Collection Costs	Total Annual Installment ^[b]
2025	\$ -	\$ 69,496.21	\$ (69,496.21)	\$ 4,133.55	\$ 2,623.63	\$ 6,757.18
2026	\$ 7,936.58	\$ 69,496.21	\$ -	\$ 4,133.55	\$ 2,676.10	\$ 84,242.45
2027	\$ 8,589.59	\$ 68,841.45	\$ -	\$ 4,093.87	\$ 2,729.63	\$ 84,254.53
2028	\$ 9,292.83	\$ 68,132.80	\$ -	\$ 4,050.92	\$ 2,784.22	\$ 84,260.78
2029	\$ 10,096.54	\$ 67,366.14	\$ -	\$ 4,004.46	\$ 2,839.90	\$ 84,307.05
2030	\$ 10,950.48	\$ 66,533.18	\$ -	\$ 3,953.98	\$ 2,896.70	\$ 84,334.33
2031	\$ 11,854.64	\$ 65,629.77	\$ -	\$ 3,899.22	\$ 2,954.63	\$ 84,338.27
2032	\$ 12,859.27	\$ 64,651.76	\$ -	\$ 3,839.95	\$ 3,013.73	\$ 84,364.71
2033	\$ 13,914.14	\$ 63,590.87	\$ -	\$ 3,775.65	\$ 3,074.00	\$ 84,354.66
2034	\$ 15,119.69	\$ 62,442.95	\$ -	\$ 3,706.08	\$ 3,135.48	\$ 84,404.21
2035	\$ 16,375.48	\$ 61,195.58	\$ -	\$ 3,630.48	\$ 3,198.19	\$ 84,399.73
2036	\$ 17,781.96	\$ 59,844.60	\$ -	\$ 3,548.61	\$ 3,262.16	\$ 84,437.33
2037	\$ 19,288.91	\$ 58,377.59	\$ -	\$ 3,459.70	\$ 3,327.40	\$ 84,453.59
2038	\$ 20,896.32	\$ 56,786.25	\$ -	\$ 3,363.25	\$ 3,393.95	\$ 84,439.77
2039	\$ 22,704.66	\$ 55,062.31	\$ -	\$ 3,258.77	\$ 3,461.83	\$ 84,487.56
2040	\$ 24,663.69	\$ 53,189.17	\$ -	\$ 3,145.25	\$ 3,531.06	\$ 84,529.17
2041	\$ 26,773.41	\$ 51,154.42	\$ -	\$ 3,021.93	\$ 3,601.68	\$ 84,551.44
2042	\$ 29,033.83	\$ 48,945.61	\$ -	\$ 2,888.06	\$ 3,673.72	\$ 84,541.22
2043	\$ 31,545.41	\$ 46,550.32	\$ -	\$ 2,742.89	\$ 3,747.19	\$ 84,585.81
2044	\$ 34,257.91	\$ 43,947.82	\$ -	\$ 2,585.17	\$ 3,822.13	\$ 84,613.04
2045	\$ 37,271.80	\$ 41,035.90	\$ -	\$ 2,413.88	\$ 3,898.58	\$ 84,620.16
2046	\$ 40,587.08	\$ 37,867.80	\$ -	\$ 2,227.52	\$ 3,976.55	\$ 84,658.95
2047	\$ 44,153.52	\$ 34,417.90	\$ -	\$ 2,024.58	\$ 4,056.08	\$ 84,652.08
2048	\$ 48,071.58	\$ 30,664.85	\$ -	\$ 1,803.81	\$ 4,137.20	\$ 84,677.45
2049	\$ 52,341.26	\$ 26,578.76	\$ -	\$ 1,563.46	\$ 4,219.95	\$ 84,703.43
2050	\$ 57,012.80	\$ 22,129.76	\$ -	\$ 1,301.75	\$ 4,304.34	\$ 84,748.65
2051	\$ 62,086.18	\$ 17,283.67	\$ -	\$ 1,016.69	\$ 4,390.43	\$ 84,776.97
2052	\$ 67,611.65	\$ 12,006.34	\$ -	\$ 706.26	\$ 4,478.24	\$ 84,802.49
2053	\$ 73,639.44	\$ 6,259.35	\$ -	\$ 368.20	\$ 4,567.81	\$ 84,834.79
Total	\$ 826,710.67	\$ 1,429,479.34	\$ (69,496.21)	\$ 84,661.49	\$ 101,776.51	\$ 2,373,131.80

Footnotes:

[a] Interest is calculated at a 8.250% rate and 8.500% rate for term bonds maturing 9/30/2043 and 9/30/2053 respectively.

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

**HAGGARD FARM PUBLIC IMPROVEMENT DISTRICT – MAJOR IMPROVEMENT
AREA TRACT 1 PARCEL 4 HOTEL BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

MAJOR IMPROVEMENT AREA TRACT 1 PARCEL 4 HOTEL (122 UNITS)
PRINCIPAL ASSESSMENT: \$1,299,725.54

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 *Haggard Farm Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

The exact amount of the assessment may be obtained from the City 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 the City of Plano.

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

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

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

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]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§
§
§

COUNTY OF _____

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

COUNTY OF _____

§

§

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

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

Notary Public, State of Texas]⁴

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

**ANNUAL INSTALLMENTS - MAJOR IMPROVEMENT AREA TRACT 1 PARCEL 4
HOTEL LOT TYPE**

Installment Due 1/31	Principal	Interest ^[a]	Capitalized Interest	Additional Interest	Annual Collection Costs	Total Annual Installment ^[b]
2025	\$ -	\$ 109,259.51	\$ (109,259.51)	\$ 6,498.63	\$ 4,124.78	\$ 10,623.41
2026	\$ 12,477.62	\$ 109,259.51	\$ -	\$ 6,498.63	\$ 4,207.28	\$ 132,443.03
2027	\$ 13,504.26	\$ 108,230.11	\$ -	\$ 6,436.24	\$ 4,291.42	\$ 132,462.03
2028	\$ 14,609.87	\$ 107,116.01	\$ -	\$ 6,368.72	\$ 4,377.25	\$ 132,471.84
2029	\$ 15,873.43	\$ 105,910.69	\$ -	\$ 6,295.67	\$ 4,464.80	\$ 132,544.58
2030	\$ 17,215.95	\$ 104,601.13	\$ -	\$ 6,216.30	\$ 4,554.09	\$ 132,587.48
2031	\$ 18,637.45	\$ 103,180.82	\$ -	\$ 6,130.22	\$ 4,645.17	\$ 132,593.67
2032	\$ 20,216.90	\$ 101,643.23	\$ -	\$ 6,037.03	\$ 4,738.08	\$ 132,635.24
2033	\$ 21,875.32	\$ 99,975.33	\$ -	\$ 5,935.95	\$ 4,832.84	\$ 132,619.44
2034	\$ 23,770.65	\$ 98,170.62	\$ -	\$ 5,826.57	\$ 4,929.49	\$ 132,697.34
2035	\$ 25,744.96	\$ 96,209.54	\$ -	\$ 5,707.72	\$ 5,028.08	\$ 132,690.30
2036	\$ 27,956.18	\$ 94,085.58	\$ -	\$ 5,579.00	\$ 5,128.65	\$ 132,749.41
2037	\$ 30,325.35	\$ 91,779.20	\$ -	\$ 5,439.21	\$ 5,231.22	\$ 132,774.98
2038	\$ 32,852.46	\$ 89,277.36	\$ -	\$ 5,287.59	\$ 5,335.84	\$ 132,753.25
2039	\$ 35,695.46	\$ 86,567.03	\$ -	\$ 5,123.33	\$ 5,442.56	\$ 132,828.38
2040	\$ 38,775.38	\$ 83,622.15	\$ -	\$ 4,944.85	\$ 5,551.41	\$ 132,893.79
2041	\$ 42,092.22	\$ 80,423.18	\$ -	\$ 4,750.97	\$ 5,662.44	\$ 132,928.81
2042	\$ 45,645.97	\$ 76,950.58	\$ -	\$ 4,540.51	\$ 5,775.69	\$ 132,912.74
2043	\$ 49,594.58	\$ 73,184.78	\$ -	\$ 4,312.28	\$ 5,891.20	\$ 132,982.85
2044	\$ 53,859.08	\$ 69,093.23	\$ -	\$ 4,064.31	\$ 6,009.03	\$ 133,025.65
2045	\$ 58,597.42	\$ 64,515.21	\$ -	\$ 3,795.01	\$ 6,129.21	\$ 133,036.85
2046	\$ 63,809.59	\$ 59,534.43	\$ -	\$ 3,502.03	\$ 6,251.79	\$ 133,097.83
2047	\$ 69,416.62	\$ 54,110.61	\$ -	\$ 3,182.98	\$ 6,376.83	\$ 133,087.04
2048	\$ 75,576.46	\$ 48,210.20	\$ -	\$ 2,835.89	\$ 6,504.36	\$ 133,126.91
2049	\$ 82,289.10	\$ 41,786.20	\$ -	\$ 2,458.01	\$ 6,634.45	\$ 133,167.76
2050	\$ 89,633.52	\$ 34,791.63	\$ -	\$ 2,046.57	\$ 6,767.14	\$ 133,238.85
2051	\$ 97,609.72	\$ 27,172.78	\$ -	\$ 1,598.40	\$ 6,902.48	\$ 133,283.38
2052	\$ 106,296.67	\$ 18,875.95	\$ -	\$ 1,110.35	\$ 7,040.53	\$ 133,323.50
2053	\$ 115,773.34	\$ 9,840.73	\$ -	\$ 578.87	\$ 7,181.34	\$ 133,374.28
Total	\$ 1,299,725.54	\$ 2,247,377.32	\$ (109,259.51)	\$ 133,101.83	\$ 160,009.46	\$ 3,730,954.64

Footnotes:

[a] Interest is calculated at a 8.250% rate and 8.500% rate for term bonds maturing 9/30/2043 and 9/30/2053 respectively.

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

**HAGGARD FARM PUBLIC IMPROVEMENT DISTRICT – MAJOR IMPROVEMENT
AREA TRACT 1 PARCEL 5 OFFICE BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

**MAJOR IMPROVEMENT AREA TRACT 1 PARCEL 5 OFFICE (164,000 SQ FT)
PRINCIPAL ASSESSMENT: \$1,881,569.88**

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 *Haggard Farm Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

The exact amount of the assessment may be obtained from the City 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 the City of Plano.

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

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

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

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]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§
§
§

COUNTY OF _____

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

COUNTY OF _____

§

§

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

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

Notary Public, State of Texas]⁴

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

**ANNUAL INSTALLMENTS - MAJOR IMPROVEMENT AREA TRACT 1 PARCEL 5
OFFICE LOT TYPE**

Installment Due 1/31	Principal	Interest ^[a]	Capitalized Interest	Additional Interest	Annual Collection Costs	Total Annual Installment ^[b]
2025	\$ -	\$ 158,171.40	\$ (158,171.40)	\$ 9,407.85	\$ 5,971.31	\$ 15,379.16
2026	\$ 18,063.44	\$ 158,171.40	\$ -	\$ 9,407.85	\$ 6,090.74	\$ 191,733.42
2027	\$ 19,549.67	\$ 156,681.16	\$ -	\$ 9,317.53	\$ 6,212.55	\$ 191,760.92
2028	\$ 21,150.23	\$ 155,068.32	\$ -	\$ 9,219.78	\$ 6,336.80	\$ 191,775.13
2029	\$ 22,979.44	\$ 153,323.42	\$ -	\$ 9,114.03	\$ 6,463.54	\$ 191,880.43
2030	\$ 24,922.97	\$ 151,427.62	\$ -	\$ 8,999.14	\$ 6,592.81	\$ 191,942.53
2031	\$ 26,980.83	\$ 149,371.47	\$ -	\$ 8,874.52	\$ 6,724.66	\$ 191,951.49
2032	\$ 29,267.34	\$ 147,145.56	\$ -	\$ 8,739.62	\$ 6,859.16	\$ 192,011.67
2033	\$ 31,668.18	\$ 144,731.00	\$ -	\$ 8,593.28	\$ 6,996.34	\$ 191,988.80
2034	\$ 34,411.99	\$ 142,118.38	\$ -	\$ 8,434.94	\$ 7,136.27	\$ 192,101.57
2035	\$ 37,270.13	\$ 139,279.39	\$ -	\$ 8,262.88	\$ 7,278.99	\$ 192,091.39
2036	\$ 40,471.24	\$ 136,204.60	\$ -	\$ 8,076.53	\$ 7,424.57	\$ 192,176.95
2037	\$ 43,901.01	\$ 132,865.72	\$ -	\$ 7,874.17	\$ 7,573.06	\$ 192,213.97
2038	\$ 47,559.43	\$ 129,243.89	\$ -	\$ 7,654.67	\$ 7,724.53	\$ 192,182.51
2039	\$ 51,675.15	\$ 125,320.24	\$ -	\$ 7,416.87	\$ 7,879.02	\$ 192,291.27
2040	\$ 56,133.84	\$ 121,057.04	\$ -	\$ 7,158.49	\$ 8,036.60	\$ 192,385.97
2041	\$ 60,935.52	\$ 116,426.00	\$ -	\$ 6,877.83	\$ 8,197.33	\$ 192,436.67
2042	\$ 66,080.17	\$ 111,398.81	\$ -	\$ 6,573.15	\$ 8,361.27	\$ 192,413.40
2043	\$ 71,796.44	\$ 105,947.20	\$ -	\$ 6,242.75	\$ 8,528.50	\$ 192,514.89
2044	\$ 77,970.02	\$ 100,023.99	\$ -	\$ 5,883.76	\$ 8,699.07	\$ 192,576.85
2045	\$ 84,829.56	\$ 93,396.54	\$ -	\$ 5,493.91	\$ 8,873.05	\$ 192,593.07
2046	\$ 92,375.04	\$ 86,186.03	\$ -	\$ 5,069.77	\$ 9,050.51	\$ 192,681.35
2047	\$ 100,492.16	\$ 78,334.15	\$ -	\$ 4,607.89	\$ 9,231.52	\$ 192,665.72
2048	\$ 109,409.55	\$ 69,792.32	\$ -	\$ 4,105.43	\$ 9,416.15	\$ 192,723.45
2049	\$ 119,127.22	\$ 60,492.51	\$ -	\$ 3,558.38	\$ 9,604.48	\$ 192,782.59
2050	\$ 129,759.50	\$ 50,366.69	\$ -	\$ 2,962.75	\$ 9,796.57	\$ 192,885.50
2051	\$ 141,306.38	\$ 39,337.13	\$ -	\$ 2,313.95	\$ 9,992.50	\$ 192,949.96
2052	\$ 153,882.19	\$ 27,326.09	\$ -	\$ 1,607.42	\$ 10,192.35	\$ 193,008.05
2053	\$ 167,601.25	\$ 14,246.11	\$ -	\$ 838.01	\$ 10,396.19	\$ 193,081.56
Total	\$ 1,881,569.88	\$ 3,253,454.18	\$ (158,171.40)	\$ 192,687.14	\$ 231,640.43	\$ 5,401,180.23

Footnotes:

[a] Interest is calculated at a 8.250% rate and 8.500% rate for term bonds maturing 9/30/2043 and 9/30/2053 respectively.

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

**HAGGARD FARM PUBLIC IMPROVEMENT DISTRICT – MAJOR IMPROVEMENT
AREA TRACT 1 PARCEL 6 OFFICE BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

**MAJOR IMPROVEMENT AREA TRACT 1 PARCEL 6 OFFICE (144,000 SQ FT)
PRINCIPAL ASSESSMENT: \$1,652,110.14**

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 *Haggard Farm Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

The exact amount of the assessment may be obtained from the City 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 the City of Plano.

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

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

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

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]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§
§
§

COUNTY OF _____

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

COUNTY OF _____

§

§

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

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

Notary Public, State of Texas]⁴

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

**ANNUAL INSTALLMENTS - MAJOR IMPROVEMENT AREA TRACT 1 PARCEL 6
OFFICE LOT TYPE**

Installment Due 1/31	Principal	Interest ^[a]	Capitalized Interest	Additional Interest	Annual Collection Costs	Total Annual Installment ^[b]
2025	\$ -	\$ 138,882.20	\$ (138,882.20)	\$ 8,260.55	\$ 5,243.10	\$ 13,503.65
2026	\$ 15,860.58	\$ 138,882.20	\$ -	\$ 8,260.55	\$ 5,347.96	\$ 168,351.29
2027	\$ 17,165.56	\$ 137,573.71	\$ -	\$ 8,181.25	\$ 5,454.92	\$ 168,375.44
2028	\$ 18,570.93	\$ 136,157.55	\$ -	\$ 8,095.42	\$ 5,564.02	\$ 168,387.92
2029	\$ 20,177.07	\$ 134,625.44	\$ -	\$ 8,002.57	\$ 5,675.30	\$ 168,480.38
2030	\$ 21,883.58	\$ 132,960.84	\$ -	\$ 7,901.68	\$ 5,788.81	\$ 168,534.91
2031	\$ 23,690.48	\$ 131,155.44	\$ -	\$ 7,792.26	\$ 5,904.58	\$ 168,542.77
2032	\$ 25,698.15	\$ 129,200.98	\$ -	\$ 7,673.81	\$ 6,022.67	\$ 168,595.61
2033	\$ 27,806.20	\$ 127,080.88	\$ -	\$ 7,545.32	\$ 6,143.13	\$ 168,575.53
2034	\$ 30,215.41	\$ 124,786.87	\$ -	\$ 7,406.29	\$ 6,265.99	\$ 168,674.55
2035	\$ 32,724.99	\$ 122,294.10	\$ -	\$ 7,255.21	\$ 6,391.31	\$ 168,665.61
2036	\$ 35,535.73	\$ 119,594.28	\$ -	\$ 7,091.59	\$ 6,519.14	\$ 168,740.73
2037	\$ 38,547.23	\$ 116,662.59	\$ -	\$ 6,913.91	\$ 6,649.52	\$ 168,773.24
2038	\$ 41,759.50	\$ 113,482.44	\$ -	\$ 6,721.17	\$ 6,782.51	\$ 168,745.62
2039	\$ 45,373.30	\$ 110,037.28	\$ -	\$ 6,512.37	\$ 6,918.16	\$ 168,841.12
2040	\$ 49,288.25	\$ 106,293.98	\$ -	\$ 6,285.51	\$ 7,056.52	\$ 168,924.27
2041	\$ 53,504.36	\$ 102,227.70	\$ -	\$ 6,039.07	\$ 7,197.65	\$ 168,968.78
2042	\$ 58,021.61	\$ 97,813.59	\$ -	\$ 5,771.54	\$ 7,341.61	\$ 168,948.35
2043	\$ 63,040.78	\$ 93,026.81	\$ -	\$ 5,481.44	\$ 7,488.44	\$ 169,037.47
2044	\$ 68,461.48	\$ 87,825.95	\$ -	\$ 5,166.23	\$ 7,638.21	\$ 169,091.87
2045	\$ 74,484.49	\$ 82,006.72	\$ -	\$ 4,823.92	\$ 7,790.97	\$ 169,106.11
2046	\$ 81,109.79	\$ 75,675.54	\$ -	\$ 4,451.50	\$ 7,946.79	\$ 169,183.63
2047	\$ 88,237.02	\$ 68,781.21	\$ -	\$ 4,045.95	\$ 8,105.73	\$ 169,169.90
2048	\$ 96,066.92	\$ 61,281.06	\$ -	\$ 3,604.77	\$ 8,267.84	\$ 169,220.59
2049	\$ 104,599.51	\$ 53,115.37	\$ -	\$ 3,124.43	\$ 8,433.20	\$ 169,272.52
2050	\$ 113,935.17	\$ 44,224.41	\$ -	\$ 2,601.44	\$ 8,601.86	\$ 169,362.88
2051	\$ 124,073.89	\$ 34,539.92	\$ -	\$ 2,031.76	\$ 8,773.90	\$ 169,419.48
2052	\$ 135,116.07	\$ 23,993.64	\$ -	\$ 1,411.39	\$ 8,949.38	\$ 169,470.48
2053	\$ 147,162.08	\$ 12,508.78	\$ -	\$ 735.81	\$ 9,128.37	\$ 169,535.03
Total	\$ 1,652,110.14	\$ 2,856,691.47	\$ (138,882.20)	\$ 169,188.71	\$ 203,391.59	\$ 4,742,499.71

Footnotes:

[a] Interest is calculated at a 8.250% rate and 8.500% rate for term bonds maturing 9/30/2043 and 9/30/2053 respectively.

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

**HAGGARD FARM PUBLIC IMPROVEMENT DISTRICT – MAJOR IMPROVEMENT
AREA TRACT 1 PARCEL 7 OFFICE BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

**MAJOR IMPROVEMENT AREA TRACT 1 PARCEL 7 OFFICE (31,500 SQ FT)
PRINCIPAL ASSESSMENT: \$361,399.09**

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 *Haggard Farm Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

The exact amount of the assessment may be obtained from the City 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 the City of Plano.

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

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

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

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]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§
§
§

COUNTY OF _____

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

COUNTY OF _____

§

§

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

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

Notary Public, State of Texas]⁴

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

**ANNUAL INSTALLMENTS - MAJOR IMPROVEMENT AREA TRACT 1 PARCEL 7
OFFICE LOT TYPE**

Installment Due 1/31	Principal	Interest^[a]	Capitalized Interest	Additional Interest	Annual Collection Costs	Total Annual Installment^[b]
2025	\$ -	\$ 30,380.48	\$ (30,380.48)	\$ 1,807.00	\$ 1,146.93	\$ 2,953.92
2026	\$ 3,469.50	\$ 30,380.48	\$ -	\$ 1,807.00	\$ 1,169.87	\$ 36,826.85
2027	\$ 3,754.97	\$ 30,094.25	\$ -	\$ 1,789.65	\$ 1,193.26	\$ 36,832.13
2028	\$ 4,062.39	\$ 29,784.46	\$ -	\$ 1,770.87	\$ 1,217.13	\$ 36,834.86
2029	\$ 4,413.73	\$ 29,449.32	\$ -	\$ 1,750.56	\$ 1,241.47	\$ 36,855.08
2030	\$ 4,787.03	\$ 29,085.18	\$ -	\$ 1,728.49	\$ 1,266.30	\$ 36,867.01
2031	\$ 5,182.29	\$ 28,690.25	\$ -	\$ 1,704.56	\$ 1,291.63	\$ 36,868.73
2032	\$ 5,621.47	\$ 28,262.71	\$ -	\$ 1,678.65	\$ 1,317.46	\$ 36,880.29
2033	\$ 6,082.61	\$ 27,798.94	\$ -	\$ 1,650.54	\$ 1,343.81	\$ 36,875.90
2034	\$ 6,609.62	\$ 27,297.13	\$ -	\$ 1,620.13	\$ 1,370.69	\$ 36,897.56
2035	\$ 7,158.59	\$ 26,751.83	\$ -	\$ 1,587.08	\$ 1,398.10	\$ 36,895.60
2036	\$ 7,773.44	\$ 26,161.25	\$ -	\$ 1,551.28	\$ 1,426.06	\$ 36,912.04
2037	\$ 8,432.21	\$ 25,519.94	\$ -	\$ 1,512.42	\$ 1,454.58	\$ 36,919.15
2038	\$ 9,134.89	\$ 24,824.28	\$ -	\$ 1,470.26	\$ 1,483.67	\$ 36,913.10
2039	\$ 9,925.41	\$ 24,070.66	\$ -	\$ 1,424.58	\$ 1,513.35	\$ 36,933.99
2040	\$ 10,781.81	\$ 23,251.81	\$ -	\$ 1,374.95	\$ 1,543.61	\$ 36,952.18
2041	\$ 11,704.08	\$ 22,362.31	\$ -	\$ 1,321.05	\$ 1,574.49	\$ 36,961.92
2042	\$ 12,692.23	\$ 21,396.72	\$ -	\$ 1,262.53	\$ 1,605.98	\$ 36,957.45
2043	\$ 13,790.17	\$ 20,349.61	\$ -	\$ 1,199.06	\$ 1,638.10	\$ 36,976.95
2044	\$ 14,975.95	\$ 19,211.93	\$ -	\$ 1,130.11	\$ 1,670.86	\$ 36,988.85
2045	\$ 16,293.48	\$ 17,938.97	\$ -	\$ 1,055.23	\$ 1,704.28	\$ 36,991.96
2046	\$ 17,742.77	\$ 16,554.02	\$ -	\$ 973.77	\$ 1,738.36	\$ 37,008.92
2047	\$ 19,301.85	\$ 15,045.89	\$ -	\$ 885.05	\$ 1,773.13	\$ 37,005.92
2048	\$ 21,014.64	\$ 13,405.23	\$ -	\$ 788.54	\$ 1,808.59	\$ 37,017.00
2049	\$ 22,881.14	\$ 11,618.99	\$ -	\$ 683.47	\$ 1,844.76	\$ 37,028.36
2050	\$ 24,923.32	\$ 9,674.09	\$ -	\$ 569.06	\$ 1,881.66	\$ 37,048.13
2051	\$ 27,141.16	\$ 7,555.61	\$ -	\$ 444.45	\$ 1,919.29	\$ 37,060.51
2052	\$ 29,556.64	\$ 5,248.61	\$ -	\$ 308.74	\$ 1,957.68	\$ 37,071.67
2053	\$ 32,191.70	\$ 2,736.29	\$ -	\$ 160.96	\$ 1,996.83	\$ 37,085.79
Total	\$ 361,399.09	\$ 624,901.26	\$ (30,380.48)	\$ 37,010.03	\$ 44,491.91	\$ 1,037,421.81

Footnotes:

[a] Interest is calculated at a 8.250% rate and 8.500% rate for term bonds maturing 9/30/2043 and 9/30/2053 respectively.

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

**HAGGARD FARM PUBLIC IMPROVEMENT DISTRICT – MAJOR IMPROVEMENT
AREA TRACT 2 PARCEL 1 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 RECORDING¹ RETURN TO:

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

STREET ADDRESS

**MAJOR IMPROVEMENT AREA TRACT 2 PARCEL 1 MULTI-FAMILY (350 UNITS)
PRINCIPAL ASSESSMENT: \$2,581,422.10**

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 *Haggard Farm Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

The exact amount of the assessment may be obtained from the City 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 the City of Plano.

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

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

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

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]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§
§
§

COUNTY OF _____

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

COUNTY OF _____

§

§

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

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

Notary Public, State of Texas]⁴

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

**ANNUAL INSTALLMENTS - MAJOR IMPROVEMENT AREA TRACT 2 PARCEL 1
MULTI-FAMILY LOT TYPE**

Installment Due 1/31	Principal	Interest^[a]	Capitalized Interest	Additional Interest	Annual Collection Costs	Total Annual Installment^[b]
2025	\$ -	\$ 217,003.44	\$ (217,003.44)	\$ 12,907.11	\$ 8,192.34	\$ 21,099.46
2026	\$ 24,782.15	\$ 217,003.44	\$ -	\$ 12,907.11	\$ 8,356.19	\$ 263,048.90
2027	\$ 26,821.19	\$ 214,958.91	\$ -	\$ 12,783.20	\$ 8,523.32	\$ 263,086.62
2028	\$ 29,017.08	\$ 212,746.17	\$ -	\$ 12,649.09	\$ 8,693.78	\$ 263,106.12
2029	\$ 31,526.66	\$ 210,352.26	\$ -	\$ 12,504.01	\$ 8,867.66	\$ 263,250.59
2030	\$ 34,193.10	\$ 207,751.31	\$ -	\$ 12,346.38	\$ 9,045.01	\$ 263,335.79
2031	\$ 37,016.38	\$ 204,930.38	\$ -	\$ 12,175.41	\$ 9,225.91	\$ 263,348.08
2032	\$ 40,153.36	\$ 201,876.52	\$ -	\$ 11,990.33	\$ 9,410.43	\$ 263,430.65
2033	\$ 43,447.19	\$ 198,563.87	\$ -	\$ 11,789.56	\$ 9,598.64	\$ 263,399.27
2034	\$ 47,211.57	\$ 194,979.48	\$ -	\$ 11,572.32	\$ 9,790.61	\$ 263,553.99
2035	\$ 51,132.80	\$ 191,084.52	\$ -	\$ 11,336.27	\$ 9,986.42	\$ 263,540.01
2036	\$ 55,524.57	\$ 186,866.07	\$ -	\$ 11,080.60	\$ 10,186.15	\$ 263,657.40
2037	\$ 60,230.05	\$ 182,285.29	\$ -	\$ 10,802.98	\$ 10,389.87	\$ 263,708.19
2038	\$ 65,249.22	\$ 177,316.31	\$ -	\$ 10,501.83	\$ 10,597.67	\$ 263,665.03
2039	\$ 70,895.78	\$ 171,933.25	\$ -	\$ 10,175.58	\$ 10,809.63	\$ 263,814.24
2040	\$ 77,012.90	\$ 166,084.35	\$ -	\$ 9,821.10	\$ 11,025.82	\$ 263,944.17
2041	\$ 83,600.56	\$ 159,730.79	\$ -	\$ 9,436.04	\$ 11,246.33	\$ 264,013.72
2042	\$ 90,658.77	\$ 152,833.74	\$ -	\$ 9,018.04	\$ 11,471.26	\$ 263,981.80
2043	\$ 98,501.22	\$ 145,354.39	\$ -	\$ 8,564.74	\$ 11,700.69	\$ 264,121.04
2044	\$ 106,971.07	\$ 137,228.04	\$ -	\$ 8,072.24	\$ 11,934.70	\$ 264,206.05
2045	\$ 116,382.01	\$ 128,135.50	\$ -	\$ 7,537.38	\$ 12,173.39	\$ 264,228.29
2046	\$ 126,734.05	\$ 118,243.03	\$ -	\$ 6,955.47	\$ 12,416.86	\$ 264,349.42
2047	\$ 137,870.34	\$ 107,470.63	\$ -	\$ 6,321.80	\$ 12,665.20	\$ 264,327.97
2048	\$ 150,104.57	\$ 95,751.66	\$ -	\$ 5,632.45	\$ 12,918.50	\$ 264,407.17
2049	\$ 163,436.74	\$ 82,992.77	\$ -	\$ 4,881.93	\$ 13,176.87	\$ 264,488.31
2050	\$ 178,023.70	\$ 69,100.64	\$ -	\$ 4,064.74	\$ 13,440.41	\$ 264,629.50
2051	\$ 193,865.46	\$ 53,968.63	\$ -	\$ 3,174.63	\$ 13,709.22	\$ 264,717.93
2052	\$ 211,118.86	\$ 37,490.07	\$ -	\$ 2,205.30	\$ 13,983.40	\$ 264,797.62
2053	\$ 229,940.75	\$ 19,544.96	\$ -	\$ 1,149.70	\$ 14,263.07	\$ 264,898.48
Total	\$ 2,581,422.10	\$ 4,463,580.43	\$ (217,003.44)	\$ 264,357.35	\$ 317,799.36	\$ 7,410,155.80

Footnotes:

[a] Interest is calculated at a 8.250% rate and 8.500% rate for term bonds maturing 9/30/2043 and 9/30/2053 respectively.

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

**HAGGARD FARM PUBLIC IMPROVEMENT DISTRICT – MAJOR IMPROVEMENT
AREA TRACT 2 PARCEL 2 OFFICE BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

**MAJOR IMPROVEMENT AREA TRACT 2 PARCEL 2 OFFICE (50,000 SQ FT)
PRINCIPAL ASSESSMENT: \$573,649.36**

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 *Haggard Farm Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

The exact amount of the assessment may be obtained from the City 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 the City of Plano.

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

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

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

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]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

COUNTY OF _____

§

§

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

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

Notary Public, State of Texas]⁴

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

**ANNUAL INSTALLMENTS - MAJOR IMPROVEMENT AREA TRACT 2 PARCEL 2
OFFICE LOT TYPE**

Installment Due 1/31	Principal	Interest ^[a]	Capitalized Interest	Additional Interest	Annual Collection Costs	Total Annual Installment ^[b]
2025	\$ -	\$ 48,222.99	\$ (48,222.99)	\$ 2,868.25	\$ 1,820.52	\$ 4,688.77
2026	\$ 5,507.15	\$ 48,222.99	\$ -	\$ 2,868.25	\$ 1,856.93	\$ 58,455.31
2027	\$ 5,960.26	\$ 47,768.65	\$ -	\$ 2,840.71	\$ 1,894.07	\$ 58,463.69
2028	\$ 6,448.24	\$ 47,276.93	\$ -	\$ 2,810.91	\$ 1,931.95	\$ 58,468.03
2029	\$ 7,005.93	\$ 46,744.95	\$ -	\$ 2,778.67	\$ 1,970.59	\$ 58,500.13
2030	\$ 7,598.47	\$ 46,166.96	\$ -	\$ 2,743.64	\$ 2,010.00	\$ 58,519.06
2031	\$ 8,225.86	\$ 45,540.08	\$ -	\$ 2,705.65	\$ 2,050.20	\$ 58,521.80
2032	\$ 8,922.97	\$ 44,861.45	\$ -	\$ 2,664.52	\$ 2,091.21	\$ 58,540.14
2033	\$ 9,654.93	\$ 44,125.30	\$ -	\$ 2,619.90	\$ 2,133.03	\$ 58,533.17
2034	\$ 10,491.46	\$ 43,328.77	\$ -	\$ 2,571.63	\$ 2,175.69	\$ 58,567.55
2035	\$ 11,362.84	\$ 42,463.23	\$ -	\$ 2,519.17	\$ 2,219.21	\$ 58,564.45
2036	\$ 12,338.79	\$ 41,525.79	\$ -	\$ 2,462.36	\$ 2,263.59	\$ 58,590.53
2037	\$ 13,384.45	\$ 40,507.84	\$ -	\$ 2,400.66	\$ 2,308.86	\$ 58,601.82
2038	\$ 14,499.83	\$ 39,403.62	\$ -	\$ 2,333.74	\$ 2,355.04	\$ 58,592.23
2039	\$ 15,754.62	\$ 38,207.39	\$ -	\$ 2,261.24	\$ 2,402.14	\$ 58,625.39
2040	\$ 17,113.98	\$ 36,907.63	\$ -	\$ 2,182.47	\$ 2,450.18	\$ 58,654.26
2041	\$ 18,577.90	\$ 35,495.73	\$ -	\$ 2,096.90	\$ 2,499.19	\$ 58,669.72
2042	\$ 20,146.39	\$ 33,963.05	\$ -	\$ 2,004.01	\$ 2,549.17	\$ 58,662.62
2043	\$ 21,889.16	\$ 32,300.98	\$ -	\$ 1,903.28	\$ 2,600.15	\$ 58,693.56
2044	\$ 23,771.35	\$ 30,495.12	\$ -	\$ 1,793.83	\$ 2,652.16	\$ 58,712.46
2045	\$ 25,862.67	\$ 28,474.56	\$ -	\$ 1,674.97	\$ 2,705.20	\$ 58,717.40
2046	\$ 28,163.12	\$ 26,276.23	\$ -	\$ 1,545.66	\$ 2,759.30	\$ 58,744.31
2047	\$ 30,637.85	\$ 23,882.36	\$ -	\$ 1,404.84	\$ 2,814.49	\$ 58,739.55
2048	\$ 33,356.57	\$ 21,278.15	\$ -	\$ 1,251.66	\$ 2,870.78	\$ 58,757.15
2049	\$ 36,319.28	\$ 18,442.84	\$ -	\$ 1,084.87	\$ 2,928.19	\$ 58,775.18
2050	\$ 39,560.82	\$ 15,355.70	\$ -	\$ 903.28	\$ 2,986.76	\$ 58,806.56
2051	\$ 43,081.21	\$ 11,993.03	\$ -	\$ 705.47	\$ 3,046.49	\$ 58,826.21
2052	\$ 46,915.30	\$ 8,331.13	\$ -	\$ 490.07	\$ 3,107.42	\$ 58,843.92
2053	\$ 51,097.94	\$ 4,343.33	\$ -	\$ 255.49	\$ 3,169.57	\$ 58,866.33
Total	\$ 573,649.36	\$ 991,906.76	\$ (48,222.99)	\$ 58,746.08	\$ 70,622.08	\$ 1,646,701.29

Footnotes:

[a] Interest is calculated at a 8.250% rate and 8.500% rate for term bonds maturing 9/30/2043 and 9/30/2053 respectively.

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

**HAGGARD FARM PUBLIC IMPROVEMENT DISTRICT – MAJOR IMPROVEMENT
AREA TRACT 2 PARCEL 3 OFFICE BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

**MAJOR IMPROVEMENT AREA TRACT 2 PARCEL 3 OFFICE (50,000 SQ FT)
PRINCIPAL ASSESSMENT: \$573,649.36**

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 *Haggard Farm Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

The exact amount of the assessment may be obtained from the City 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 the City of Plano.

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

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

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

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]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

COUNTY OF _____

§

§

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

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

Notary Public, State of Texas]⁴

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

**ANNUAL INSTALLMENTS - MAJOR IMPROVEMENT AREA TRACT 2 PARCEL 3
OFFICE LOT TYPE**

Installment Due 1/31	Principal	Interest^[a]	Capitalized Interest	Additional Interest	Annual Collection Costs	Total Annual Installment^[b]
2025	\$ -	\$ 48,222.99	\$ (48,222.99)	\$ 2,868.25	\$ 1,820.52	\$ 4,688.77
2026	\$ 5,507.15	\$ 48,222.99	\$ -	\$ 2,868.25	\$ 1,856.93	\$ 58,455.31
2027	\$ 5,960.26	\$ 47,768.65	\$ -	\$ 2,840.71	\$ 1,894.07	\$ 58,463.69
2028	\$ 6,448.24	\$ 47,276.93	\$ -	\$ 2,810.91	\$ 1,931.95	\$ 58,468.03
2029	\$ 7,005.93	\$ 46,744.95	\$ -	\$ 2,778.67	\$ 1,970.59	\$ 58,500.13
2030	\$ 7,598.47	\$ 46,166.96	\$ -	\$ 2,743.64	\$ 2,010.00	\$ 58,519.06
2031	\$ 8,225.86	\$ 45,540.08	\$ -	\$ 2,705.65	\$ 2,050.20	\$ 58,521.80
2032	\$ 8,922.97	\$ 44,861.45	\$ -	\$ 2,664.52	\$ 2,091.21	\$ 58,540.14
2033	\$ 9,654.93	\$ 44,125.30	\$ -	\$ 2,619.90	\$ 2,133.03	\$ 58,533.17
2034	\$ 10,491.46	\$ 43,328.77	\$ -	\$ 2,571.63	\$ 2,175.69	\$ 58,567.55
2035	\$ 11,362.84	\$ 42,463.23	\$ -	\$ 2,519.17	\$ 2,219.21	\$ 58,564.45
2036	\$ 12,338.79	\$ 41,525.79	\$ -	\$ 2,462.36	\$ 2,263.59	\$ 58,590.53
2037	\$ 13,384.45	\$ 40,507.84	\$ -	\$ 2,400.66	\$ 2,308.86	\$ 58,601.82
2038	\$ 14,499.83	\$ 39,403.62	\$ -	\$ 2,333.74	\$ 2,355.04	\$ 58,592.23
2039	\$ 15,754.62	\$ 38,207.39	\$ -	\$ 2,261.24	\$ 2,402.14	\$ 58,625.39
2040	\$ 17,113.98	\$ 36,907.63	\$ -	\$ 2,182.47	\$ 2,450.18	\$ 58,654.26
2041	\$ 18,577.90	\$ 35,495.73	\$ -	\$ 2,096.90	\$ 2,499.19	\$ 58,669.72
2042	\$ 20,146.39	\$ 33,963.05	\$ -	\$ 2,004.01	\$ 2,549.17	\$ 58,662.62
2043	\$ 21,889.16	\$ 32,300.98	\$ -	\$ 1,903.28	\$ 2,600.15	\$ 58,693.56
2044	\$ 23,771.35	\$ 30,495.12	\$ -	\$ 1,793.83	\$ 2,652.16	\$ 58,712.46
2045	\$ 25,862.67	\$ 28,474.56	\$ -	\$ 1,674.97	\$ 2,705.20	\$ 58,717.40
2046	\$ 28,163.12	\$ 26,276.23	\$ -	\$ 1,545.66	\$ 2,759.30	\$ 58,744.31
2047	\$ 30,637.85	\$ 23,882.36	\$ -	\$ 1,404.84	\$ 2,814.49	\$ 58,739.55
2048	\$ 33,356.57	\$ 21,278.15	\$ -	\$ 1,251.66	\$ 2,870.78	\$ 58,757.15
2049	\$ 36,319.28	\$ 18,442.84	\$ -	\$ 1,084.87	\$ 2,928.19	\$ 58,775.18
2050	\$ 39,560.82	\$ 15,355.70	\$ -	\$ 903.28	\$ 2,986.76	\$ 58,806.56
2051	\$ 43,081.21	\$ 11,993.03	\$ -	\$ 705.47	\$ 3,046.49	\$ 58,826.21
2052	\$ 46,915.30	\$ 8,331.13	\$ -	\$ 490.07	\$ 3,107.42	\$ 58,843.92
2053	\$ 51,097.94	\$ 4,343.33	\$ -	\$ 255.49	\$ 3,169.57	\$ 58,866.33
Total	\$ 573,649.36	\$ 991,906.76	\$ (48,222.99)	\$ 58,746.08	\$ 70,622.08	\$ 1,646,701.29

Footnotes:

[a] Interest is calculated at a 8.250% rate and 8.500% rate for term bonds maturing 9/30/2043 and 9/30/2053 respectively.

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

**HAGGARD FARM PUBLIC IMPROVEMENT DISTRICT – MAJOR IMPROVEMENT
AREA TRACT 2 PARCEL 4 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 RECORDING¹ RETURN TO:

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

STREET ADDRESS

**MAJOR IMPROVEMENT AREA TRACT 2 PARCEL 4 RETAIL (6,600 SQ FT)
PRINCIPAL ASSESSMENT: \$86,539.10**

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 *Haggard Farm Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

The exact amount of the assessment may be obtained from the City 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 the City of Plano.

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

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

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

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]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§
§
§

COUNTY OF _____

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

COUNTY OF _____

§

§

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

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

Notary Public, State of Texas]⁴

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

**ANNUAL INSTALLMENTS - MAJOR IMPROVEMENT AREA TRACT 2 PARCEL 4
RETAIL LOT TYPE**

Installment Due 1/31	Principal	Interest^[a]	Capitalized Interest	Additional Interest	Annual Collection Costs	Total Annual Installment^[b]
2025	\$ -	\$ 7,274.78	\$ (7,274.78)	\$ 432.70	\$ 274.64	\$ 707.33
2026	\$ 830.79	\$ 7,274.78	\$ -	\$ 432.70	\$ 280.13	\$ 8,818.40
2027	\$ 899.15	\$ 7,206.24	\$ -	\$ 428.54	\$ 285.73	\$ 8,819.67
2028	\$ 972.76	\$ 7,132.06	\$ -	\$ 424.05	\$ 291.45	\$ 8,820.32
2029	\$ 1,056.89	\$ 7,051.81	\$ -	\$ 419.18	\$ 297.28	\$ 8,825.16
2030	\$ 1,146.28	\$ 6,964.62	\$ -	\$ 413.90	\$ 303.22	\$ 8,828.02
2031	\$ 1,240.93	\$ 6,870.05	\$ -	\$ 408.17	\$ 309.29	\$ 8,828.43
2032	\$ 1,346.09	\$ 6,767.67	\$ -	\$ 401.96	\$ 315.47	\$ 8,831.20
2033	\$ 1,456.52	\$ 6,656.62	\$ -	\$ 395.23	\$ 321.78	\$ 8,830.15
2034	\$ 1,582.71	\$ 6,536.45	\$ -	\$ 387.95	\$ 328.22	\$ 8,835.33
2035	\$ 1,714.17	\$ 6,405.88	\$ -	\$ 380.03	\$ 334.78	\$ 8,834.87
2036	\$ 1,861.40	\$ 6,264.46	\$ -	\$ 371.46	\$ 341.48	\$ 8,838.80
2037	\$ 2,019.14	\$ 6,110.90	\$ -	\$ 362.16	\$ 348.31	\$ 8,840.50
2038	\$ 2,187.40	\$ 5,944.32	\$ -	\$ 352.06	\$ 355.27	\$ 8,839.06
2039	\$ 2,376.70	\$ 5,763.86	\$ -	\$ 341.12	\$ 362.38	\$ 8,844.06
2040	\$ 2,581.77	\$ 5,567.78	\$ -	\$ 329.24	\$ 369.63	\$ 8,848.41
2041	\$ 2,802.61	\$ 5,354.78	\$ -	\$ 316.33	\$ 377.02	\$ 8,850.75
2042	\$ 3,039.23	\$ 5,123.57	\$ -	\$ 302.32	\$ 384.56	\$ 8,849.68
2043	\$ 3,302.14	\$ 4,872.83	\$ -	\$ 287.12	\$ 392.25	\$ 8,854.34
2044	\$ 3,586.08	\$ 4,600.41	\$ -	\$ 270.61	\$ 400.10	\$ 8,857.19
2045	\$ 3,901.57	\$ 4,295.59	\$ -	\$ 252.68	\$ 408.10	\$ 8,857.94
2046	\$ 4,248.61	\$ 3,963.96	\$ -	\$ 233.17	\$ 416.26	\$ 8,862.00
2047	\$ 4,621.94	\$ 3,602.83	\$ -	\$ 211.93	\$ 424.59	\$ 8,861.28
2048	\$ 5,032.08	\$ 3,209.96	\$ -	\$ 188.82	\$ 433.08	\$ 8,863.94
2049	\$ 5,479.02	\$ 2,782.23	\$ -	\$ 163.66	\$ 441.74	\$ 8,866.66
2050	\$ 5,968.03	\$ 2,316.52	\$ -	\$ 136.27	\$ 450.57	\$ 8,871.39
2051	\$ 6,499.11	\$ 1,809.23	\$ -	\$ 106.43	\$ 459.59	\$ 8,874.35
2052	\$ 7,077.51	\$ 1,256.81	\$ -	\$ 73.93	\$ 468.78	\$ 8,877.03
2053	\$ 7,708.49	\$ 655.22	\$ -	\$ 38.54	\$ 478.15	\$ 8,880.41
Total	\$ 86,539.10	\$ 149,636.22	\$ (7,274.78)	\$ 8,862.27	\$ 10,653.85	\$ 248,416.65

Footnotes:

[a] Interest is calculated at a 8.250% rate and 8.500% rate for term bonds maturing 9/30/2043 and 9/30/2053 respectively.

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

**HAGGARD FARM PUBLIC IMPROVEMENT DISTRICT – MAJOR IMPROVEMENT
AREA TRACT 3 PARCEL 1 OFFICE BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

**MAJOR IMPROVEMENT AREA TRACT 3 PARCEL 1 OFFICE (43,200 SQ FT)
PRINCIPAL ASSESSMENT: \$495,633.04**

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 *Haggard Farm Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

The exact amount of the assessment may be obtained from the City 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 the City of Plano.

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

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

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

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]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§
§
§

COUNTY OF _____

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

COUNTY OF _____

§

§

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

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

Notary Public, State of Texas]⁴

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

**ANNUAL INSTALLMENTS - MAJOR IMPROVEMENT AREA TRACT 3 PARCEL 1
OFFICE LOT TYPE**

Installment Due 1/31	Principal	Interest ^[a]	Capitalized Interest	Additional Interest	Annual Collection Costs	Total Annual Installment ^[b]
2025	\$ -	\$ 41,664.66	\$ (41,664.66)	\$ 2,478.17	\$ 1,572.93	\$ 4,051.10
2026	\$ 4,758.17	\$ 41,664.66	\$ -	\$ 2,478.17	\$ 1,604.39	\$ 50,505.39
2027	\$ 5,149.67	\$ 41,272.11	\$ -	\$ 2,454.37	\$ 1,636.48	\$ 50,512.63
2028	\$ 5,571.28	\$ 40,847.26	\$ -	\$ 2,428.63	\$ 1,669.21	\$ 50,516.38
2029	\$ 6,053.12	\$ 40,387.63	\$ -	\$ 2,400.77	\$ 1,702.59	\$ 50,544.11
2030	\$ 6,565.07	\$ 39,888.25	\$ -	\$ 2,370.50	\$ 1,736.64	\$ 50,560.47
2031	\$ 7,107.15	\$ 39,346.63	\$ -	\$ 2,337.68	\$ 1,771.37	\$ 50,562.83
2032	\$ 7,709.45	\$ 38,760.29	\$ -	\$ 2,302.14	\$ 1,806.80	\$ 50,578.68
2033	\$ 8,341.86	\$ 38,124.26	\$ -	\$ 2,263.60	\$ 1,842.94	\$ 50,572.66
2034	\$ 9,064.62	\$ 37,436.06	\$ -	\$ 2,221.89	\$ 1,879.80	\$ 50,602.37
2035	\$ 9,817.50	\$ 36,688.23	\$ -	\$ 2,176.56	\$ 1,917.39	\$ 50,599.68
2036	\$ 10,660.72	\$ 35,878.29	\$ -	\$ 2,127.48	\$ 1,955.74	\$ 50,622.22
2037	\$ 11,564.17	\$ 34,998.78	\$ -	\$ 2,074.17	\$ 1,994.86	\$ 50,631.97
2038	\$ 12,527.85	\$ 34,044.73	\$ -	\$ 2,016.35	\$ 2,034.75	\$ 50,623.69
2039	\$ 13,611.99	\$ 33,011.18	\$ -	\$ 1,953.71	\$ 2,075.45	\$ 50,652.33
2040	\$ 14,786.48	\$ 31,888.20	\$ -	\$ 1,885.65	\$ 2,116.96	\$ 50,677.28
2041	\$ 16,051.31	\$ 30,668.31	\$ -	\$ 1,811.72	\$ 2,159.30	\$ 50,690.63
2042	\$ 17,406.48	\$ 29,344.08	\$ -	\$ 1,731.46	\$ 2,202.48	\$ 50,684.51
2043	\$ 18,912.23	\$ 27,908.04	\$ -	\$ 1,644.43	\$ 2,246.53	\$ 50,711.24
2044	\$ 20,538.45	\$ 26,347.78	\$ -	\$ 1,549.87	\$ 2,291.46	\$ 50,727.56
2045	\$ 22,345.35	\$ 24,602.02	\$ -	\$ 1,447.18	\$ 2,337.29	\$ 50,731.83
2046	\$ 24,332.94	\$ 22,702.66	\$ -	\$ 1,335.45	\$ 2,384.04	\$ 50,755.09
2047	\$ 26,471.10	\$ 20,634.36	\$ -	\$ 1,213.79	\$ 2,431.72	\$ 50,750.97
2048	\$ 28,820.08	\$ 18,384.32	\$ -	\$ 1,081.43	\$ 2,480.35	\$ 50,766.18
2049	\$ 31,379.85	\$ 15,934.61	\$ -	\$ 937.33	\$ 2,529.96	\$ 50,781.75
2050	\$ 34,180.55	\$ 13,267.32	\$ -	\$ 780.43	\$ 2,580.56	\$ 50,808.86
2051	\$ 37,222.17	\$ 10,361.98	\$ -	\$ 609.53	\$ 2,632.17	\$ 50,825.84
2052	\$ 40,534.82	\$ 7,198.09	\$ -	\$ 423.42	\$ 2,684.81	\$ 50,841.14
2053	\$ 44,148.62	\$ 3,752.63	\$ -	\$ 220.74	\$ 2,738.51	\$ 50,860.51
Total	\$ 495,633.04	\$ 857,007.44	\$ (41,664.66)	\$ 50,756.61	\$ 61,017.48	\$ 1,422,749.91

Footnotes:

[a] Interest is calculated at a 8.250% rate and 8.500% rate for term bonds maturing 9/30/2043 and 9/30/2053 respectively.

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

**HAGGARD FARM PUBLIC IMPROVEMENT DISTRICT – MAJOR IMPROVEMENT
AREA TRACT 3 PARCEL 2 OFFICE BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

**MAJOR IMPROVEMENT AREA TRACT 3 PARCEL 2 OFFICE (43,200 SQ FT)
PRINCIPAL ASSESSMENT: \$495,633.04**

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 *Haggard Farm Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

The exact amount of the assessment may be obtained from the City 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 the City of Plano.

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

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

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

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]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§
§
§

COUNTY OF _____

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

COUNTY OF _____

§

§

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

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

Notary Public, State of Texas]⁴

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

**ANNUAL INSTALLMENTS - MAJOR IMPROVEMENT AREA TRACT 3 PARCEL 2
OFFICE LOT TYPE**

Installment Due 1/31	Principal	Interest^[a]	Capitalized Interest	Additional Interest	Annual Collection Costs	Total Annual Installment^[b]
2025	\$ -	\$ 41,664.66	\$ (41,664.66)	\$ 2,478.17	\$ 1,572.93	\$ 4,051.10
2026	\$ 4,758.17	\$ 41,664.66	\$ -	\$ 2,478.17	\$ 1,604.39	\$ 50,505.39
2027	\$ 5,149.67	\$ 41,272.11	\$ -	\$ 2,454.37	\$ 1,636.48	\$ 50,512.63
2028	\$ 5,571.28	\$ 40,847.26	\$ -	\$ 2,428.63	\$ 1,669.21	\$ 50,516.38
2029	\$ 6,053.12	\$ 40,387.63	\$ -	\$ 2,400.77	\$ 1,702.59	\$ 50,544.11
2030	\$ 6,565.07	\$ 39,888.25	\$ -	\$ 2,370.50	\$ 1,736.64	\$ 50,560.47
2031	\$ 7,107.15	\$ 39,346.63	\$ -	\$ 2,337.68	\$ 1,771.37	\$ 50,562.83
2032	\$ 7,709.45	\$ 38,760.29	\$ -	\$ 2,302.14	\$ 1,806.80	\$ 50,578.68
2033	\$ 8,341.86	\$ 38,124.26	\$ -	\$ 2,263.60	\$ 1,842.94	\$ 50,572.66
2034	\$ 9,064.62	\$ 37,436.06	\$ -	\$ 2,221.89	\$ 1,879.80	\$ 50,602.37
2035	\$ 9,817.50	\$ 36,688.23	\$ -	\$ 2,176.56	\$ 1,917.39	\$ 50,599.68
2036	\$ 10,660.72	\$ 35,878.29	\$ -	\$ 2,127.48	\$ 1,955.74	\$ 50,622.22
2037	\$ 11,564.17	\$ 34,998.78	\$ -	\$ 2,074.17	\$ 1,994.86	\$ 50,631.97
2038	\$ 12,527.85	\$ 34,044.73	\$ -	\$ 2,016.35	\$ 2,034.75	\$ 50,623.69
2039	\$ 13,611.99	\$ 33,011.18	\$ -	\$ 1,953.71	\$ 2,075.45	\$ 50,652.33
2040	\$ 14,786.48	\$ 31,888.20	\$ -	\$ 1,885.65	\$ 2,116.96	\$ 50,677.28
2041	\$ 16,051.31	\$ 30,668.31	\$ -	\$ 1,811.72	\$ 2,159.30	\$ 50,690.63
2042	\$ 17,406.48	\$ 29,344.08	\$ -	\$ 1,731.46	\$ 2,202.48	\$ 50,684.51
2043	\$ 18,912.23	\$ 27,908.04	\$ -	\$ 1,644.43	\$ 2,246.53	\$ 50,711.24
2044	\$ 20,538.45	\$ 26,347.78	\$ -	\$ 1,549.87	\$ 2,291.46	\$ 50,727.56
2045	\$ 22,345.35	\$ 24,602.02	\$ -	\$ 1,447.18	\$ 2,337.29	\$ 50,731.83
2046	\$ 24,332.94	\$ 22,702.66	\$ -	\$ 1,335.45	\$ 2,384.04	\$ 50,755.09
2047	\$ 26,471.10	\$ 20,634.36	\$ -	\$ 1,213.79	\$ 2,431.72	\$ 50,750.97
2048	\$ 28,820.08	\$ 18,384.32	\$ -	\$ 1,081.43	\$ 2,480.35	\$ 50,766.18
2049	\$ 31,379.85	\$ 15,934.61	\$ -	\$ 937.33	\$ 2,529.96	\$ 50,781.75
2050	\$ 34,180.55	\$ 13,267.32	\$ -	\$ 780.43	\$ 2,580.56	\$ 50,808.86
2051	\$ 37,222.17	\$ 10,361.98	\$ -	\$ 609.53	\$ 2,632.17	\$ 50,825.84
2052	\$ 40,534.82	\$ 7,198.09	\$ -	\$ 423.42	\$ 2,684.81	\$ 50,841.14
2053	\$ 44,148.62	\$ 3,752.63	\$ -	\$ 220.74	\$ 2,738.51	\$ 50,860.51
Total	\$ 495,633.04	\$ 857,007.44	\$ (41,664.66)	\$ 50,756.61	\$ 61,017.48	\$ 1,422,749.91

Footnotes:

[a] Interest is calculated at a 8.250% rate and 8.500% rate for term bonds maturing 9/30/2043 and 9/30/2053 respectively.

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

**HAGGARD FARM PUBLIC IMPROVEMENT DISTRICT – MAJOR IMPROVEMENT
AREA TRACT 3 PARCEL 3 ASSISTED LIVING BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

**MAJOR IMPROVEMENT AREA TRACT 3 PARCEL 3 ASSISTED LIVING (120
UNITS) PRINCIPAL ASSESSMENT: \$983,398.89**

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 *Haggard Farm Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

The exact amount of the assessment may be obtained from the City 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 the City of Plano.

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

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

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

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]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§
§
§

COUNTY OF _____

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

COUNTY OF _____

§

§

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

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

Notary Public, State of Texas]⁴

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

**ANNUAL INSTALLMENTS - MAJOR IMPROVEMENT AREA TRACT 3 PARCEL 3
ASSISTED LIVING LOT TYPE**

Installment Due 1/31	Principal	Interest ^[a]	Capitalized Interest	Additional Interest	Annual Collection Costs	Total Annual Installment ^[b]
2025	\$ -	\$ 82,667.98	\$ (82,667.98)	\$ 4,916.99	\$ 3,120.89	\$ 8,037.89
2026	\$ 9,440.82	\$ 82,667.98	\$ -	\$ 4,916.99	\$ 3,183.31	\$ 100,209.10
2027	\$ 10,217.60	\$ 81,889.11	\$ -	\$ 4,869.79	\$ 3,246.98	\$ 100,223.47
2028	\$ 11,054.13	\$ 81,046.16	\$ -	\$ 4,818.70	\$ 3,311.92	\$ 100,230.90
2029	\$ 12,010.16	\$ 80,134.19	\$ -	\$ 4,763.43	\$ 3,378.16	\$ 100,285.94
2030	\$ 13,025.94	\$ 79,143.36	\$ -	\$ 4,703.38	\$ 3,445.72	\$ 100,318.40
2031	\$ 14,101.48	\$ 78,068.71	\$ -	\$ 4,638.25	\$ 3,514.63	\$ 100,323.08
2032	\$ 15,296.52	\$ 76,905.34	\$ -	\$ 4,567.74	\$ 3,584.93	\$ 100,354.53
2033	\$ 16,551.31	\$ 75,643.38	\$ -	\$ 4,491.26	\$ 3,656.62	\$ 100,342.58
2034	\$ 17,985.36	\$ 74,277.90	\$ -	\$ 4,408.50	\$ 3,729.76	\$ 100,401.52
2035	\$ 19,479.16	\$ 72,794.10	\$ -	\$ 4,318.58	\$ 3,804.35	\$ 100,396.20
2036	\$ 21,152.22	\$ 71,187.07	\$ -	\$ 4,221.18	\$ 3,880.44	\$ 100,440.91
2037	\$ 22,944.78	\$ 69,442.02	\$ -	\$ 4,115.42	\$ 3,958.05	\$ 100,460.26
2038	\$ 24,856.84	\$ 67,549.07	\$ -	\$ 4,000.70	\$ 4,037.21	\$ 100,443.82
2039	\$ 27,007.92	\$ 65,498.38	\$ -	\$ 3,876.41	\$ 4,117.95	\$ 100,500.66
2040	\$ 29,338.25	\$ 63,270.23	\$ -	\$ 3,741.37	\$ 4,200.31	\$ 100,550.16
2041	\$ 31,847.83	\$ 60,849.82	\$ -	\$ 3,594.68	\$ 4,284.32	\$ 100,576.65
2042	\$ 34,536.67	\$ 58,222.38	\$ -	\$ 3,435.44	\$ 4,370.00	\$ 100,564.50
2043	\$ 37,524.27	\$ 55,373.10	\$ -	\$ 3,262.76	\$ 4,457.40	\$ 100,617.54
2044	\$ 40,750.88	\$ 52,277.35	\$ -	\$ 3,075.14	\$ 4,546.55	\$ 100,649.92
2045	\$ 44,336.01	\$ 48,813.52	\$ -	\$ 2,871.38	\$ 4,637.48	\$ 100,658.40
2046	\$ 48,279.64	\$ 45,044.96	\$ -	\$ 2,649.70	\$ 4,730.23	\$ 100,704.54
2047	\$ 52,522.03	\$ 40,941.19	\$ -	\$ 2,408.31	\$ 4,824.84	\$ 100,696.37
2048	\$ 57,182.69	\$ 36,476.82	\$ -	\$ 2,145.70	\$ 4,921.33	\$ 100,726.54
2049	\$ 62,261.61	\$ 31,616.29	\$ -	\$ 1,859.78	\$ 5,019.76	\$ 100,757.45
2050	\$ 67,818.55	\$ 26,324.06	\$ -	\$ 1,548.47	\$ 5,120.16	\$ 100,811.24
2051	\$ 73,853.51	\$ 20,559.48	\$ -	\$ 1,209.38	\$ 5,222.56	\$ 100,844.93
2052	\$ 80,426.23	\$ 14,281.93	\$ -	\$ 840.11	\$ 5,327.01	\$ 100,875.29
2053	\$ 87,596.47	\$ 7,445.70	\$ -	\$ 437.98	\$ 5,433.55	\$ 100,913.71
Total	\$ 983,398.89	\$ 1,700,411.59	\$ (82,667.98)	\$ 100,707.56	\$ 121,066.42	\$ 2,822,916.50

Footnotes:

[a] Interest is calculated at a 8.250% rate and 8.500% rate for term bonds maturing 9/30/2043 and 9/30/2053 respectively.

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

**HAGGARD FARM PUBLIC IMPROVEMENT DISTRICT – MAJOR IMPROVEMENT
AREA TRACT 3 PARCEL 4 ASSISTED LIVING BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

**MAJOR IMPROVEMENT AREA TRACT 3 PARCEL 4 ASSISTED LIVING (107
UNITS) PRINCIPAL ASSESSMENT: \$876,864.01**

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 *Haggard Farm Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

The exact amount of the assessment may be obtained from the City 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 the City of Plano.

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

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

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

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]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§
§
§

COUNTY OF _____

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

COUNTY OF _____

§

§

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

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

Notary Public, State of Texas]⁴

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

**ANNUAL INSTALLMENTS - MAJOR IMPROVEMENT AREA TRACT 3 PARCEL 4
ASSISTED LIVING**

Installment Due 1/31	Principal	Interest ^[a]	Capitalized Interest	Additional Interest	Annual Collection Costs	Total Annual Installment ^[b]
2025	\$ -	\$ 73,712.28	\$ (73,712.28)	\$ 4,384.32	\$ 2,782.80	\$ 7,167.12
2026	\$ 8,418.07	\$ 73,712.28	\$ -	\$ 4,384.32	\$ 2,838.45	\$ 89,353.12
2027	\$ 9,110.69	\$ 73,017.79	\$ -	\$ 4,342.23	\$ 2,895.22	\$ 89,365.93
2028	\$ 9,856.60	\$ 72,266.16	\$ -	\$ 4,296.68	\$ 2,953.13	\$ 89,372.56
2029	\$ 10,709.06	\$ 71,452.99	\$ -	\$ 4,247.39	\$ 3,012.19	\$ 89,421.63
2030	\$ 11,614.80	\$ 70,569.49	\$ -	\$ 4,193.85	\$ 3,072.43	\$ 89,450.57
2031	\$ 12,573.82	\$ 69,611.27	\$ -	\$ 4,135.77	\$ 3,133.88	\$ 89,454.74
2032	\$ 13,639.40	\$ 68,573.93	\$ -	\$ 4,072.90	\$ 3,196.56	\$ 89,482.79
2033	\$ 14,758.25	\$ 67,448.68	\$ -	\$ 4,004.71	\$ 3,260.49	\$ 89,472.13
2034	\$ 16,036.95	\$ 66,231.12	\$ -	\$ 3,930.92	\$ 3,325.70	\$ 89,524.69
2035	\$ 17,368.92	\$ 64,908.08	\$ -	\$ 3,850.73	\$ 3,392.21	\$ 89,519.94
2036	\$ 18,860.73	\$ 63,475.14	\$ -	\$ 3,763.89	\$ 3,460.06	\$ 89,559.81
2037	\$ 20,459.09	\$ 61,919.13	\$ -	\$ 3,669.58	\$ 3,529.26	\$ 89,577.07
2038	\$ 22,164.02	\$ 60,231.26	\$ -	\$ 3,567.29	\$ 3,599.84	\$ 89,562.41
2039	\$ 24,082.06	\$ 58,402.72	\$ -	\$ 3,456.47	\$ 3,671.84	\$ 89,613.09
2040	\$ 26,159.94	\$ 56,415.95	\$ -	\$ 3,336.06	\$ 3,745.28	\$ 89,657.23
2041	\$ 28,397.65	\$ 54,257.76	\$ -	\$ 3,205.26	\$ 3,820.18	\$ 89,680.85
2042	\$ 30,795.20	\$ 51,914.95	\$ -	\$ 3,063.27	\$ 3,896.59	\$ 89,670.01
2043	\$ 33,459.14	\$ 49,374.35	\$ -	\$ 2,909.29	\$ 3,974.52	\$ 89,717.31
2044	\$ 36,336.20	\$ 46,613.97	\$ -	\$ 2,742.00	\$ 4,054.01	\$ 89,746.18
2045	\$ 39,532.94	\$ 43,525.39	\$ -	\$ 2,560.32	\$ 4,135.09	\$ 89,753.74
2046	\$ 43,049.35	\$ 40,165.09	\$ -	\$ 2,362.65	\$ 4,217.79	\$ 89,794.88
2047	\$ 46,832.15	\$ 36,505.90	\$ -	\$ 2,147.41	\$ 4,302.15	\$ 89,787.60
2048	\$ 50,987.90	\$ 32,525.17	\$ -	\$ 1,913.25	\$ 4,388.19	\$ 89,814.50
2049	\$ 55,516.61	\$ 28,191.19	\$ -	\$ 1,658.31	\$ 4,475.95	\$ 89,842.06
2050	\$ 60,471.54	\$ 23,472.28	\$ -	\$ 1,380.72	\$ 4,565.47	\$ 89,890.02
2051	\$ 65,852.71	\$ 18,332.20	\$ -	\$ 1,078.36	\$ 4,656.78	\$ 89,920.06
2052	\$ 71,713.39	\$ 12,734.72	\$ -	\$ 749.10	\$ 4,749.92	\$ 89,947.13
2053	\$ 78,106.86	\$ 6,639.08	\$ -	\$ 390.53	\$ 4,844.92	\$ 89,981.39
Total	\$ 876,864.01	\$ 1,516,200.34	\$ (73,712.28)	\$ 89,797.58	\$ 107,950.90	\$ 2,517,100.54

Footnotes:

[a] Interest is calculated at a 8.250% rate and 8.500% rate for term bonds maturing 9/30/2043 and 9/30/2053 respectively.

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

**HAGGARD FARM PUBLIC IMPROVEMENT DISTRICT – MAJOR IMPROVEMENT
AREA TRACT 3 PARCEL 5 ASSISTED LIVING BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

**MAJOR IMPROVEMENT AREA TRACT 3 PARCEL 5 ASSISTED LIVING (120
UNITS) PRINCIPAL ASSESSMENT: \$1,638,998.16**

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 *Haggard Farm Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

The exact amount of the assessment may be obtained from the City 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 the City of Plano.

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

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

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

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]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§
§
§

COUNTY OF _____

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

COUNTY OF _____

§

§

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

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

Notary Public, State of Texas]⁴

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

**ANNUAL INSTALLMENTS - MAJOR IMPROVEMENT AREA TRACT 3 PARCEL 5
ASSISTED LIVING**

Installment Due 1/31	Principal	Interest ^[a]	Capitalized Interest	Additional Interest	Annual Collection Costs	Total Annual Installment ^[b]
2025	\$ -	\$ 137,779.96	\$ (137,779.96)	\$ 8,194.99	\$ 5,201.49	\$ 13,396.48
2026	\$ 15,734.70	\$ 137,779.96	\$ -	\$ 8,194.99	\$ 5,305.52	\$ 167,015.17
2027	\$ 17,029.33	\$ 136,481.85	\$ -	\$ 8,116.32	\$ 5,411.63	\$ 167,039.12
2028	\$ 18,423.54	\$ 135,076.93	\$ -	\$ 8,031.17	\$ 5,519.86	\$ 167,051.51
2029	\$ 20,016.93	\$ 133,556.99	\$ -	\$ 7,939.05	\$ 5,630.26	\$ 167,143.23
2030	\$ 21,709.90	\$ 131,905.59	\$ -	\$ 7,838.97	\$ 5,742.86	\$ 167,197.33
2031	\$ 23,502.46	\$ 130,114.52	\$ -	\$ 7,730.42	\$ 5,857.72	\$ 167,205.13
2032	\$ 25,494.20	\$ 128,175.57	\$ -	\$ 7,612.91	\$ 5,974.88	\$ 167,257.55
2033	\$ 27,585.52	\$ 126,072.30	\$ -	\$ 7,485.44	\$ 6,094.37	\$ 167,237.63
2034	\$ 29,975.60	\$ 123,796.49	\$ -	\$ 7,347.51	\$ 6,216.26	\$ 167,335.86
2035	\$ 32,465.27	\$ 121,323.51	\$ -	\$ 7,197.63	\$ 6,340.59	\$ 167,326.99
2036	\$ 35,253.70	\$ 118,645.12	\$ -	\$ 7,035.30	\$ 6,467.40	\$ 167,401.52
2037	\$ 38,241.30	\$ 115,736.69	\$ -	\$ 6,859.04	\$ 6,596.75	\$ 167,433.77
2038	\$ 41,428.07	\$ 112,581.79	\$ -	\$ 6,667.83	\$ 6,728.68	\$ 167,406.37
2039	\$ 45,013.20	\$ 109,163.97	\$ -	\$ 6,460.69	\$ 6,863.25	\$ 167,501.11
2040	\$ 48,897.08	\$ 105,450.38	\$ -	\$ 6,235.62	\$ 7,000.52	\$ 167,583.60
2041	\$ 53,079.72	\$ 101,416.37	\$ -	\$ 5,991.14	\$ 7,140.53	\$ 167,627.76
2042	\$ 57,561.12	\$ 97,037.30	\$ -	\$ 5,725.74	\$ 7,283.34	\$ 167,607.49
2043	\$ 62,540.46	\$ 92,288.50	\$ -	\$ 5,437.93	\$ 7,429.01	\$ 167,695.90
2044	\$ 67,918.14	\$ 87,128.92	\$ -	\$ 5,125.23	\$ 7,577.59	\$ 167,749.87
2045	\$ 73,893.34	\$ 81,355.87	\$ -	\$ 4,785.64	\$ 7,729.14	\$ 167,763.99
2046	\$ 80,466.07	\$ 75,074.94	\$ -	\$ 4,416.17	\$ 7,883.72	\$ 167,840.90
2047	\$ 87,536.72	\$ 68,235.32	\$ -	\$ 4,013.84	\$ 8,041.40	\$ 167,827.28
2048	\$ 95,304.49	\$ 60,794.70	\$ -	\$ 3,576.16	\$ 8,202.22	\$ 167,877.57
2049	\$ 103,769.36	\$ 52,693.82	\$ -	\$ 3,099.64	\$ 8,366.27	\$ 167,929.08
2050	\$ 113,030.92	\$ 43,873.43	\$ -	\$ 2,580.79	\$ 8,533.59	\$ 168,018.73
2051	\$ 123,089.18	\$ 34,265.80	\$ -	\$ 2,015.64	\$ 8,704.27	\$ 168,074.88
2052	\$ 134,043.72	\$ 23,803.22	\$ -	\$ 1,400.19	\$ 8,878.35	\$ 168,125.48
2053	\$ 145,994.12	\$ 12,409.50	\$ -	\$ 729.97	\$ 9,055.92	\$ 168,189.51
Total	\$ 1,638,998.16	\$ 2,834,019.32	\$ (137,779.96)	\$ 167,845.94	\$ 201,777.37	\$ 4,704,860.83

Footnotes:

[a] Interest is calculated at a 8.250% rate and 8.500% rate for term bonds maturing 9/30/2043 and 9/30/2053 respectively.

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

**HAGGARD FARM PUBLIC IMPROVEMENT DISTRICT – MAJOR IMPROVEMENT
AREA TRACT 4 PARCEL 1 TOWNHOMES**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

**MAJOR IMPROVEMENT AREA TRACT 4 PARCEL 1 TOWNHOMES (100 UNITS)
PRINCIPAL ASSESSMENT: \$2,130,697.60**

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 *Haggard Farm Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

The exact amount of the assessment may be obtained from the City 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 the City of Plano.

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

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

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

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]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§
§
§

COUNTY OF _____

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

COUNTY OF _____

§

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - MAJOR IMPROVEMENT AREA TRACT 4 PARCEL 1 TOWNHOMES

Installment Due 1/31	Principal	Interest ^[a]	Capitalized Interest	Additional Interest	Annual Collection Costs	Total Annual Installment ^[b]
2025	\$ -	\$ 179,113.95	\$ (179,113.95)	\$ 10,653.49	\$ 6,761.94	\$ 17,415.42
2026	\$ 20,455.11	\$ 179,113.95	\$ -	\$ 10,653.49	\$ 6,897.17	\$ 217,119.73
2027	\$ 22,138.13	\$ 177,426.41	\$ -	\$ 10,551.21	\$ 7,035.12	\$ 217,150.86
2028	\$ 23,950.60	\$ 175,600.01	\$ -	\$ 10,440.52	\$ 7,175.82	\$ 217,166.96
2029	\$ 26,022.01	\$ 173,624.09	\$ -	\$ 10,320.77	\$ 7,319.34	\$ 217,286.20
2030	\$ 28,222.88	\$ 171,477.27	\$ -	\$ 10,190.66	\$ 7,465.72	\$ 217,356.53
2031	\$ 30,553.20	\$ 169,148.88	\$ -	\$ 10,049.54	\$ 7,615.04	\$ 217,366.67
2032	\$ 33,142.46	\$ 166,628.24	\$ -	\$ 9,896.78	\$ 7,767.34	\$ 217,434.82
2033	\$ 35,861.18	\$ 163,893.99	\$ -	\$ 9,731.07	\$ 7,922.69	\$ 217,408.92
2034	\$ 38,968.28	\$ 160,935.44	\$ -	\$ 9,551.76	\$ 8,081.14	\$ 217,536.62
2035	\$ 42,204.85	\$ 157,720.56	\$ -	\$ 9,356.92	\$ 8,242.76	\$ 217,525.09
2036	\$ 45,829.81	\$ 154,238.66	\$ -	\$ 9,145.89	\$ 8,407.62	\$ 217,621.98
2037	\$ 49,713.69	\$ 150,457.70	\$ -	\$ 8,916.75	\$ 8,575.77	\$ 217,663.90
2038	\$ 53,856.50	\$ 146,356.32	\$ -	\$ 8,668.18	\$ 8,747.28	\$ 217,628.28
2039	\$ 58,517.15	\$ 141,913.16	\$ -	\$ 8,398.89	\$ 8,922.23	\$ 217,751.44
2040	\$ 63,566.20	\$ 137,085.50	\$ -	\$ 8,106.31	\$ 9,100.67	\$ 217,858.68
2041	\$ 69,003.63	\$ 131,841.28	\$ -	\$ 7,788.48	\$ 9,282.69	\$ 217,916.08
2042	\$ 74,829.46	\$ 126,148.48	\$ -	\$ 7,443.46	\$ 9,468.34	\$ 217,889.74
2043	\$ 81,302.59	\$ 119,975.05	\$ -	\$ 7,069.31	\$ 9,657.71	\$ 218,004.67
2044	\$ 88,293.58	\$ 113,267.59	\$ -	\$ 6,662.80	\$ 9,850.86	\$ 218,074.83
2045	\$ 96,061.35	\$ 105,762.64	\$ -	\$ 6,221.33	\$ 10,047.88	\$ 218,093.19
2046	\$ 104,605.89	\$ 97,597.42	\$ -	\$ 5,741.02	\$ 10,248.84	\$ 218,193.17
2047	\$ 113,797.74	\$ 88,705.92	\$ -	\$ 5,218.00	\$ 10,453.81	\$ 218,175.47
2048	\$ 123,895.83	\$ 79,033.11	\$ -	\$ 4,649.01	\$ 10,662.89	\$ 218,240.84
2049	\$ 134,900.16	\$ 68,501.97	\$ -	\$ 4,029.53	\$ 10,876.15	\$ 218,307.81
2050	\$ 146,940.20	\$ 57,035.45	\$ -	\$ 3,355.03	\$ 11,093.67	\$ 218,424.35
2051	\$ 160,015.93	\$ 44,545.54	\$ -	\$ 2,620.33	\$ 11,315.55	\$ 218,497.34
2052	\$ 174,256.83	\$ 30,944.18	\$ -	\$ 1,820.25	\$ 11,541.86	\$ 218,563.12
2053	\$ 189,792.36	\$ 16,132.35	\$ -	\$ 948.96	\$ 11,772.69	\$ 218,646.37
Total	\$ 2,130,697.60	\$ 3,684,225.12	\$ (179,113.95)	\$ 218,199.72	\$ 262,310.59	\$ 6,116,319.08

Footnotes:

[a] Interest is calculated at a 8.250% rate and 8.500% rate for term bonds maturing 9/30/2043 and 9/30/2053 respectively.

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