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Dallas County
John F. Warren
Dallas County Clerk

Instrument Number: 202500226583

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600 E. JOHN W CARPENTER FWY STE #150
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STATE OF TEXAS

Dallas County

**I hereby certify that this Instrument was filed in the File Number sequence on the date/time
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John F. Warren
Dallas County Clerk
Dallas County, TX



City of Rowlett
Official Copy

4000 Main Street
Rowlett, TX 75088
www.rowlett.com

Ordinance: ORD-034-25

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS, REVIEWING AND UPDATING THE SERVICE PLAN INCLUDING UPDATES TO THE ASSESSMENT ROLL FOR THE TRAILS AT COTTONWOOD CREEK PUBLIC IMPROVEMENT DISTRICT OF THE CITY OF ROWLETT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Rowlett, Texas, following due and strict compliance with the laws of the State of Texas and the ordinances of the City of Rowlett, Texas, and having given requisite notice by publication and otherwise, and after holding full and fair public hearings, has authorized the creation of the Trails at Cottonwood Creek Public Improvement District (the "District") of the City of Rowlett; and

WHEREAS, the City Council has, following due notice and hearing, adopted and approved a Service and Assessment Plan for the District Improvements, as described therein, on which assessment rolls have been created and made available for public inspection, and assessments have been levied on the properties within the District; and

WHEREAS, the Service and Assessment Plan and Assessment Roll is required to be reviewed and updated at least annually for annual budget purposes as required by the Public Improvement District Assessment Act, Chapter 372 of the Texas Local Government Code; and

WHEREAS, the Annual Service and Assessment Plan Update and updated Assessment Roll summaries attached as Exhibit A hereto, conform the original Assessment Roll to the principal and interest payment schedule required for the bonds issued by the District, and update the Assessment Roll to reflect prepayments, property divisions and changes to the budget allocation for District public improvements that occur during the year prior to this update, if any; and

WHEREAS, the City Council now desires to proceed with the adoption of this Ordinance and to approve and adopt the Annual Service Plan Update and the updated Assessment Roll summary attached thereto for the District, in conformity with the requirements of law; and

WHEREAS, the City Council finds the passage of this Ordinance to be in the best interest of the citizens of Rowlett

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

SECTION 1: All matters stated in the preamble of this ordinance are found to be true and correct and are incorporated herein as if copied in their entirety.

SECTION 2: The Trails at Cottonwood Creek Annual Service Plan Update and updated Assessment Roll, attached hereto and incorporated herein by this reference as Exhibit A, are hereby accepted, adopted and approved.

SECTION 3: The City Secretary is directed to cause a copy of this Ordinance, including the 2025-2026 Annual Service Plan to be recorded in the real property records of Dallas County, Texas, on or before October 28, 2025. The City Secretary is further directed to similarly file each Annual Service Plan Update approved by the City Council, with each such filing to occur within seven days of the date each respective Annual Service Plan Update is approved.

SECTION 4: This Ordinance shall be cumulative of all other City Ordinances and all other provisions of other Ordinances adopted by the City which are inconsistent with the terms or provisions of this Ordinance are hereby repealed.

SECTION 5: It is hereby declared to be the intention of the City Council of the City of Rowlett, Texas, that sections, paragraphs, clauses and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared legally invalid or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such legal invalidity or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance since the same would have been enacted by the City Council of the City of Rowlett without the incorporation in this Ordinance of any such legally invalid or unconstitutional, phrase, sentence, paragraph or section.

SECTION 6: This Ordinance shall take effect immediately from and after its passage as the law and charter in such cases provide.

At a meeting of the City Council on October 21, 2025, this Ordinance be adopted. The motion carried by the following vote:

Ayes: 7 Mayor Winget, Mayor Pro Tem Schupp, Deputy Mayor Pro Tem Britton, Councilmember Reaves, Councilmember Gibbs, Councilmember Bowers and Councilmember Bowers III.

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Approved by


Jeff Winget, Mayor

Date: October 21, 2025

Approved to form by


Victoria Thomas, City Attorney

Date: October 21, 2025

Certified by


Deborah Sorensen, City Secretary

Date: October 21, 2025



**THE TRAILS AT COTTONWOOD CREEK
PUBLIC IMPROVEMENT DISTRICT**

CITY OF ROWLETT, TEXAS

**ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/15/25 - 9/14/26)**

**AS APPROVED BY CITY COUNCIL ON:
OCTOBER 21, 2025**

PREPARED BY:

MUNICAP, INC.
— PUBLIC FINANCE —

THE TRAILS AT COTTONWOOD CREEK PUBLIC IMPROVEMENT DISTRICT

ANNUAL SERVICE PLAN UPDATE (ASSESSMENT YEAR 9/15/25 – 9/14/26)

TABLE OF CONTENTS

I.	INTRODUCTION	1
II.	UPDATE OF THE SERVICE PLAN	1
A.	UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS.....	1
B.	FIVE YEAR SERVICE PLAN	5
C.	STATUS OF DEVELOPMENT	6
D.	ANNUAL BUDGET – MAJOR IMPROVEMENT AREA.....	8
E.	ANNUAL INSTALLMENTS PER UNIT - MAJOR IMPROVEMENT AREA.....	10
F.	ANNUAL BUDGET – NEIGHBORHOOD IMPROVEMENT AREA #1.....	11
G.	ANNUAL INSTALLMENTS PER UNIT - NEIGHBORHOOD IMPROVEMENT AREA #1.....	14
H.	BOND REDEMPTION RELATED UPDATES	16
III.	UPDATE OF THE ASSESSMENT PLAN	17
IV.	UPDATE OF THE ASSESSMENT ROLL	18
A.	PARCEL UPDATES	18
B.	PREPAYMENT OF ASSESSMENTS.....	19

APPENDIX A - PID MAP

APPENDIX B - PREPAID PARCELS

APPENDIX C - ASSESSED VALUES

APPENDIX D - MAJOR IMPROVEMENT AREA ASSESSMENT ROLL - 2025-26

APPENDIX E - NEIGHBORHOOD IMPROVEMENT AREA #1 ASSESSMENT ROLL - 2025-26

APPENDIX F - PID ASSESSMENT NOTICE

I. INTRODUCTION

The Trails at Cottonwood Creek Public Improvement District (the “PID”) was created pursuant to the PID Act and Resolution No. RES-032-20 approved by the City Council of Rowlett, Texas (the “City Council”) on March 17, 2020 to finance certain public improvement projects for the benefit of the property in the PID.

On May 18, 2021, the City of Rowlett, Texas (the “City”) approved the issuance of the City of Rowlett, Texas Special Assessment Revenue Bonds, Series 2021 (Trails at Cottonwood Creek Public Improvement District Neighborhood Improvement Area #1 Project) (the “NIA #1 Bonds”) in the aggregate principal amount of \$2,543,000, and the City of Rowlett, Texas Special Assessment Revenue Bonds, Series 2021 (Trails at Cottonwood Creek Public Improvement District Major Improvement Area Project) (the “MIA Bonds”) in the aggregate principal amount of \$5,065,000, were issued to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID.

A service and assessment plan (the “Service and Assessment Plan”) was prepared at the direction of the City identifying the public improvements (the “Authorized Improvements”) to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. Pursuant to the PID Act, the Service and Assessment Plan must be reviewed and updated annually. This document is the annual update of the Service and Assessment Plan for 2025-26 (the “Annual Service Plan Update”).

The City also adopted the Neighborhood Improvement Area #1 (the “NIA #1”) Assessment Roll and the Major Improvement Area (the “MIA”) Assessment Roll attached as Appendix G and Appendix F, respectively, to the Service and Assessment Plan, identifying the assessments on each Parcel within the PID, based on the method of assessment identified in the Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Rolls for 2025-26.

Effective September 1, 2021, the Texas legislature passed House Bill 1543 as an amendment to the PID Act, requiring, among other things, (i) all Service and Assessment Plans and Annual Service Plan Updates be approved through City ordinance or order to be filed with the county clerk of each county in which all or part of the PID is located within seven days and (ii) include a copy of the notice form required by Section 5.014 of the Texas Property Code (the “PID Assessment Notice”) as disclosure of the obligation to pay PID Assessments. In light of these amendments to the PID Act, this Annual Service Plan Update includes a copy of the PID Assessment Notice as Appendix F and a copy of this Annual Service Plan Update will be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

Section 372.013 of the PID Act, as amended, stipulates that a person who proposes to sell or otherwise convey real property that is located in the PID, except in certain situations described in

the PID Act, shall first give to the purchaser of the property a copy of the completed PID Assessment Notice. The PID Assessment Notice shall be given to a prospective purchase 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 provided the required notice, the purchaser, subject to certain exceptions described in the PID act is entitled to terminate the contract.

The PID Assessment Notice shall be executed by the seller 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.

Capitalized terms shall have the meanings set forth in the Service and Assessment Plan unless otherwise defined herein.

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II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

Major Improvements Sources and Uses

Pursuant to the Service and Assessment Plan adopted on May 18, 2021, the initial total estimated costs of the Major Improvements, including bond issuance costs, were equal to \$5,018,558. According to requisition #6 approved by the City in March 2025, the actual costs of the Major Improvements were equal to \$5,363,848, representing an increase of \$345,290 from the initial total estimated costs.

Table II-A-1 on the following page summarizes the updated sources and uses of funds required to (1) construct the Major Improvements, (2) establish the PID, and (3) issue the MIA Bonds.

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Table II-A-1
Current Sources and Uses – Major Improvements

Sources of Funds	Initial Estimated Budget	Actual Amount¹	Variance
Bond par amount	\$5,065,000	\$5,065,000	\$0
Original Issue Discount	(\$46,442)	(\$46,442)	\$0
Net Par Amount	\$5,018,558	\$5,018,558	\$0
<i><u>Other funding sources</u></i>			
Accrued Interest Earnings ²	\$0	\$345,290	\$345,290
Developer Contributions	\$0	\$0	\$0
Total Sources	\$5,018,558	\$5,363,848	\$345,290
Uses of Funds			
<i><u>Major Improvements</u></i>			
Roadway Improvements	\$644,812	\$901,962	\$257,150
Sanitary Sewer Improvements	\$1,784,962	\$2,077,410	\$292,448
Drainage Improvements	\$453,094	\$483,709	\$30,615
Other soft and miscellaneous costs	\$818,956	\$584,033	(\$234,923)
<i>Subtotal: Major Improvements</i>	<i>\$3,701,824</i>	<i>\$4,047,114</i>	<i>\$345,290</i>
<i><u>Bond Issuance Costs</u></i>			
Debt Service Reserve Fund	\$311,650	\$311,650	\$0
Administrative Expenses	\$105,700	\$105,700	\$0
Capitalized Interest	\$472,049	\$472,049	\$0
Cost of Issuance	\$275,385	\$275,385	\$0
Underwriters Discount/ Underwriters Counsel	\$151,950	\$151,950	\$0
<i>Subtotal: Bond Issuance Costs</i>	<i>\$1,316,734</i>	<i>\$1,316,734</i>	<i>\$0</i>
Total Uses	\$5,018,558	\$5,363,848	\$345,290

1 – According to requisition #6 approved by the City in March 2025.

2 – Represents interest earned on project funds held by the Trustee.

Major Improvement Area Cost Variances

As shown in Table II-A-1 above, the increase in the actual costs of the Major Improvements were funded by project fund interest earnings and did not increase Assessments.

Neighborhood Improvement Area #1 Improvements Sources and Uses

Pursuant to the Service and Assessment Plan adopted on May 18, 2021, the initial total estimated costs of the Neighborhood Improvement Area #1 Improvements, including bond issuance costs, were equal to \$8,791,242. According to requisition #6 approved by the City in March 2025 and Developer's Quarterly Improvement Implementation report as of June 30, 2025, the actual costs of the

Neighborhood Improvement Area #1 Improvements were equal to \$10,102,260, representing an increase of \$1,311,018 from the initial total estimated costs.

Table II-A-2 on the following page summarizes the updated sources and uses of funds required to (1) construct the Neighborhood Improvement Area #1 Improvements, including the proportional share of the Major Improvement costs, (2) establish the PID, and (3) issue NIA #1 Bonds.

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Table II-A-2³
Current Sources and Uses – Neighborhood Improvement Area #1

Sources of Funds	Initial Estimated Budget	Actual Amount	Variance
Bond par amount	\$2,543,000	\$2,543,000	\$0
Bond Premium	\$14,107	\$14,107	\$0
Net Par Amount	\$2,557,107	\$2,557,107	\$0
<i>Other funding sources</i>			
Accrued Interest Earnings ²	\$0	\$130,308	\$130,308
Developer Contributions	\$6,234,135	\$7,414,846	\$1,180,711
Total Sources	\$8,791,242	\$10,102,260	\$1,311,018
Uses of Funds			
<i>Major Improvements</i>			
Roadway Improvements	\$218,571	\$365,247	\$146,676
Sanitary Sewer Improvements	\$605,047	\$685,780	\$80,732
Drainage Improvements	\$153,585	\$185,551	\$31,966
Other soft and miscellaneous costs	\$277,601	\$148,534	(\$129,067)
<i>Subtotal: Major Improvements</i>	<i>\$1,254,804</i>	<i>\$1,385,112</i>	<i>\$130,307</i>
<i>NIA #1 Improvements</i>			
Roadway Improvements	\$2,557,028	\$2,912,292	\$355,264
Sanitary Sewer Improvements	\$882,739	\$882,739	\$0
Drainage Improvements	\$1,398,646	\$1,398,646	\$0
Park Improvements	\$394,600	\$1,575,311	\$1,180,711
Other soft and miscellaneous costs	\$1,586,224	\$1,230,960	(\$355,264)
<i>Subtotal: NIA #1 Improvements</i>	<i>\$6,819,237</i>	<i>\$7,999,948</i>	<i>\$1,180,711</i>
<i>Bond Issuance Costs</i>			
Debt Service Reserve Fund	\$155,130	\$155,130	\$0
Administrative Expenses	\$105,700	\$105,700	\$0
Capitalized Interest	\$215,081	\$215,081	\$0
Cost of Issuance	\$165,000	\$165,000	\$0
Underwriters Discount/ Underwriters Counsel	\$76,290	\$76,290	\$0
<i>Subtotal: Bond Issuance Costs</i>	<i>\$717,201</i>	<i>\$717,201</i>	<i>\$0</i>
Total Uses	\$8,791,242	\$10,102,260	\$1,311,018

1 – According to requisition #6 approved by the City in March 2025 and Developer's Quarterly Improvement Implementation report as of June 30, 2025.

2 – Represents interest earned on project funds held by the Trustee.

3 – Amounts shown above are rounded to the nearest dollar.

Neighborhood Improvement Area #1 Improvement Cost Variances

As stated in Table II-A-2 on the previous page, the increase in the actual costs of the Neighborhood Improvement Area #1 Improvements were funded by project fund interest earnings and developer contributions and did not increase Assessments.

B. FIVE YEAR SERVICE PLAN

According to the PID Act, a service plan must cover a period of five years.

The projected Major Improvement Area Annual Installments over a period of five years are shown in Table II-B-1 below.

Table II-B-1³
Major Improvement Area
Projected Annual Installments (2021-2031)

Assessment Year ending September 15	Principal Payments	Interest Expense	Administrative Expenses	Prepayment & Delinquency Reserves	Capitalized Interest or Other Available Credits ¹	Annual PID Installments ²
2021-25	\$210,000	\$885,212	\$182,700	\$50,135	(\$602,583)	\$725,464
2026	\$111,000	\$200,638	\$47,000	\$24,275	(\$9,000)	\$373,913
2027	\$115,000	\$196,475	\$38,643	\$23,720	\$0	\$373,838
2028	\$119,000	\$192,163	\$39,416	\$23,145	\$0	\$373,723
2029	\$123,000	\$187,700	\$40,204	\$22,550	\$0	\$373,454
2030	\$128,000	\$183,088	\$41,008	\$21,935	\$0	\$374,031
2031	\$132,000	\$178,288	\$41,828	\$21,295	\$0	\$373,411
Total	\$938,000	\$2,023,562	\$430,799	\$187,055	(\$611,583)	\$2,967,832

1 – Other available credits include but are not necessarily limited to interest income earned in the Reserve Fund or excess funds available from the trust accounts.

2 – Assessment years ending 2021-2026 reflect actual Annual Installments and are net of applicable investment income and other credits. Assessment years 2027 through 2031 reflect projected Annual Installments and will be updated in future annual service plan updates.

3 – Amounts shown above are rounded to the nearest dollar.

The projected Neighborhood Improvement Area #1 Annual Installments over a period of five years are shown in Table II-B-2 on the following page.

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Table II-B-2³
Neighborhood Improvement Area #1
Projected Annual Installments (2021-2031)

Assessment Year ending September 15	Principal Payments	Interest Expense	Administrative Expenses	Prepayment & Delinquency Reserves	Capitalized Interest or Other Available Credits ¹	Annual PID Installments ²
2021-25	\$122,000	\$403,216	\$182,700	\$25,130	(\$330,718)	\$402,328
2026	\$63,000	\$89,562	\$47,000	\$11,889	(\$7,000)	\$204,451
2027	\$65,000	\$89,224	\$38,643	\$11,790	\$0	\$204,657
2028	\$66,000	\$87,193	\$39,416	\$11,465	\$0	\$204,073
2029	\$68,000	\$85,130	\$40,204	\$11,135	\$0	\$204,469
2030	\$70,000	\$83,005	\$41,008	\$10,795	\$0	\$204,809
2031	\$72,000	\$80,818	\$41,828	\$10,445	\$0	\$205,091
Total	\$526,000	\$918,147	\$430,799	\$92,649	(\$337,718)	\$1,629,877

1 – Other available credits include but are not necessarily limited to interest income earned in the Reserve Fund or excess funds available from the trust accounts.

2 – Assessment years ending 2021-2026 reflect actual Annual Installments and are net of applicable investment income and other credits. Assessment years 2027 through 2031 reflect projected Annual Installments and will be updated in future annual service plan updates.

3 – Amounts shown above are rounded to the nearest dollar.

C. STATUS OF DEVELOPMENT

Major Improvement Area

According to the Developer’s Quarterly Improvement Implementation Report dated June 30, 2025, the expected completion date for the Major Improvement Area Improvements is the third quarter of 2025.

According to the Developer, all onsite roadway, water, sanitary sewer and storm drainage work is substantially complete. Paving Construction activities have been performed by Mario Sinacola & Sons, Inc. (“Sinacola”). Sinacola has achieved completion of the on-site roadway and alley network and has now completed the roundabout and modification of Vinson Road, the main entry into the subdivision. The paving activities are substantially complete. Utility Contractor Interstate Pipeline Utility Construction, Inc. (“Interstate”) has completed punch list and finish out activities. The utility activities are substantially complete.

According to the Developer, a contract for improvements to the Enclave Lift Station, Northside Lift Station and gravity extension has been awarded to Blue Star Utilities. Parts and materials were ordered in the fourth quarter of 2023. Blue Star Utilities mobilized in February 2024 to construct the Waters Lane “Expanded Line” and completed this portion of the project in March 2024. The Waters Lane Expanded Line activities are substantially complete and were accepted by the City on May 15, 2024.

The City of Rowlett released the Lift Station improvements for construction in March 2024. Materials have arrived, and installation of the improvements began on schedule in December 2024 and is expected to be completed in the third quarter of 2025.

Neighborhood Improvement Area #1

According to the Developer's Quarterly Improvement Implementation Report dated June 30, 2025, the expected completion date for the Neighborhood Improvement Area #1 Improvements is the third quarter of 2025.

According to the Developer, all onsite roadway, water, sanitary sewer and storm drainage work is substantially complete. Paving Construction activities have been performed by Mario Sinacola & Sons, Inc, ("Sinacola"). Sinacola has achieved completion of the on-site roadway and alley network and has now completed the roundabout and modification of Vinson Road, the main entry into the subdivision. The paving activities are substantially complete. Utility Contractor Interstate Pipeline Utility Construction, Inc. ("Interstate") has completed punch list and finish out activities. The utility activities are substantially complete.

According to the Developer, a contract for improvements to the Enclave Lift Station, Northside Lift Station and gravity extension has been awarded to Blue Star Utilities. Parts and materials were ordered in the fourth quarter of 2023. Blue Star Utilities mobilized in February 2024 to construct the Waters Lane "Expanded Line" and completed this portion of the project in March 2024. The Waters Lane Expanded Line activities are substantially complete and were accepted by the City on May 15, 2024.

The City of Rowlett released the Lift Station improvements for construction in March 2024. Materials have arrived, and installation of the improvements began on schedule in December 2024 and is expected to be completed in the third quarter of 2025.

The Phase 1 final plat was approved by the Planning and Zoning Commission on March 12, 2024, and the final plat was recorded in the public records of Dallas County on March 13, 2024.

According to the Dallas County Central Appraisal District ("DCAD") records dated as of September 5, 2025, forty-three (43) residential units have been completed and sold to end users, which represents approximately 22.16 percent of the anticipated 194 single-family residential units anticipated to be developed within the Neighborhood Improvement Area #1 of the PID.

D. ANNUAL BUDGET – MAJOR IMPROVEMENT AREA

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the issuance of the MIA Bonds, of which twenty-six (26) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Assessment shall bear interest at the rate on the MIA Bonds commencing with the issuance of the MIA Bonds. The effective interest rate on the MIA Bonds for 2025-26 is 4.13 percent. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the MIA Bonds (4.13 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments. These payments, the “Annual Installments” of the Assessments, shall be billed by the City in 2025 and will be delinquent on February 1, 2026.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2025-26, and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under an applicable Trust Indenture capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the MIA Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment and delinquency reserve amounts as described in the Service and Assessment Plan and applicable Trust Indenture.

Annual Installments to be Collected for 2025-26

The budget for the Major Improvement Area of the PID will be paid from the collection of Annual Installments collected for 2025-26 as shown in Table II-D-1 on the following page.

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Table II-D-1
Budget for the MIA
Annual Installments to be Collected for 2025-26

	MIA Bonds¹
Interest payment on March 15, 2026	\$100,319
Interest payment on September 15, 2026	\$100,319
Principal payment on September 15, 2026	\$111,000
<i>Subtotal - Debt Service Payments</i>	<i>\$311,638</i>
Administrative Expenses	\$47,000
Excess Interest for Prepayment & Delinquency Reserves	\$24,275
<i>Subtotal Expenses</i>	<i>\$382,913</i>
Available Reserve Fund Income	(\$4,000)
Available Administrative Expense Funds	(\$5,000)
<i>Subtotal funds available</i>	<i>(\$9,000)</i>
Annual Installments	\$373,913

1 – Amounts shown above are rounded to the nearest dollar for presentation purposes, whereas the calculations are to the cent.

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 15, 2026, in the amount of \$100,319 and on September 15, 2026, in the amount of \$100,319, which equals interest on the outstanding Major Improvement Area Assessments balance of \$4,855,000 for six months each and an effective interest rate of 4.13 percent. Annual Installments to be collected include a principal amount of \$111,000 due on September 15, 2026. As a result, the total principal and interest due for MIA Assessments in 2025-26 is estimated to be equal to \$311,638.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, third-party assessment collector, and contingency fees. As shown in Table II-D-2 on the following page, the total Major Improvement Area administrative expenses to be collected for 2025-26 are estimated to be \$47,000.

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Table II-D-2
Administrative Budget Breakdown

Description	2025-26 Estimated Budget (9/15/25-9/14/26)
City	\$5,000
Administrator	\$25,000
Trustee	\$4,000
Auditor	\$0
Third-Party Assessment Collector	\$10,000
Contingency	\$3,000
Total	\$47,000

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of \$24,275, which equals 0.5 percent interest on the outstanding MIA Bonds Assessments balance of \$4,855,000.

Available Reserve Fund Income

As of August 31, 2025, there has been approximately \$16,967 in excess reserve fund income earned above the reserve fund requirement. As a result, a pro rata portion of the excess reserve fund income in the amount of \$4,000 is available to be applied as a credit to reduce the 2025-26 Major Improvement Area Annual Installment.

Available Administrative Expense Account

As of August 31, 2025, the balance in the Administrative Expense Fund was \$92,406. Based upon this balance, a pro rata portion of the balance in the amount of \$5,000 is anticipated to be available to reduce the administrative portion of the 2025-26 Major Improvement Area Annual Installments.

E. ANNUAL INSTALLMENTS PER UNIT - MAJOR IMPROVEMENT AREA

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the MIA Bonds, to fund the Prepayment Reserve and Delinquency Reserve described in the Service and Assessment Plan, and to cover Administrative Expenses of the Major Improvement Area.

According to the Service and Assessment Plan, 571 units representing 513.63 total Equivalent Units are anticipated to be built within the Major Improvement Area of the PID. The Annual Installment due to be collected per Equivalent Unit within the Major Improvement Area of the PID for 2025-26 is shown in Table II-E-1 on the following page.

Table II-E-1
Annual Installment Per Unit – Major Improvement Area

Budget Item	Net Budget Amount¹	Annual Installment per Equivalent Unit²
Principal	\$111,000.00	\$216.11
Interest	\$196,637.50	\$382.84
Administrative Expenses	\$42,000.00	\$81.77
Additional Interest Reserves	\$24,275.00	\$47.26
Total	\$373,912.50	\$727.98

1 – Refer to Table II-D-1 of this report for additional budget details.

2 – Based on the current outstanding 513.63 Equivalent Units.

The Annual Installment due to be collected from each Lot Type in the Major Improvement Area of the PID for 2025-26 is shown in Table II-E-2 below.

Table II-E-2
Annual Installment Per Lot Type – Major Improvement Area

Lot Type	Annual Installment per Equivalent Unit	Equivalent Unit Factor	Annual Installment Per Unit
50 Ft Lots	\$727.98	1.00	\$727.98
40 Ft Lots	\$727.98	0.89	\$647.90
Townhomes	\$727.98	0.79	\$575.10

The list of Parcels within the Major Improvement Area of the PID, the estimated number of units to be developed on the current residential Parcels, the total Assessment, the Annual Assessment, the Administrative Expenses, and the Annual Installment to be collected for 2025-26 are shown in the assessment roll summary attached hereto as Appendix D.

F. ANNUAL BUDGET – NEIGHBORHOOD IMPROVEMENT AREA #1

NIA #1 - Annual Installments – 2025-26

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the issuance of the NIA #1 Bonds, of which twenty-six (26) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Assessment shall bear interest at the rate on the NIA #1 Bonds commencing with the issuance of the NIA #1 Bonds. The effective interest rate on the NIA #1 Bonds for 2025-26 is 3.77 percent per annum. Pursuant to Section 372.018 of the PID Act, the interest rate for that assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the NIA #1

Bonds (3.77 percent) plus an additional interest of one-half of one percent are used to calculate interest on the Assessments. These payments, the “Annual Installments” of the Assessments, shall be billed by the City in 2025 and will be delinquent on February 1, 2026.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2025-26, and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Service and Assessment Plan and Trust Indenture such as capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the NIA #1 Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment and delinquency reserve amounts as described in the Service and Assessment Plan and applicable Trust Indenture.

Neighborhood Improvement Area #1 Annual Installments to be Collected for 2025-26

The budget for Neighborhood Improvement Area #1 of the PID will be paid from the collection of Annual Installments collected for 2025-26 as shown in Table II-F-1 below.

Table II-F-1
Budget for the NIA #1 Annual Installments
to be Collected for 2025-26

	NIA #1 Bonds¹
Interest payment on March 15, 2026	\$44,781
Interest payment on September 15, 2026	\$44,781
Principal payment on September 15, 2026	\$63,000
<i>Subtotal - Debt Service Payments</i>	<i>\$152,562</i>
Administrative Expenses	\$47,000
Excess Interest for Prepayment & Delinquency Reserves	\$11,889
<i>Subtotal Expenses</i>	<i>\$211,451</i>
Available Reserve Fund Income	(\$2,000)
Available Administrative Expense Funds	(\$5,000)
<i>Subtotal funds available</i>	<i>(\$7,000)</i>
Annual Installments	\$204,451

1 – Amounts shown above are rounded to the nearest dollar for presentation purposes, whereas the calculations are to the cent.

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 15, 2026, in the amount of \$44,781 and on September 15, 2026, in the amount of \$44,781, which equal interest on the outstanding NIA #1 Assessments balance of \$2,377,720 for six months each and an effective interest rate of 3.77 percent. Annual Installments to be collected include a principal amount of \$63,000 due on September 15, 2026. As a result, the total principal and interest due for NIA #1 Assessments in 2025-26 is estimated to be equal to \$152,562.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, third-party assessment collector, and contingency fees. As shown in Table II-F-2 below, the total NIA #1 administrative expenses to be collected for 2025-26 are estimated to be \$47,000.

Table II-F-2
Administrative Budget Breakdown

Description	2025-26
	Estimated Budget (9/15/25-9/14/26)
City	\$5,000
Administrator	\$25,000
Trustee	\$4,000
Auditor	\$0
Third-Party Assessment Collector	\$10,000
Contingency	\$3,000
Total	\$47,000

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of \$11,889, which equals 0.5 percent interest on the outstanding NIA #1 Bonds Assessments balance of \$2,377,720.

Available Reserve Fund Income

As of August 31, 2025, there has been approximately \$8,601 in excess reserve fund income earned above the reserve fund requirement. As a result, a pro rata portion of the excess reserve fund income in the amount of \$2,000 is available to be applied as a credit to reduce the 2025-26 Neighborhood Improvement Area #1 Annual Installment.

Available Administrative Expense Account

As of September 30, 2024, the balance in the Administrative Expense Fund was \$73,085. Based upon this balance, a pro rata portion of the balance in the amount of \$5,000 is anticipated to be available to reduce the administrative portion of the 2025-26 Neighborhood Improvement Area #1 Annual Installments.

G. ANNUAL INSTALLMENTS PER UNIT - NEIGHBORHOOD IMPROVEMENT AREA #1

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the NIA #1 Bonds, to fund the Prepayment Reserve and Delinquency Reserve described in the Service and Assessment Plan, and to cover Administrative Expenses of NIA #1.

According to the Service and Assessment Plan, 194 units, representing 174.11 total Equivalent Units, were anticipated to be built within NIA #1 of the PID. According to the Trustee, three Parcels representing 2.58 Equivalent Units have prepaid their Assessments in full and one Parcel representing 0.46 Equivalent Units has partially prepaid their Assessment, lowering the total outstanding Equivalent Units to 171.07 ($174.11 - 3.03 = 171.07$). The Annual Installment due to be collected per Equivalent Unit in the NIA #1 for 2025-26 is shown in Table II-G-1 below.

Table II-G-1³
Annual Installment Per Unit – NIA #1

Budget Item	Net Budget Amount¹	Annual Installment per Equivalent Unit²
Principal	\$63,000.00	\$368.27
Interest	\$87,562.27	\$511.85
Administrative Expenses	\$42,000.00	\$245.51
Additional Interest Reserves	\$11,888.60	\$69.50
Total	\$204,450.88	\$1,195.13

1 – Refer to Table II-F-1 of this report for additional budget details.

2 – Based on the current outstanding 171.07 Equivalent Units.

3 – Amounts shown above are rounded to the nearest dollar.

The Annual Installment due to be collected from each Lot Type in the NIA #1 of the PID for 2025-26 is shown in Table II-G-2 on the following page.

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Table II-G-2
Annual Installment Per Lot Type – NIA #1

Lot Type	Annual Installment Per Equivalent Unit	Equivalent Unit Factor	Annual Installment Per Unit
50 Ft Lots	\$1,195.13	1.00	\$1,195.13
40 Ft Lots	\$1,195.13	0.89	\$1,069.32
Townhomes	\$1,195.13	0.79	\$943.52

The list of Parcels within NIA #1 of the PID, the number of units to be developed on the current residential Parcels, the corresponding total Equivalent Units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2025-26 are shown in the Assessment Roll Summary attached hereto as Appendix E.

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H. BOND REDEMPTION RELATED UPDATES

MIA Bonds

The MIA Bonds were issued in 2021. Pursuant to Section 4.3 of the MIA Trust Indenture, the City reserves the right and option to redeem the Major Improvement Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 15, 2029**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the applicable Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the MIA Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

NIA #1 Bonds

The NIA #1 Bonds were issued in 2021. Pursuant to Section 4.3 of the NIA #1 Trust Indenture, the City reserves the right and option to redeem the NIA #1 Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 15, 2029**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the applicable Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the NIA #1 Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

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III. UPDATE OF THE ASSESSMENT PLAN

The Service and Assessment Plan adopted by the City Council describes that the Authorized Improvement costs shall be allocated to the Assessed Property equally based on the equivalent number of residential dwelling units anticipated to be built on each Parcel once such property is fully developed, and that such method of allocation will result in the imposition of equal shares of the Authorized Improvement costs to Parcels similarly benefited.

Assessment Methodology

This method of assessing property, as updated in prior Annual Service Plan Updates, has not been changed and Assessed Property will continue to be assessed as provided for in the Service and Assessment Plan.

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IV. UPDATE OF THE ASSESSMENT ROLL

Pursuant to the original Service and Assessment Plan, the Assessment Rolls shall be updated each year to reflect:

- (i) the identification of each Parcel (ii) the Assessment for each Parcel of Assessed Property, including any adjustments authorized by the Service and Assessment Plan or in the PID Act;
- (iii) the Annual Installment for the Assessed Property for the year (if the Assessment is payable in installments); and (iv) payments of the Assessment, if any, as provided by Section VI.I of the Service and Assessment Plan.

The summary of updated Assessment Rolls is shown in Appendix D and Appendix E of this report. Each Parcel in the PID is identified, along with the Assessment on each Parcel and the Annual Installment to be collected from each Parcel. Assessments are to be reallocated for the subdivision of any Parcels.

A. PARCEL UPDATES

According to the Service and Assessment Plan, upon the subdivision of any Parcel, the Administrator shall reallocate the Assessment for the Parcel prior to the subdivision among the new subdivided Parcels according to the following formula:

$$A = B \times (C \div D)$$

Where the terms have the following meanings:

- A = the Assessment for each new subdivided Parcel.
- B = the Assessment for the Parcel prior to subdivision.
- C = the estimated Equivalent Units to be built on each newly subdivided Parcel
- D = the sum of the estimated Equivalent Units to be built on all of the new subdivided Parcels

The calculation of the estimated number of units to be built on a Parcel shall be performed by the Administrator and confirmed by the City Council based on the information available regarding the use of the Parcel. The estimate as confirmed shall be conclusive. The number of units to be built on a Parcel may be estimated by net land area and reasonable density ratios.

According to DCAD online records, parent Parcel 65009569510010000 was partially subdivided into one hundred and ninety-four (194) residential lots and thirty-two (32) open space lots within the PID. As a result, individual Parcels within Neighborhood Improvement Area #1 of the PID were individually billed Annual Installments beginning in tax year 2025. Table IV-A-1 on the following page shows the Neighborhood Improvement Area #1 Assessment allocation prior to and after the subdivision.

Table IV-A-1
Parent Parcel Subdivision
Neighborhood Improvement Area #1 Assessments

Prior to Subdivision				After Subdivision					
Parcel	Projected Number of Units ¹	Equivalent Units (EU)	Total PID Assessments	Parcel	EU per Lot Type	Number of Units ¹	Total EU	Assessment per Unit	Total Assessments
65009569510010000	191	171.07	\$2,377,720	Various (50' Lot)	1.00	72	72.00	\$13,899	\$1,000,733
				Various (40' Lot)	0.89	53	46.97	\$12,436	\$652,773
				Various (Townhome)	0.79	66	52.11	\$10,973	\$724,214
Total	191	171.07	\$2,377,720			191	171.07		\$2,377,720

¹ – There are three less units due to the three Parcels that prepaid their Assessments.

B. PREPAYMENT OF ASSESSMENTS

As of August 31, 2025, there has been no prepayment of Assessments within the Major Improvement Area of the PID.

As of August 31, 2025, there have been three full prepayments of Assessments and one partial prepayment within the Neighborhood Improvement Area #1 of the PID.

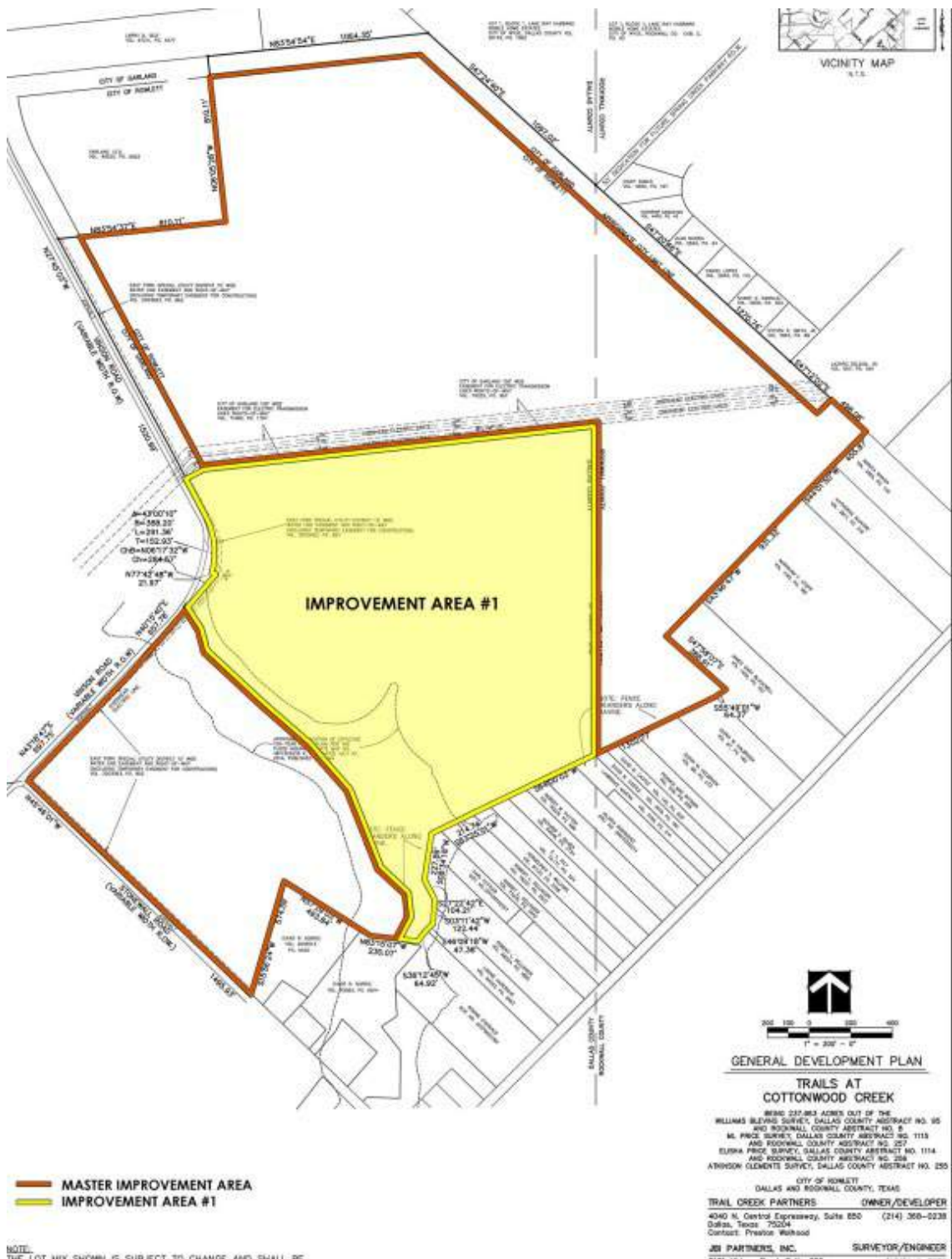
The complete Assessment Roll is available for review at Rowlett City Hall, located at 4000 Main Street, Rowlett, Texas 75088.

APPENDIX A
PID MAP

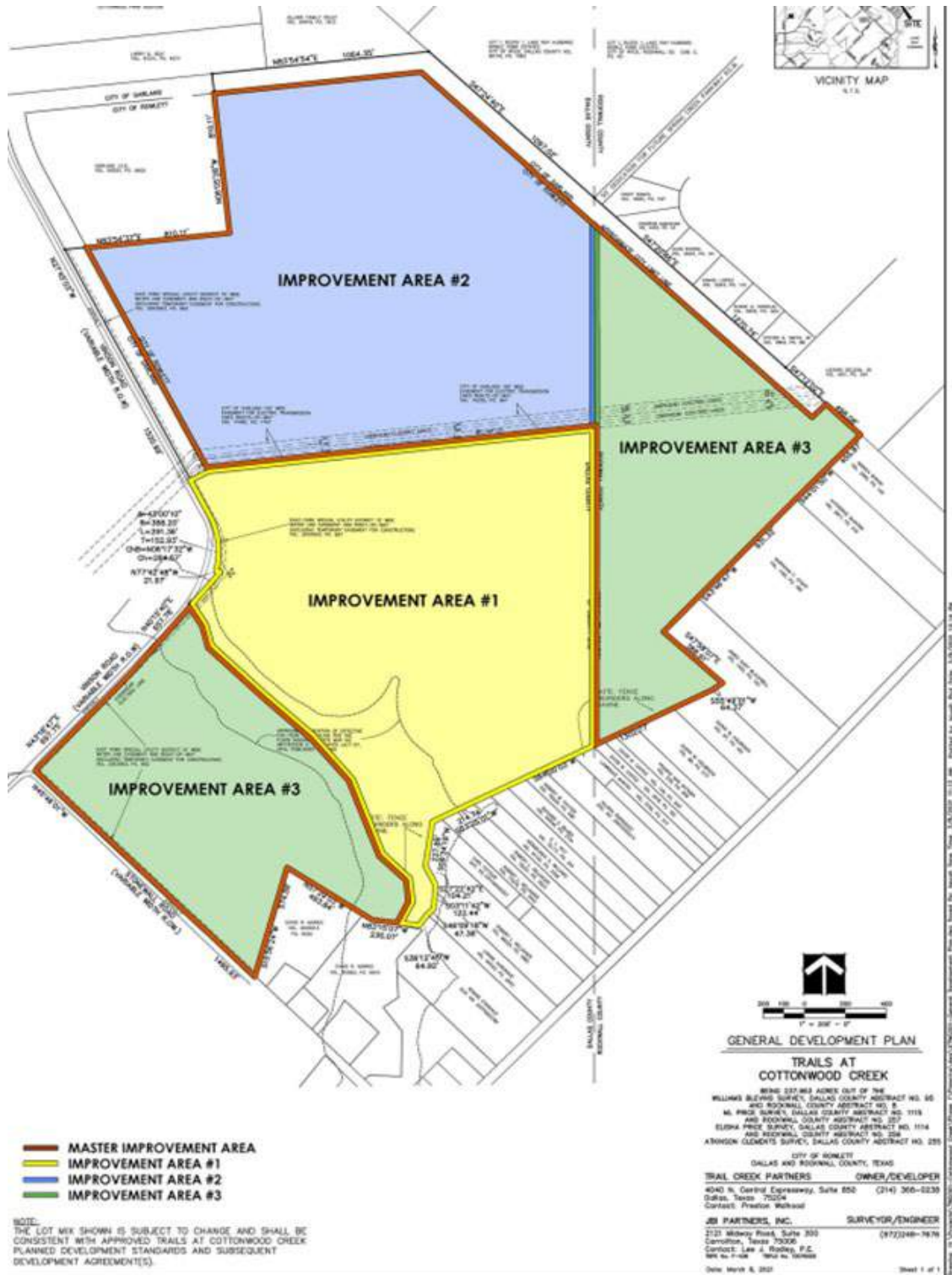
PID MAP



NEIGHBORHOOD IMPROVEMENT AREA #1 AND MAJOR IMPROVEMENT AREA MAP



FUTURE NEIGHBORHOOD IMPROVEMENT AREA MAP



APPENDIX B
PREPAID PARCELS

Appendix B
Prepaid Parcels

Parcel ID	Lot Type	Prepayment Date	Amount Paid	Prepayment Type
440226100E0260000	Townhome	1/2025	\$11,259.07	FULL
440226100B0100000	40	8/2025	\$6,500.00	PARTIAL
440226100B0020000	40	9/2025	\$12,760.28	FULL
440226100B0230000	40	9/2025	\$12,760.28	FULL
Total				

APPENDIX C
ASSESSED VALUE

Trails at Cottonwood Creek PID
2025 Certified Assessed Value

Parcel	2025 Assessed Value ¹
All Parcels	\$46,557,516
Total	\$46,557,516

1 - Assessed Value per Dallas County Appraisal District and Rockwall County Appraisal District online records as of September 12, 2025.

APPENDIX D
MAJOR IMPROVEMENT AREA ASSESSMENT ROLL – 2025-26

Assessment Roll Summary - Major Improvement Area
2025-26

Parcel	Estimated No. of units	Lot Size	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
10084 13149	178	Various	513.63	\$4,855,000.00	\$111,000.00	\$196,637.50	\$24,275.00	\$42,000.00	\$373,912.50
65009569510010000	100								
65111431510110100	293								
	571		513.63	\$4,855,000.00	\$111,000.00	\$196,637.50	\$24,275.00	\$42,000.00	\$373,912.50

APPENDIX E
NEIGHBORHOOD IMPROVEMENT AREA #1 ASSESSMENT ROLL – 2025-26

**Assessment Roll Summary - Neighborhood Improvement Area #1
2025-26**

Parcel	Lot Size	Outstanding Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Administrative Expense	Annual Installment
440226100A0010000	50	1.00	\$13,899.06	\$368.27	\$511.85	\$69.50	\$245.51	\$1,195.13
440226100A0020000	50	1.00	\$13,899.06	\$368.27	\$511.85	\$69.50	\$245.51	\$1,195.13
440226100A0030000	50	1.00	\$13,899.06	\$368.27	\$511.85	\$69.50	\$245.51	\$1,195.13
440226100A0040000	50	1.00	\$13,899.06	\$368.27	\$511.85	\$69.50	\$245.51	\$1,195.13
440226100A0050000	50	1.00	\$13,899.06	\$368.27	\$511.85	\$69.50	\$245.51	\$1,195.13
440226100A0060000	50	1.00	\$13,899.06	\$368.27	\$511.85	\$69.50	\$245.51	\$1,195.13
440226100A0070000	50	1.00	\$13,899.06	\$368.27	\$511.85	\$69.50	\$245.51	\$1,195.13
440226100A0080000	50	1.00	\$13,899.06	\$368.27	\$511.85	\$69.50	\$245.51	\$1,195.13
440226100A0090000	40	0.89	\$12,436.00	\$329.50	\$457.97	\$62.18	\$219.67	\$1,069.32
440226100A10X0000	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
440226100B0010000	40	0.89	\$12,436.00	\$329.50	\$457.97	\$62.18	\$219.67	\$1,069.32
440226100B0020000	40	0.00	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	\$0.00
440226100B0030000	40	0.89	\$12,436.00	\$329.50	\$457.97	\$62.18	\$219.67	\$1,069.32
440226100B0040000	40	0.89	\$12,436.00	\$329.50	\$457.97	\$62.18	\$219.67	\$1,069.32
440226100B0050000	40	0.89	\$12,436.00	\$329.50	\$457.97	\$62.18	\$219.67	\$1,069.32
440226100B0060000	40	0.89	\$12,436.00	\$329.50	\$457.97	\$62.18	\$219.67	\$1,069.32
440226100B0070000	40	0.89	\$12,436.00	\$329.50	\$457.97	\$62.18	\$219.67	\$1,069.32
440226100B0080000	40	0.89	\$12,436.00	\$329.50	\$457.97	\$62.18	\$219.67	\$1,069.32
440226100B0090000	40	0.89	\$12,436.00	\$329.50	\$457.97	\$62.18	\$219.67	\$1,069.32
440226100B0100000	40	0.44	\$6,101.19	\$161.66	\$224.68	\$30.51	\$107.77	\$524.62
440226100B0110000	40	0.89	\$12,436.00	\$329.50	\$457.97	\$62.18	\$219.67	\$1,069.32
440226100B0120000	40	0.89	\$12,436.00	\$329.50	\$457.97	\$62.18	\$219.67	\$1,069.32
440226100B0130000	40	0.89	\$12,436.00	\$329.50	\$457.97	\$62.18	\$219.67	\$1,069.32
440226100B0140000	40	0.89	\$12,436.00	\$329.50	\$457.97	\$62.18	\$219.67	\$1,069.32
440226100B0150000	40	0.89	\$12,436.00	\$329.50	\$457.97	\$62.18	\$219.67	\$1,069.32
440226100B0160000	40	0.89	\$12,436.00	\$329.50	\$457.97	\$62.18	\$219.67	\$1,069.32
440226100B0170000	40	0.89	\$12,436.00	\$329.50	\$457.97	\$62.18	\$219.67	\$1,069.32
440226100B0180000	40	0.89	\$12,436.00	\$329.50	\$457.97	\$62.18	\$219.67	\$1,069.32
440226100B0190000	40	0.89	\$12,436.00	\$329.50	\$457.97	\$62.18	\$219.67	\$1,069.32
440226100B0200000	40	0.89	\$12,436.00	\$329.50	\$457.97	\$62.18	\$219.67	\$1,069.32
440226100B0210000	40	0.89	\$12,436.00	\$329.50	\$457.97	\$62.18	\$219.67	\$1,069.32
440226100B0220000	40	0.89	\$12,436.00	\$329.50	\$457.97	\$62.18	\$219.67	\$1,069.32
440226100B0230000	40	0.00	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	\$0.00
440226100B0240000	40	0.89	\$12,436.00	\$329.50	\$457.97	\$62.18	\$219.67	\$1,069.32
440226100B0250000	40	0.89	\$12,436.00	\$329.50	\$457.97	\$62.18	\$219.67	\$1,069.32
440226100B0260000	40	0.89	\$12,436.00	\$329.50	\$457.97	\$62.18	\$219.67	\$1,069.32
440226100B0270000	40	0.89	\$12,436.00	\$329.50	\$457.97	\$62.18	\$219.67	\$1,069.32
440226100B0280000	40	0.89	\$12,436.00	\$329.50	\$457.97	\$62.18	\$219.67	\$1,069.32
440226100B29X0000	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
440226100B30X0000	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
440226100C0010000	50	1.00	\$13,899.06	\$368.27	\$511.85	\$69.50	\$245.51	\$1,195.13
440226100C0020000	50	1.00	\$13,899.06	\$368.27	\$511.85	\$69.50	\$245.51	\$1,195.13
440226100C0030000	40	0.89	\$12,436.00	\$329.50	\$457.97	\$62.18	\$219.67	\$1,069.32
440226100C0040000	50	1.00	\$13,899.06	\$368.27	\$511.85	\$69.50	\$245.51	\$1,195.13
440226100C0050000	50	1.00	\$13,899.06	\$368.27	\$511.85	\$69.50	\$245.51	\$1,195.13
440226100C0060000	50	1.00	\$13,899.06	\$368.27	\$511.85	\$69.50	\$245.51	\$1,195.13
440226100C0070000	50	1.00	\$13,899.06	\$368.27	\$511.85	\$69.50	\$245.51	\$1,195.13
440226100C0080000	50	1.00	\$13,899.06	\$368.27	\$511.85	\$69.50	\$245.51	\$1,195.13
440226100C0090000	50	1.00	\$13,899.06	\$368.27	\$511.85	\$69.50	\$245.51	\$1,195.13
440226100C0100000	50	1.00	\$13,899.06	\$368.27	\$511.85	\$69.50	\$245.51	\$1,195.13
440226100C0110000	50	1.00	\$13,899.06	\$368.27	\$511.85	\$69.50	\$245.51	\$1,195.13
440226100C0120000	50	1.00	\$13,899.06	\$368.27	\$511.85	\$69.50	\$245.51	\$1,195.13
440226100C0130000	50	1.00	\$13,899.06	\$368.27	\$511.85	\$69.50	\$245.51	\$1,195.13
440226100C0140000	50	1.00	\$13,899.06	\$368.27	\$511.85	\$69.50	\$245.51	\$1,195.13
440226100C0150000	50	1.00	\$13,899.06	\$368.27	\$511.85	\$69.50	\$245.51	\$1,195.13
440226100C0160000	50	1.00	\$13,899.06	\$368.27	\$511.85	\$69.50	\$245.51	\$1,195.13
440226100C17X0000	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
440226100C18X0000	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
440226100C19X0000	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
440226100D0010000	40	0.89	\$12,436.00	\$329.50	\$457.97	\$62.18	\$219.67	\$1,069.32
440226100D0020000	40	0.89	\$12,436.00	\$329.50	\$457.97	\$62.18	\$219.67	\$1,069.32
440226100D0030000	50	1.00	\$13,899.06	\$368.27	\$511.85	\$69.50	\$245.51	\$1,195.13
440226100D0040000	Townhome	0.79	\$10,972.95	\$290.74	\$404.09	\$54.86	\$193.83	\$943.52
440226100D0050000	Townhome	0.79	\$10,972.95	\$290.74	\$404.09	\$54.86	\$193.83	\$943.52
440226100D0060000	Townhome	0.79	\$10,972.95	\$290.74	\$404.09	\$54.86	\$193.83	\$943.52
440226100D0070000	Townhome	0.79	\$10,972.95	\$290.74	\$404.09	\$54.86	\$193.83	\$943.52
440226100D0080000	Townhome	0.79	\$10,972.95	\$290.74	\$404.09	\$54.86	\$193.83	\$943.52
440226100D0090000	Townhome	0.79	\$10,972.95	\$290.74	\$404.09	\$54.86	\$193.83	\$943.52
440226100D0100000	Townhome	0.79	\$10,972.95	\$290.74	\$404.09	\$54.86	\$193.83	\$943.52
440226100D0110000	Townhome	0.79	\$10,972.95	\$290.74	\$404.09	\$54.86	\$193.83	\$943.52

Parcel	Lot Size	Outstanding Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
440226100D0120000	Townhome	0.79	\$10,972.95	\$290.74	\$404.09	\$54.86	\$193.83	\$943.52
440226100D0130000	Townhome	0.79	\$10,972.95	\$290.74	\$404.09	\$54.86	\$193.83	\$943.52
440226100D0140000	Townhome	0.79	\$10,972.95	\$290.74	\$404.09	\$54.86	\$193.83	\$943.52
440226100D0150000	Townhome	0.79	\$10,972.95	\$290.74	\$404.09	\$54.86	\$193.83	\$943.52
440226100D0160000	Townhome	0.79	\$10,972.95	\$290.74	\$404.09	\$54.86	\$193.83	\$943.52
440226100D0170000	Townhome	0.79	\$10,972.95	\$290.74	\$404.09	\$54.86	\$193.83	\$943.52
440226100D0180000	Townhome	0.79	\$10,972.95	\$290.74	\$404.09	\$54.86	\$193.83	\$943.52
440226100D0190000	Townhome	0.79	\$10,972.95	\$290.74	\$404.09	\$54.86	\$193.83	\$943.52
440226100D0200000	50	1.00	\$13,899.06	\$368.27	\$511.85	\$69.50	\$245.51	\$1,195.13
440226100D0210000	50	1.00	\$13,899.06	\$368.27	\$511.85	\$69.50	\$245.51	\$1,195.13
440226100D0220000	50	1.00	\$13,899.06	\$368.27	\$511.85	\$69.50	\$245.51	\$1,195.13
440226100D0230000	50	1.00	\$13,899.06	\$368.27	\$511.85	\$69.50	\$245.51	\$1,195.13
440226100D0240000	50	1.00	\$13,899.06	\$368.27	\$511.85	\$69.50	\$245.51	\$1,195.13
440226100D0250000	50	1.00	\$13,899.06	\$368.27	\$511.85	\$69.50	\$245.51	\$1,195.13
440226100D0260000	50	1.00	\$13,899.06	\$368.27	\$511.85	\$69.50	\$245.51	\$1,195.13
440226100D0270000	50	1.00	\$13,899.06	\$368.27	\$511.85	\$69.50	\$245.51	\$1,195.13
440226100D0280000	50	1.00	\$13,899.06	\$368.27	\$511.85	\$69.50	\$245.51	\$1,195.13
440226100D0290000	50	1.00	\$13,899.06	\$368.27	\$511.85	\$69.50	\$245.51	\$1,195.13
440226100D0300000	40	0.89	\$12,436.00	\$329.50	\$457.97	\$62.18	\$219.67	\$1,069.32
440226100D0310000	40	0.89	\$12,436.00	\$329.50	\$457.97	\$62.18	\$219.67	\$1,069.32
440226100D0320000	40	0.89	\$12,436.00	\$329.50	\$457.97	\$62.18	\$219.67	\$1,069.32
440226100D0330000	40	0.89	\$12,436.00	\$329.50	\$457.97	\$62.18	\$219.67	\$1,069.32
440226100D0340000	40	0.89	\$12,436.00	\$329.50	\$457.97	\$62.18	\$219.67	\$1,069.32
440226100D0350000	40	0.89	\$12,436.00	\$329.50	\$457.97	\$62.18	\$219.67	\$1,069.32
440226100D0360000	40	0.89	\$12,436.00	\$329.50	\$457.97	\$62.18	\$219.67	\$1,069.32
440226100D0370000	40	0.89	\$12,436.00	\$329.50	\$457.97	\$62.18	\$219.67	\$1,069.32
440226100D0380000	40	0.89	\$12,436.00	\$329.50	\$457.97	\$62.18	\$219.67	\$1,069.32
440226100D0390000	40	0.89	\$12,436.00	\$329.50	\$457.97	\$62.18	\$219.67	\$1,069.32
440226100D0400000	40	0.89	\$12,436.00	\$329.50	\$457.97	\$62.18	\$219.67	\$1,069.32
440226100D0410000	40	0.89	\$12,436.00	\$329.50	\$457.97	\$62.18	\$219.67	\$1,069.32
440226100D0420000	40	0.89	\$12,436.00	\$329.50	\$457.97	\$62.18	\$219.67	\$1,069.32
440226100D0430000	40	0.89	\$12,436.00	\$329.50	\$457.97	\$62.18	\$219.67	\$1,069.32
440226100D0440000	40	0.89	\$12,436.00	\$329.50	\$457.97	\$62.18	\$219.67	\$1,069.32
440226100D0450000	40	0.89	\$12,436.00	\$329.50	\$457.97	\$62.18	\$219.67	\$1,069.32
440226100D0460000	40	0.89	\$12,436.00	\$329.50	\$457.97	\$62.18	\$219.67	\$1,069.32
440226100D0470000	40	0.89	\$12,436.00	\$329.50	\$457.97	\$62.18	\$219.67	\$1,069.3

Parcel	Lot Size	Outstanding Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
440226100E0200000	Townhome	0.79	\$10,972.95	\$290.74	\$404.09	\$54.86	\$193.83	\$943.52
440226100E0210000	Townhome	0.79	\$10,972.95	\$290.74	\$404.09	\$54.86	\$193.83	\$943.52
440226100E0220000	Townhome	0.79	\$10,972.95	\$290.74	\$404.09	\$54.86	\$193.83	\$943.52
440226100E0230000	Townhome	0.79	\$10,972.95	\$290.74	\$404.09	\$54.86	\$193.83	\$943.52
440226100E0240000	Townhome	0.79	\$10,972.95	\$290.74	\$404.09	\$54.86	\$193.83	\$943.52
440226100E0250000	Townhome	0.79	\$10,972.95	\$290.74	\$404.09	\$54.86	\$193.83	\$943.52
440226100E0260000	Townhome	0.00	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	\$0.00
440226100E0270000	Townhome	0.79	\$10,972.95	\$290.74	\$404.09	\$54.86	\$193.83	\$943.52
440226100E0280000	Townhome	0.79	\$10,972.95	\$290.74	\$404.09	\$54.86	\$193.83	\$943.52
440226100E29X0000	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
440226100E30X0000	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
440226100E31X0000	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
440226100E32X0000	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
440226100E33X0000	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
440226100E34X0000	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
440226100E35X0000	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
440226100E36X0000	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
440226100F0010000	50	1.00	\$13,899.06	\$368.27	\$511.85	\$69.50	\$245.51	\$1,195.13
440226100F0020000	50	1.00	\$13,899.06	\$368.27	\$511.85	\$69.50	\$245.51	\$1,195.13
440226100F0030000	50	1.00	\$13,899.06	\$368.27	\$511.85	\$69.50	\$245.51	\$1,195.13
440226100F0040000	50	1.00	\$13,899.06	\$368.27	\$511.85	\$69.50	\$245.51	\$1,195.13
440226100F0050000	50	1.00	\$13,899.06	\$368.27	\$511.85	\$69.50	\$245.51	\$1,195.13
440226100F0060000	50	1.00	\$13,899.06	\$368.27	\$511.85	\$69.50	\$245.51	\$1,195.13
440226100F0070000	50	1.00	\$13,899.06	\$368.27	\$511.85	\$69.50	\$245.51	\$1,195.13
440226100F0080000	50	1.00	\$13,899.06	\$368.27	\$511.85	\$69.50	\$245.51	\$1,195.13
440226100F0090000	50	1.00	\$13,899.06	\$368.27	\$511.85	\$69.50	\$245.51	\$1,195.13
440226100F0100000	50	1.00	\$13,899.06	\$368.27	\$511.85	\$69.50	\$245.51	\$1,195.13
440226100F0110000	50	1.00	\$13,899.06	\$368.27	\$511.85	\$69.50	\$245.51	\$1,195.13
440226100F0120000	50	1.00	\$13,899.06	\$368.27	\$511.85	\$69.50	\$245.51	\$1,195.13
440226100F0130000	50	1.00	\$13,899.06	\$368.27	\$511.85	\$69.50	\$245.51	\$1,195.13
440226100F0140000	50	1.00	\$13,899.06	\$368.27	\$511.85	\$69.50	\$245.51	\$1,195.13
440226100F0150000	50	1.00	\$13,899.06	\$368.27	\$511.85	\$69.50	\$245.51	\$1,195.13
440226100F0160000	50	1.00	\$13,899.06	\$368.27	\$511.85	\$69.50	\$245.51	\$1,195.13
440226100F0170000	50	1.00	\$13,899.06	\$368.27	\$511.85	\$69.50	\$245.51	\$1,195.13
440226100F0180000	50	1.00	\$13,899.06	\$368.27	\$511.85	\$69.50	\$245.51	\$1,195.13
440226100F0190000	50	1.00	\$13,899.06	\$368.27	\$511.85	\$69.50	\$245.51	\$1,195.13
440226100F0200000	50	1.00	\$13,899.06	\$368.27	\$511.85	\$69.50	\$245.51	\$1,195.13
440226100F0210000	50	1.00	\$13,899.06	\$368.27	\$511.85	\$69.50	\$245.51	\$1,195.13
440226100F0220000	40	0.89	\$12,436.00	\$329.50	\$457.97	\$62.18	\$219.67	\$1,069.32
440226100F0230000	Townhome	0.79	\$10,972.95	\$290.74	\$404.09	\$54.86	\$193.83	\$943.52
440226100F0240000	Townhome	0.79	\$10,972.95	\$290.74	\$404.09	\$54.86	\$193.83	\$943.52
440226100F0250000	Townhome	0.79	\$10,972.95	\$290.74	\$404.09	\$54.86	\$193.83	\$943.52
440226100F0260000	Townhome	0.79	\$10,972.95	\$290.74	\$404.09	\$54.86	\$193.83	\$943.52
440226100F0270000	Townhome	0.79	\$10,972.95	\$290.74	\$404.09	\$54.86	\$193.83	\$943.52
440226100F0280000	Townhome	0.79	\$10,972.95	\$290.74	\$404.09	\$54.86	\$193.83	\$943.52
440226100F0290000	Townhome	0.79	\$10,972.95	\$290.74	\$404.09	\$54.86	\$193.83	\$943.52
440226100F0300000	Townhome	0.79	\$10,972.95	\$290.74	\$404.09	\$54.86	\$193.83	\$943.52
440226100F0310000	Townhome	0.79	\$10,972.95	\$290.74	\$404.09	\$54.86	\$193.83	\$943.52
440226100F32X0000	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
440226100F33X0000	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
440226100F34X0000	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
440226100F35X0000	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
440226100G01X0000	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
440226100H0010000	Townhome	0.79	\$10,972.95	\$290.74	\$404.09	\$54.86	\$193.83	\$943.52
440226100H0020000	Townhome	0.79	\$10,972.95	\$290.74	\$404.09	\$54.86	\$193.83	\$943.52
440226100H0030000	Townhome	0.79	\$10,972.95	\$290.74	\$404.09	\$54.86	\$193.83	\$943.52
440226100H0040000	Townhome	0.79	\$10,972.95	\$290.74	\$404.09	\$54.86	\$193.83	\$943.52
440226100H0050000	Townhome	0.79	\$10,972.95	\$290.74	\$404.09	\$54.86	\$193.83	\$943.52
440226100H0060000	Townhome	0.79	\$10,972.95	\$290.74	\$404.09	\$54.86	\$193.83	\$943.52
440226100H0070000	Townhome	0.79	\$10,972.95	\$290.74	\$404.09	\$54.86	\$193.83	\$943.52
440226100H0080000	Townhome	0.79	\$10,972.95	\$290.74	\$404.09	\$54.86	\$193.83	\$943.52
440226100H0090000	Townhome	0.79	\$10,972.95	\$290.74	\$404.09	\$54.86	\$193.83	\$943.52
440226100H0100000	Townhome	0.79	\$10,972.95	\$290.74	\$404.09	\$54.86	\$193.83	\$943.52
440226100H0110000	Townhome	0.79	\$10,972.95	\$290.74	\$404.09	\$54.86	\$193.83	\$943.52
440226100H0120000	Townhome	0.79	\$10,972.95	\$290.74	\$404.09	\$54.86	\$193.83	\$943.52
440226100H0130000	Townhome	0.79	\$10,972.95	\$290.74	\$404.09	\$54.86	\$193.83	\$943.52
440226100H0140000	Townhome	0.79	\$10,972.95	\$290.74	\$404.09	\$54.86	\$193.83	\$943.52
440226100H0150000	Townhome	0.79	\$10,972.95	\$290.74	\$404.09	\$54.86	\$193.83	\$943.52
440226100H0160000	Townhome	0.79	\$10,972.95	\$290.74	\$404.09	\$54.86	\$193.83	\$943.52
440226100H0170000	Townhome	0.79	\$10,972.95	\$290.74	\$404.09	\$54.86	\$193.83	\$943.52
440226100H0180000	Townhome	0.79	\$10,972.95	\$290.74	\$404.09	\$54.86	\$193.83	\$943.52
440226100H0190000	Townhome	0.79	\$10,972.95	\$290.74	\$404.09	\$54.86	\$193.83	\$943.52
440226100H0200000	Townhome	0.79	\$10,972.95	\$290.74	\$404.09	\$54.86	\$193.83	\$943.52

Parcel	Lot Size	Outstanding Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Administrative Expense	Annual Installment
440226100H0210000	Townhome	0.79	\$10,972.95	\$290.74	\$404.09	\$54.86	\$193.83	\$943.52
440226100H0220000	Townhome	0.79	\$10,972.95	\$290.74	\$404.09	\$54.86	\$193.83	\$943.52
440226100H0230000	Townhome	0.79	\$10,972.95	\$290.74	\$404.09	\$54.86	\$193.83	\$943.52
440226100H0240000	Townhome	0.79	\$10,972.95	\$290.74	\$404.09	\$54.86	\$193.83	\$943.52
440226100H25X0000	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
440226100H26X0000	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
440226100I01X0000	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
440226100J01X0000	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
440226100K01X0000	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
440226100L01X0000	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total		171.07	\$2,377,720.37	\$63,000.00	\$87,562.27	\$11,888.60	\$42,000.00	\$204,450.88

APPENDIX F
PID ASSESSMENT NOTICE

PID Assessment Notice

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

[insert property address]

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Rowlett, Texas (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the Trails at Cottonwood Creek 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. The exact amount of each annual installment will be approved each year by the 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 or MuniCap, Inc., the District Administrator for the City, located at 600 E. John Carpenter Fwy, Suite 150, Irving, Texas 75062 and available by telephone at (469) 490-2800 or (866) 648-8482 (toll free) and email at txpid@municap.com.

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.

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, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

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

Notary Public, State of Texas

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

Date: _____

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, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

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

Notary Public, State of Texas