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Jennifer Fogg, Rockwall County Clerk

City of Rowlett

Official Copy

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

Ordinance: ORD-26-10-34

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 BAYSIDE PUBLIC IMPROVEMENT DISTRICT – NORTH IMPROVEMENT AREA 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 Bayside 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, 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 are required to be reviewed and updated 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 2026-2027 Annual Service Plan Update and updated Assessment Roll summaries 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 occurred during the year, if any; and

WHEREAS, the City Council now desires to proceed with adoption of this Ordinance and to approve and adopt the Annual Service Plan Update and updated Assessment Roll 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 to this ordinance are found to be true and correct and are incorporated herein as if copied in their entirety.

SECTION 2: The Bayside Annual Service Plan Update and updated Assessment Roll – North Improvement Area, attached hereto and incorporated herein by this reference as Exhibit A, is hereby accepted, adopted and approved.

SECTION 3: The City Secretary is directed to cause a copy of this Ordinance, including the 2026-2027 Annual Service Plan Update, to be recorded in the real property records of the applicable county or counties within seven days after approval. The City Secretary is further directed to similarly file each Annual Service Plan Update approved by the City Council within seven days of approval.

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 shall be declared legally invalid or unconstitutional, such legal invalidity or unconstitutionality shall not affect the remaining provisions.

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

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Approved by _____ **Date:** October 20, 2026
Jeff Winget, Mayor

Approved to form by _____ **Date:** October 20, 2026
Victoria Thomas, City Attorney

Certified by _____ **Date:** October 20, 2026
Deborah Sorensen, City Secretary

CITY OF ROWLETT, TEXAS

Exhibit A

BAYSIDE
PUBLIC IMPROVEMENT DISTRICT

CITY OF ROWLETT, TEXAS

Rowlett
TEXAS

NORTH IMPROVEMENT AREA
ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/15/26 - 9/14/27)

AS APPROVED BY CITY COUNCIL ON:
OCTOBER 20, 2026

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

BAYSIDE
PUBLIC IMPROVEMENT DISTRICT

NORTH IMPROVEMENT AREA
ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/15/26 – 9/14/27)

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I. INTRODUCTION

The Bayside Public Improvement District (the "PID") was created pursuant to Chapter 372 of the Texas Local Government Code (as amended, the "PID Act") and a resolution of the City Council on September 15, 2015 to finance certain public improvement projects for the benefit of Assessed Property within the PID. The City of Rowlett, Texas (the "City") issued Special Assessment Revenue Bonds, Series 2016 (Bayside Public Improvement District North Improvement Area Project) (the "North Improvement Area Bonds") in the aggregate principal amount of $13,515,000 to finance the costs of constructing the North Improvement Area Improvements for the benefit of the Assessed Property within the North Improvement Area.

The PID consists of approximately 317 acres of property within the City limits. The North Improvement Area consists of approximately 142 acres within 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 "North Improvements") to be constructed, the costs of the North Improvements, the indebtedness to be incurred for the North Improvements, and the manner of assessing the benefitted property within the North Improvement Area of the PID for the costs of the North Improvements.

On January 7, 2020, the Service and Assessment Plan was initially amended and restated at the direction of the City to address the manner of assessing the benefitted property within the South Improvement Area of the PID due to the introduction of an updated development plan and new land use types; additionally on October 12, 2021, the Service and Assessment Plan was updated to address the manner of assessing the benefitted property within the North Improvement Area of the PID due to the introduction of an updated development plan and new land use types (the "Amended and Restated Service and Assessment Plan"). Pursuant to the PID Act, the Amended and Restated Service and Assessment Plan must be reviewed and updated annually. This document is the annual update of the Amended and Restated Service and Assessment Plan for 2026-27 (the "Annual Service Plan Update").

The City also adopted an assessment roll (the "Assessment Roll") identifying the Assessments on each Parcel of Assessed Property within the North Improvement Area of the PID, based on the method of assessment identified in the Amended and Restated Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Roll for 2026-27.

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 D and the projected assessment schedules as Appendix B-2.

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 situation 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.

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.

Capitalized terms shall have the meanings set forth in the Amended and Restated 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

According to the original Service and Assessment Plan adopted on March 1, 2016, the initial total estimated costs of the North Improvements, including North Improvement Area costs of issuance, were equal to $15,316,172. According to the Developer's North Improvements Draw Request #13 approved as of March 11, 2019, the actual costs of the North Improvements are $15,315,255 representing a $917 decrease from the original cost estimates.

The City has undertaken the constructing of certain additional offsite wastewater improvements (the "Additional Offsite Wastewater Improvements"), as defined herein, that confer a special benefit to the North Improvement Area, the South Improvement Area and property outside of the PID. Such improvements were funded by the City and are eligible to be reimbursed to the City from excess funds available to the PID to the extent such excess funds are not required to fund existing PID obligations.

The Additional Offsite Wastewater Improvements consists of construction, installation and/or expansion of downstream force main for the Bayside Lift Station, parallel gravity sewer on Miller Road near President George Bush Turnpike, new pump and parallel downstream force main for the Rowlett Road Lift Station, and gravity sewer replacement west of Rowlett Creek. The Additional Offsite Wastewater Improvements will be constructed according to City standards.

Table II-A-1 on the following page summarizes the estimated benefits of the Additional Offsite Wastewater Improvements and the amounts allocated to the North Improvement Area (the "North Improvement Area Portion"), the amounts allocated to the South Improvement Area (the "South Improvement Area Portion") and the amounts allocated to the property outside of the PID (the "City Portion") as provided by the City as of October 5, 2023. The amounts shown in Table II-A-1 are estimates and may be updated in Annual Service Plan Updates.

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Table II-A-1
Updated Sources and Uses of Funds

Sources of Funds	Final Cost[1]	North Improvement Area Portion		South Improvement Area Portion		City Portion	
		Allocation %[2]	Amount	Allocation %[2]	Amount	Allocation %[2]	Amount
Additional Offsite Wastewater Improvements							
Downstream force main - Bayside Lift station	$5,589,168	27.71%	$1,548,563	42.79%	$2,391,801	29.50%	$1,648,804
Parallel gravity sewer on Miller Road near President George Bush Turnpike	$1,016,483	16.15%	$164,146	24.94%	$253,527	58.91%	$598,810
Pump for the Rowlett Road Lift Station	$465,569	8.66%	$40,307	13.37%	$62,257	77.97%	$363,005
Parallel downstream force main for the Rowlett Road Lift Station	$1,176,289	8.66%	$101,840	13.37%	$157,296	77.97%	$917,153
Gravity sewer replacement west of Rowlett Creek	$1,293,400	2.11%	$27,325	3.26%	$42,203	94.62%	$1,223,872
Subtotal: Additional Offsite Wastewater Improvement Costs	***$9,540,909***		***$1,882,181***		***$2,907,084***		***$4,751,644***

1 - Additional Offsite Wastewater Improvements of $9,540,909 as of October 5, 2023 were fully funded by the City.

2 – Allocation percentages are provided by the City as of October 5, 2023 and represent the pro rata benefit applicable to each portion.

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

For additional North Improvement Area development-related information, refer to the link below:

https://emma.msrb.org/IssueView/Details/ES360858

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Table II-A-2
Updated Sources and Uses of Funds

Sources of Funds	Estimated Budget	Budget Changes	Revised Budget[1]	Actual Costs[1]	Variance
Par amount	$13,515,000	$0	$13,515,000	$13,515,000	$0
Owner Contribution	$1,801,172	($917)	$1,800,255	$1,800,255	$0
Other funding sources	$0	$1,882,181	$1,882,181	$1,882,181	$0
Total Sources	**$15,316,172**	**$1,881,264**	**$17,197,436**	**$17,197,436**	**$0**
Uses of Funds					
North Improvements - Hard Costs					
Roadways	$4,400,000	$188,348	$4,588,348	$4,588,348	$0
Wastewater	$2,420,000	$263,718	$2,683,718	$2,683,718	$0
Storm Drainage	$885,000	$6,286	$891,286	$891,286	$0
Water	$1,325,000	($348,467)	$976,533	$976,533	$0
Public Open Space & Trail System	$825,000	$0	$825,000	$825,000	$0
Subtotal: North Improvements Hard Costs	*$9,855,000*	*$109,885*	*$9,964,885*	*$9,964,885*	*$0*
Additional Offsite Improvements - North Portion					
Offsite wastewater improvements	$0	$1,882,181	$1,882,181	$1,882,181	$0
Subtotal: North Improvements and Offsite Improvements	*$9,855,000*	*$1,992,066*	*$11,847,066*	*$11,847,066*	*$0*
North Improvements - Soft Costs					
Bonds & Mobilization	$450,000	($95,988)	$354,012	$354,012	$0
Geotechnical & material testing	$300,000	($229,595)	$70,405	$70,405	$0
Civil eng. Design, surveying, staking & CA services	$500,000	$239,712	$739,712	$739,712	$0
Miscellaneous fees	$150,000	($47,836)	$102,164	$102,164	$0
Inspection Fees - Paving and Utilities only	$315,000	$22,905	$337,905	$337,905	$0
Subtotal: North Improvements Soft Costs	*$1,715,000*	*($110,802)*	*$1,604,198*	*$1,604,198*	*$0*
Bond Issuance Costs					
Capitalized interest	$1,613,845	$0	$1,613,845	$1,613,845	$0
Reserve fund	$1,017,858	$0	$1,017,858	$1,017,858	$0
Other costs of issuance including underwriter's discount	$1,114,469	$0	$1,114,469	$1,114,469	$0
Subtotal: Bond Issuance Costs	*$3,746,172*	*$0*	*$3,746,172*	*$3,746,172*	*$0*
Total Uses	**$15,316,172**	**$1,881,264**	**$17,197,436**	**$17,197,436**	**$0**

1 – According to North Improvements' Draw Request #13 as approved by the City on March 11, 2019.

Authorized Improvement Cost Variances

As stated in Table II-A-2 on the previous page, there are no significant variances to be reported at this time.

B. Five-Year Service Plan

According to the PID Act, a service plan must cover a period of five years. According to the Developer's Quarterly Improvement Implementation Report dated as of June 22, 2020, all North Improvements were completed and accepted by the City as of February 25, 2020.

For additional PID development and improvement related information, refer to the link provided in Section II.A. of this report.

The projected Annual Installments for the North Improvements over a period of five years is shown in Table II-E-1 below.

Table II-E-1
Projected Annual Installments (2016-2032)[3]

Assessment Year ending September 15	Principal Payments[1]	Interest Expense	Administrative Expenses	Prepayment Reserve	Delinquency Reserve	Capitalized Interest or Excess Pledged Revenue Balance	Annual PID Installments[2]
2016-2026	$1,120,000	$5,358,388	$452,711	$178,452	$267,679	($1,730,356)	$5,646,875
2027	$200,000	$408,782	$48,000	$0	$34,851	($23,000)	$668,633
2028	$210,000	$402,713	$48,960	$0	$34,250	$0	$695,923
2029	$220,000	$391,425	$49,939	$0	$33,200	$0	$694,564
2030	$220,000	$379,600	$50,938	$0	$32,100	$0	$682,638
2031	$250,000	$367,775	$51,957	$0	$0	$0	$669,732
2032	$265,000	$353,400	$52,996	$0	$0	$0	$671,396
Total	**$2,485,000**	**$7,662,083**	**$755,501**	**$178,452**	**$402,080**	**($1,753,356)**	**$9,729,760**

1 - Principal payments shown above do not include principal redeemed via prepayment-related extraordinary optional redemptions, if any.
2 - Assessment years ending 2016 through 2027 reflect actual Annual Installments and are net of applicable investment income and other credits. Assessment years 2028 through 2032 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

According to the Dallas County Central Appraisal District ("DCAD") records dated as of July 30, 2026, three hundred and twenty-three (323) residential units have been completed and sold to end users, which represents approximately 55.21 percent of the anticipated 585 single-family residential units anticipated to be developed within the North Improvement Area of the PID.

See Table II-B-1 on the following page for the status of completed homes within the PID according to the DCAD records dated as of July 30, 2026.

Table II-B-1
Completed Homes

Status	As of September 4, 2024[1]	Total as of September 10, 2025[2]	Total as of July 30, 2026[3]
Completed Homes	190	274	323

1 – According to DCAD records as of September 4, 2024.
2 – According to DCAD records as of September 10, 2025.
3 – According to DCAD records as of July 30, 2026.

D. ANNUAL BUDGET

Annual Installments

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-one annual installments of principal and interest beginning with the tax year following the issuance of the North Improvement Area Bonds, of which twenty (20) Annual Installments remain outstanding.

Pursuant to the Amended and Restated Service and Assessment Plan, each Assessment shall bear interest at the rate on the North Improvement Area Bonds commencing with the issuance of the North Improvement Area Bonds. The effective interest rate on the North Improvement Area Bonds is 5.86 percent for 2026-27. 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. As described in the Service and Assessment Plan, the additional interest of one-half of one percent (the "Excess Interest Rate") is included in the Annual Installment calculation for 2026-27. In addition, the estimated annual Administrative Expenses for 2026-27 are included in the Annual Installments for 2026-27. These Annual Installments of the Assessments shall be billed by the City, or any other party designated by the City, in 2026 and will be delinquent on February 1, 2027.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments and the Annual Installment due for 2026-27 to be collected from each Parcel. The Annual Installment amount shall be allocated to each Parcel based on the percentage of Assessment allocated to each Parcel within the North Improvement, as calculated using the amount of Assessment on a Parcel to the total amount of Assessments within the North Improvement Area of 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 ordinances or Indenture of Trust, 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 on the North Improvement Area Bonds will be paid from the collection of the Annual Installments. Administrative Expenses are also to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments and other PID administration expenses. In addition, 40% of the additional interest amount collected as part of the Annual

Installment will be used to fund the Prepayment Reserve and 60% of such additional interest amount collected will be used to fund the Delinquency Reserve until such time as each reserve contains the required amounts, as described in the Service and Assessment Plan and the Indenture of Trust relating to the North Improvement Area Bonds.

Annual Installments to be collected for 2026-27

The budget for the North Improvement Area of the PID will be paid from the collection of Annual Installments collected from the North Improvement Area Assessed Property for 2026-27 as shown in Table II-C-1 below.

Table II-C-1
Budget for the Annual Installments to be Collected for 2026-27

	North Improvement Area Bonds[1]
Interest payment on March 15, 2027	$204,391
Interest payment on September 15, 2027	$204,391
Principal payment on September 15, 2027	$200,000
Subtotal Debt Service payments	*$608,782*
Administrative Expenses	$48,000
Excess Interest for Delinquency Reserves	$34,851
Subtotal Expenses	*$691,633*
Available Reserve Fund Income	($23,000)
Available Other Funds	$0
Available Administrative Expenses Account	$0
Subtotal Funds Available	*($23,000)*
Annual Installment to be Collected	**$668,633**

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, 2027 in the amount of $204,391 and on September 15, 2027 in the amount of $204,391, which equal interest on the outstanding Assessments balance of $6,970,191 for six months each and an effective interest rate of 5.86 percent. Annual Installments to be collected include a principal amount of $200,000 due on September 15, 2027. As a result, total principal and interest due in 2026-27 is estimated to be equal to $608,782.

Administrative Expenses

Administrative expenses include the City, Administrator, Trustee, dissemination agent expenses, third-party tax collector expenses, and contingency fees. As shown in Table II-C-2 on the following page, the total administrative expenses to be collected for 2026-27 are estimated to be $48,000.

Table II-C-2
Administrative Budget Breakdown

Description	2026-27 Estimated Budget
City	$5,000
Administrator	$25,000
Trustee	$2,500
Dissemination Agent	$3,500
UTS (Billing)	$10,000
Contingency	$2,000
Total	**$48,000**

Excess Interest for Delinquency Reserve

Annual Installments are anticipated to be collected for excess interest for delinquency reserves in the amount of $34,851, which equals 0.5 percent interest on the outstanding Assessment balance on the North Improvement Area of $6,970,191.

Available Reserve Fund Income

As of July 31, 2026, there has been approximately $68,604 in excess reserve fund income earned above the reserve fund requirement. As a result, a pro rata portion of excess reserve fund income in the amount of $23,000 is available to be applied as a credit to reduce the 2026-27 North Improvement Area Annual Installment.

Available Administrative Expense Account

As of July 31, 2026, the balance in the Administrative Expense Fund was $66,694. The available Administrative Expense funds are anticipated to be used for the payment of the current year administrative expenses. As a result, there are no funds anticipated to be available in the Administrative Expense Fund to reduce the 2026-27 Annual Installment.

E. Annual Installments Per Unit

The Actual Costs of the portion of the North Improvements to be financed with the North Improvement Area Bonds shall be allocated to the North Improvement Area Assessed Property by spreading the entire Assessment across all Parcels and Lots within the North Improvement Area based on the ratio of the estimated build out value of each Lot to the total build out value for all Parcels within the North Improvement Area.

The outstanding number of units, total outstanding Assessments, percentage of total Annual Installments, total Annual Installments, and Annual Installments per unit for each Lot Type are shown in Table II-D-1 on the following page.

Table II-D-1
Annual Installment Per Unit[2]

Lot Type	No. of Outstanding Units[1]	Total Outstanding Assessments[1]	Percentage of Total Annual Installments[1]	Total Annual Installments	Annual Installments per unit
30' Lot	79	$742,837.07	10.66%	$71,258.49	$902.01
50' Lot	105	$1,161,547.17	16.66%	$111,424.30	$1,061.18
35' Lot	58	$649,636.74	9.32%	$62,318.02	$1,074.45
Condo	52	$258,859.08	3.71%	$24,831.70	$477.53
Townhomes	139	$1,297,406.70	18.61%	$124,456.96	$895.37
22' Townhome	123	$1,148,064.93	16.47%	$110,130.98	$895.37
Multifamily	0	$0.00	0.00%	$0.00	$0.00
Commercial	263,900	$1,642,137.31	23.56%	$157,526.10	$0.60
HOA	1	$69,701.91	1.00%	$6,686.33	$6,686.33
Total		**$6,970,190.91**	**100.00%**	**$668,632.88**	

1 – Includes prepaid Parcels as of July 31, 2026.
2 - Amounts shown above are rounded to the nearest dollar.

The list of Parcels within the PID, the number of units to be developed on the current outstanding residential Parcels, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2026-27 are shown in the Assessment Roll Summary attached hereto as Appendix B-1.

F. Bond Redemption Related Updates

The North Improvement Area Bonds were issued in March 2016. Pursuant to Section 4.3 of the Indenture of Trust, the City reserves the right and option to redeem the North Improvement Area Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **March 15, 2026**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Indenture of Trust.

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 North Improvement Area 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.

(remainder of this page is intentionally left blank)

III. UPDATE OF THE ASSESSMENT PLAN

Pursuant to the Amended and Restated Service and Assessment Plan adopted by the City Council, the Actual Costs of the portion of the North Improvements to be financed with the North Improvement Area Bonds shall be allocated to the North Improvement Area Assessed Property by spreading the entire Assessment across all Parcels and Lots within the North Improvement Area based on the ratio of the estimated build out value of each Lot to the total build out value for all Parcels within the North Improvement Area.

This method of assessing property has not been changed for 2026-27 and the Annual Installment allocation percentage calculations shown in Appendix B-1, and the Assessed Property will continue to be assessed as provided for in the Amended and Restated Service and Assessment Plan.

(remainder of this page is intentionally left blank)

IV. UPDATE OF THE ASSESSMENT ROLL

Pursuant to the original Service and Assessment Plan, the Assessment Roll shall be updated each year to reflect changes such as:

> (i) the identification of each Parcel; (ii) the Assessment for each 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.G of the Service and Assessment Plan.

The summary Assessment Roll is shown in Appendix B-1. Each Parcel in the PID is identified, along with the Assessment on each Parcel and the Annual Installment to be collected from each Parcel.

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 units to be built on each newly subdivided Parcel
D = the sum of the estimated 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 the Developer and DCAD online records, three (3) single-family estate lots, 47 fifty-foot lots, 57 thirty-foot lots, and one parcel estimated to be developed into 139 townhome units were officially recognized in the county's official roll in 2019. As a result, these respective Parcels were billed accordingly beginning in tax year 2019.

According to DCAD online records, fifteen (15) Parcels were replatted in 2020. As a result, these respective Parcels were billed accordingly beginning in tax year 2020.

According to DCAD online records, a final plat for the Bayside Townhomes representing one hundred thirty-nine (139) residential Parcels were replatted on October 7, 2020. As a result, these respective Parcels were billed accordingly beginning in tax year 2021.

According to the Developer, a replat for the Sunset Hospitality Addition was recorded in 2021. As a result, these respective Parcels were billed accordingly beginning in tax year 2022.

According to the Developer and DCAD online records, Parcel 441107200A0010000 was subdivided into one hundred and nine (109) single family residential lots in 2022. As a result, these respective Parcels were billed accordingly beginning in tax year 2023.

According to the Developer and DCAD online records, Parcel 441107100C0040000 was subdivided into fifty-eight (58) 35' single family residential lots, one hundred twenty-three (123) 22' single family townhome lots, and one (1) mixed-use parcel comprised of fifty-two (52) condominium units and 4,900 square feet of commercial development. The Parcels within the Sunset Landing at Bayside plat were billed individually beginning in tax year 2025.

According to the DCAD online records, Parcel 441107100A0010000 was subdivided into three (3) Parcels with an estimated commercial development of 125,000 square feet. The three commercial parcels were billed individually beginning in tax year 2025.

B. Prepayment of Assessments

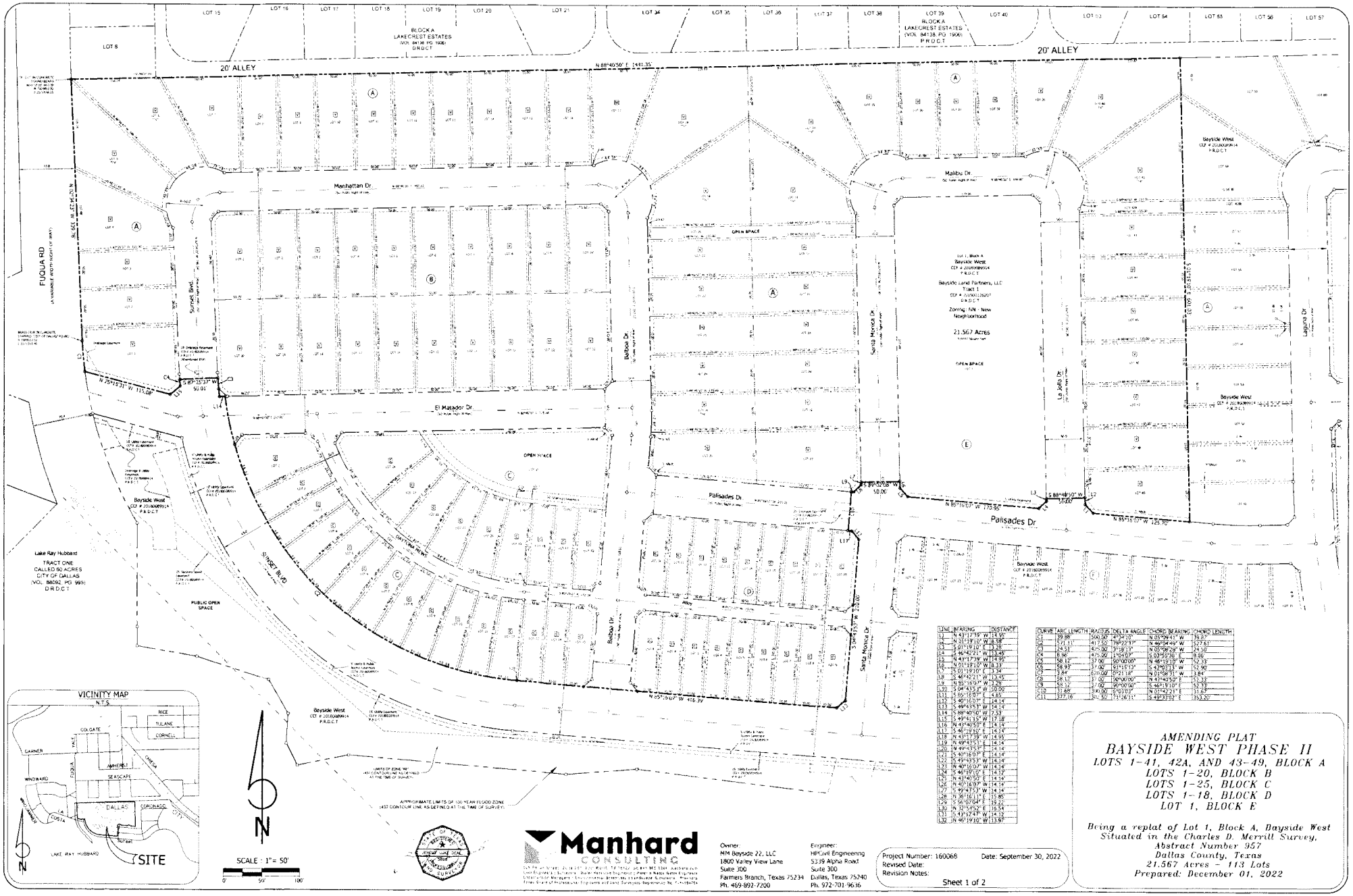
As of July 31, 2026, four (4) multifamily Parcels, nine (9) fifty-foot Parcels, and twenty (20) thirty-foot Parcels were prepaid in full.

For additional prepayment related information, refer to Appendix C of this report.

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

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APPENDIX A
PID MAPS AND PLATS



LINE	BEARING	DISTANCE
L1	N 43°17'39" W	14.95'
L2	N 01°19'10" W	8.58'
L3	S 01°19'10" E	7.28'
L4	S 46°42'21" W	13.45'
L5	N 43°17'39" W	14.95'
L6	N 01°19'10" W	8.33'
L7	S 01°19'10" E	3.34'
L8	S 46°42'21" W	13.45'
L9	N 85°16'07" W	4.25'
L10	S 04°43'53" W	20.00'
L11	S 85°16'07" E	4.85'
L12	S 46°16'07" E	14.14'
L13	S 49°43'53" W	14.14'
L14	S 88°40'50" W	7.53'
L15	S 49°41'15" W	17.18'
L16	N 43°40'50" E	14.14'
L17	S 46°19'10" E	14.14'
L18	N 43°17'39" W	14.95'
L19	N 49°43'53" E	14.14'
L20	N 49°43'53" E	14.14'
L21	S 40°16'07" E	14.14'
L22	N 43°40'50" E	14.14'
L23	N 40°16'07" W	14.14'
L24	S 46°19'10" E	14.13'
L25	N 43°40'50" E	14.14'
L26	N 40°16'07" W	14.14'
L27	S 49°41'15" W	14.14'
L28	N 38°16'11" E	13.86'
L29	S 56°07'04" E	19.91'
L30	N 12°45'25" E	10.54'
L31	N 43°17'47" W	14.13'
L32	N 46°19'10" W	13.97'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	39.88'	1500.00'	1°31'10"	N 05°59'41" W	39.87'
C2	571.11'	417.50'	78°22'13"	N 46°54'49" W	527.61'
C3	24.53'	475.00'	2°57'37"	N 05°08'29" W	24.50'
C4	8.96'	475.00'	1°04'50"	S 03°55'36" E	8.96'
C5	58.12'	37.00'	90°00'00"	N 46°19'10" W	52.33'
C6	58.12'	37.00'	90°00'00"	N 43°40'50" E	52.33'
C7	53.84'	37.00'	83°23'13"	S 42°01'33" W	52.90'
C8	3.84'	207.00'	0°21'18"	N 01°08'51" W	3.84'
C9	58.12'	37.00'	90°00'00"	N 43°40'50" E	52.33'
C10	58.12'	37.00'	90°00'00"	S 46°19'10" E	52.33'
C11	31.69'	330.00'	5°30'03"	N 01°42'23" E	31.67'
C12	377.16'	30.50'	708°46'31"	S 49°33'02" E	353.20'

AMENDING PLAT
BAYSIDE WEST PHASE II
LOTS 1-41, 42A, AND 43-49, BLOCK A
LOTS 1-20, BLOCK B
LOTS 1-25, BLOCK C
LOTS 1-18, BLOCK D
LOT 1, BLOCK E

Being a replat of Lot 1, Block A, Bayside West Situated in the Charles D. Merrill Survey, Abstract Number 957 Dallas County, Texas 21.567 Acres – 113 Lots Prepared: December 01, 2022

Manhard CONSULTING

Owner:
MM Bayside 22, LLC
1800 Valley View Lane
Suite 300
Farmers Branch, Texas 75234
Ph. 469-892-7200

Engineer:
HRCivil Engineering
5339 Alpha Road
Suite 300
Dallas, Texas 75240
Ph. 972-701-9636

Project Number: 160068 Date: September 30, 2022
Revised Date:
Revision Notes:

Sheet 1 of 2

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, MM Bayside 22, LLC are the Owners of a 21.567 acre tract of land situated in the Charles D Merrill Survey, Abstract Number 957, Dallas County, Texas, and being all of Lot 1, Block A, Bayside West, an addition to the City of Rowlett, according to the plat recorded in County Clerk's File Number 20160089914, Plat Records, Dallas County, Texas, and being a portion of that certain tract of land described by deed to Bayside Land Partners, LLC (Tract 1), recorded in County Clerk's File Number 201500176207, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" capped iron rod found stamped "MANHARD" at the northeast corner of said Lot 1, same being the northwest corner of Lot 59, Block A, said Bayside West, and being on the South right-of-way line of a 20' Alley as shown on Lakecrest Estates, an addition to the City of Rowlett, according to the plat recorded in Volume 84138, Page 3906, Plat Records, Dallas County, Texas;

THENCE South 01 Degrees 19 Minutes 10 Seconds East, along the East line of said Lot 1, being common with the West line of said Block A, a distance of 601.03 feet, to a 5/8" capped iron rod found stamped "MANHARD" at the southeast corner said Lot 1, same being the southwest corner of Lot 49, said Block A, and being on the North right-of-way line of Palisades Drive, a 50' public right-of-way;

THENCE Westerly, departing said common line and along the upper South line of said Lot 1, the following calls:

North 85 Degrees 16 Minutes 07 Seconds West, a distance of 125.70 feet, to a 5/8" capped iron rod set stamped "MANHARD";

North 43 Degrees 17 Minutes 39 Seconds West, a distance of 14.95 feet, to a 5/8" capped iron rod set stamped "MANHARD";

North 01 Degrees 19 Minutes 10 Seconds West, a distance of 8.58 feet, to a 5/8" capped iron rod set stamped "MANHARD";

South 88 Degrees 40 Minutes 50 Seconds West, a distance of 50.00 feet, to a 5/8" capped iron rod set stamped "MANHARD";

South 01 Degrees 19 Minutes 10 Seconds East, a distance of 3.28 feet, to a 5/8" capped iron rod set stamped "MANHARD";

South 46 Degrees 42 Minutes 23 Seconds West, a distance of 13.45 feet, to a 5/8" capped iron rod set stamped "MANHARD";

North 85 Degrees 16 Minutes 07 Seconds West, a distance of 170.95 feet, to a 5/8" capped iron rod set stamped "MANHARD";

North 43 Degrees 17 Minutes 39 Seconds West, a distance of 14.95 feet, to a 5/8" capped iron rod set stamped "MANHARD";

North 01 Degrees 19 Minutes 10 Seconds West, a distance of 8.33 feet, to a 5/8" capped iron rod set stamped "MANHARD";

South 89 Degrees 02 Minutes 06 Seconds West, a distance of 50.00 feet, to a 5/8" capped iron rod set stamped "MANHARD";

South 01 Degrees 19 Minutes 10 Seconds East, a distance of 3.34 feet, to a 5/8" capped iron rod set stamped "MANHARD";

South 46 Degrees 42 Minutes 23 Seconds West, a distance of 13.45 feet, to a 5/8" capped iron rod set stamped "MANHARD";

North 85 Degrees 16 Minutes 07 Seconds West, a distance of 3.28 feet, to a 5/8" capped iron rod set stamped "MANHARD";

THENCE South 04 Degrees 43 Minutes 53 Seconds West, departing said South line and over and across said Palisades Drive, a distance of 50.00 feet, to a 5/8" capped iron rod set stamped "MANHARD" on the South right-of-way line of said Palisades Drive, being on the lower East line of said Lot 1;

THENCE South 85 Degrees 16 Minutes 07 Seconds East, along said South right-of-way line, a distance of 4.85 feet, to a 5/8" capped iron rod set stamped "MANHARD", being at the North end of a corner clip at the intersection of said South right-of-way line and the West right-of-way line of Santa Monica Drive, a 50' right-of-way;

THENCE, South 40 Degrees 16 Minutes 07 Seconds East, along said corner clip, a distance of 14.14 feet, to a 5/8" capped iron rod set stamped "MANHARD", being on the West right-of-way line of said Santa Monica Drive;

THENCE South 04 Degrees 43 Minutes 53 Seconds West, along said West right-of-way line, a distance of 210.00 feet to a 5/8" capped iron rod set stamped "MANHARD", being at the North end of a corner clip at the intersection of said West right-of-way line and the North right-of-way line of Sunset Boulevard, a 65' right-of-way;

THENCE, South 49 Degrees 43 Minutes 53 Seconds West, along said corner clip, a distance of 14.14 feet, to a 5/8" capped iron rod found stamped "MANHARD", being on the North right-of-way line of said Sunset Boulevard;

THENCE Westerly, along the South line of said Lot 1, being common with said North right-of-way line, the following calls:

North 85 Degrees 16 Minutes 07 Seconds West, a distance of 416.39 feet, to a 5/8" capped iron rod found stamped "MANHARD", being at the beginning of a curve to the right;

571.11 feet, with said curve to the right, having a radius of 417.50 feet, through a central angle of 78 Degrees 22 Minutes 37 Seconds, whose long chord bears North 46 Degrees 04 Minutes 49 Seconds West, a chord length of 527.61 feet, to a 5/8" capped iron rod found stamped "MANHARD";

South 88 Degrees 40 Minutes 50 Seconds West, a distance of 7.53 feet, to a 5/8" capped iron rod found stamped "MANHARD", being at the beginning of a non-tangent curve to the right;

24.53 feet, with said curve to the right, having a radius of 425.00 feet, through a central angle of 03 Degrees 18 Minutes 13 Seconds, whose long chord bears North 06 Degrees 08 Minutes 28 Seconds West a chord length of 24.50 feet, to a 5/8" capped iron rod found stamped "MANHARD";

THENCE South 87 Degrees 25 Minutes 37 Seconds West, over and across said Sunset Boulevard, a distance of 50.01 feet, to a 5/8" capped iron rod found stamped "MANHARD" on the West right-of-way line of said Sunset Boulevard, being at the beginning of a non-tangent curve to the right;

THENCE 8.86 feet, along said West right-of-way line and with said curve to the right, having a radius of 475.00 feet, through a central angle of 01 Degrees 04 Minutes 07 Seconds, whose long chord bears South 04 Degrees 55 Minutes 38 Seconds East, a chord length of 8.86 feet, to a 5/8" capped iron rod found stamped "MANHARD", being at the North end of a corner clip at the intersection of said West right-of-way line and the North right-of-way line of Catalina Drive, a 50' right-of-way;

THENCE South 49 Degrees 41 Minutes 15 Seconds West, along said corner clip, a distance of 17.38 feet, to a 5/8" capped iron rod found stamped "MANHARD" on the North right-of-way line of said Catalina Drive;

THENCE North 75 Degrees 25 Minutes 31 Seconds West, departing said corner clip and along said North right-of-way line, a distance of 115.08 feet, to a 5/8" capped iron rod found stamped "MANHARD", being at the intersection of said North right-of-way line and the East right-of-way line of Tequa Road, a variable width right-of-way, and being at the beginning of a non-tangent curve to the right;

THENCE 39.88 feet, departing said North right-of-way line and along said East right-of-way line, and with said curve to the right, having a radius of 580.00 feet, through a central angle of 04 Degrees 24 Minutes 10 Seconds, whose long chord bears North 05 Degrees 09 Minutes 41 Seconds West, a chord length of 39.87 feet, to a Brass Disk in Concrete Found Stamped "City of Dallas";

THENCE North 02 Degrees 34 Minutes 23 Seconds West, continuing along said East right-of-way line, a distance of 339.78 feet, to a 5/8" capped iron rod found stamped "MANHARD" at the northwest corner of said Lot 1, same being the southwest corner of Lot 8, Block A, said Lakecrest Estates, from which a "CHISELED" found bears North 55 Degrees 18 Minutes 38 Seconds West, a distance of 0.39 feet;

THENCE North 88 Degrees 40 Minutes 50 Seconds East, departing said East right-of-way line and along the North line of said Lot 1, a distance of 1443.35 feet, to the POINT OF BEGINNING, and containing 21.567 acres or 939,447 square feet of land, more or less.

OWNER'S CERTIFICATE (CONTINUED)

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I/we, MM Bayside 22, LLC, Owners, do hereby bind themselves and their heirs, assignees and successors of title this plat designating the hereinabove described property as "BAYSIDE WEST PHASE II", an addition to the City of Rowlett, and do hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths that at any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements strips, and any public utility shall at all times have the right of express and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Rowlett, Texas.

Witness our hands at Dallas County, Texas, this 14 day of Dec, 2022

MM Bayside 22, LLC,
a Texas Limited Liability Company

By: MM Ventures, LLC
a Texas limited liability company,
its managing member

By: 2M Ventures, LLC
a Delaware limited liability company,
its managing member

By: _____
Name: Mehrdad Moayedi
Its: Manager

STATE OF TEXAS §
COUNTY OF Dallas §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared MEHRDAD MOAYEDI, Owner, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

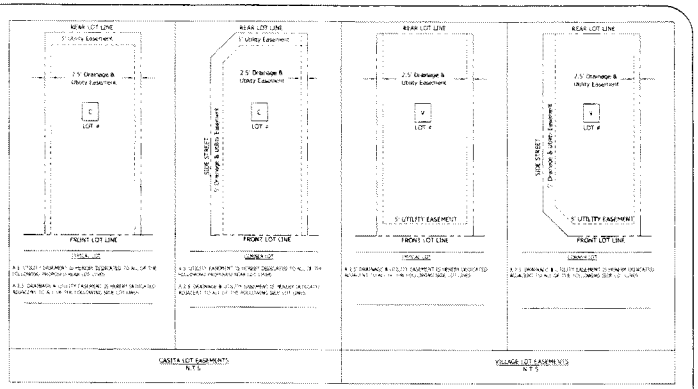
Given under my hand and seal of office, this 14 day of Dec, 2022

_____
Notary Public in and for
the State of Texas

Lot	Block	Area (sf)
1	A	9,233
2	A	6,250
3	A	6,250
4	A	6,250
5	A	9,906
6	A	10,437
7	A	10,437
8	A	6,985
9	A	6,250
10	A	6,250
11	A	6,250
12	A	6,250
13	A	6,250
14	A	6,250
15	A	6,250
16	A	6,927
17	A	8,176
18	A	15,537
19	A	12,758
20	A	8,050
21	A	6,765
22	A	6,250
23	A	6,250
24	A	6,250
25	A	6,762
26	A	8,556
27	A	10,273
28	A	6,250
29	A	6,250
30	A	6,250
31	A	6,250
32	A	6,765
33	A	12,042
34	A	13,809
35	A	9,153
36	A	6,238
37	A	6,250
38	A	6,250
39	A	8,250
40	A	13,537
41	A	12,385
42A	A	7,068
43	A	7,518
44	A	7,425
45	A	7,425
46	A	7,425
47	A	7,425
48	A	8,341
49	A	8,341

Lot	Block	Area (sf)
1	B	6,980
2	B	5,750
3	B	5,750
4	B	5,750
5	B	5,750
6	B	5,750
7	B	5,750
8	B	5,750
9	B	5,750
10	B	6,276
11	B	6,825
12	B	6,250
13	B	6,250
14	B	6,250
15	B	6,250
16	B	6,250
17	B	6,250
18	B	6,250
19	B	6,250
20	B	7,267
1	C	6,092
2	C	3,679
3	C	3,679
4	C	3,679
5	C	3,679
6	C	3,679
7	C	3,679
8	C	3,679
9	C	3,679
10	C	3,679
11	C	3,679
12	C	4,895
13	C	3,150
14	C	3,150
15	C	3,575
16	C	4,015
17	C	3,150
18	C	3,150
19	C	3,393
20	C	4,692
21	C	4,693
22	C	4,212
23	C	4,032
24	C	7,050
25	C	194,633

Lot	Block	Area (sf)
1	D	3,575
2	D	3,150
3	D	3,150
4	D	3,150
5	D	3,150
6	D	3,150
7	D	3,150
8	D	3,150
9	D	3,575
10	D	3,575
11	D	3,150
12	D	3,150
13	D	3,150
14	D	3,150
15	D	3,150
16	D	3,150
17	D	3,150
18	D	3,575
19	D	3,575



Flood Statement

According to Community Panel Number 48113C0145K, dated July 7, 2014, of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property lies within Zone "X" which is not a Special Flood Hazard Area. If this site is not within a Special Flood Hazard Area, this 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 statement shall not create liability on the part of the Surveyor.

Notes

1. Basis of Bearings is the Texas State Plane Coordinate System, North American Datum of 1983, Texas North Central Zone.
2. TAS = 3/4 inch iron rod with cap stamped "MANHARD" set.
3. D.R.D.Y.C.T. = Deed Records, Dallas County, Texas.
4. CCF # = County Clerk's File Number.
5. O.E.D.C.E. = Oncor Electric Delivery Company, LLC Easement.
6. All corners shown hereon are 5/8" Capped Iron Rods Set stamped "MANHARD" unless noted otherwise.
7. U.E. = Utility Easement.
8. ESMT = Easement.
9. All Public Open Space lots are also Public Access Easements.
10. VAE = Visibility Access Easement.
11. D&UE = Drainage and Utility Easement.
12. A&UE = Access and Utility Easement.
13. TV = Terminated Vistas - Per 1.7.1.c, Terminated Vistas will be identified on the Plat which signifies lots and buildings which will be configured to take advantage of that scenic/view such as captioning them at the view corridor and where appropriate, including additional heights and special architectural features.
14. The purpose of this Amending Plat is to correct a scrivener's error in the title block of the previous Replat.

Surveyor's Certification

KNOW ALL MEN BY THESE PRESENTS:

That I, Jeremy Luke Deal, do hereby certify, that I prepared this plat from an actual on the ground survey of the land as described and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Rowlett.

Executed this the 16th day of December, in the year of our Lord 2022

_____
Jeremy Luke Deal
Registered Professional Land Surveyor
Texas Registration No. 5696

STATE OF TEXAS §
COUNTY OF TARRANT §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared JEREMY LUKE DEAL, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this 19th day of December 2022

_____
Notary Public in and for
the State of Texas

MALLORY COX
Notary ID # 128614662-2
My Commission Expires
August 22, 2025

Filed for Record
in the Official Records Of
Dallas County
On 12/19/2022 2:30:04 PM
In the PLAT Records

Doc Number 2022-202000318247
Number of Pages: 2
Amount: $0.00
Order#:20221219000678
By: KG

City Approval Certificate

This plat is hereby approved by the Planning and Zoning Commission of the City of Rowlett, Texas

N/A
Chairperson, Planning and Zoning Commission — Date

ATTEST:

Signature — Date

Name & Title

The Director of Development Services of the City of Rowlett, Texas hereby certifies that to the best of his/her knowledge or belief, this subdivision plat conforms to all requirements of the Code of Ordinances and with engineering construction standards and practices adopted by the City of Rowlett, Texas as to which his/her approval is required

PLANNING MANAGER DEC 19 2022
Signature — Date

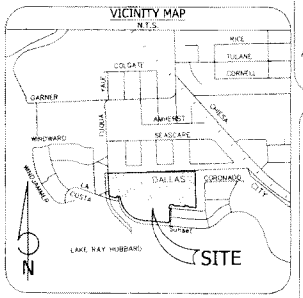
ATTEST:

Signature — Date

Name & Title

VICINITY MAP

N.T.S.



Project Number: 160068 Date: September 30, 2022
Revised Date:
Revision Notes:

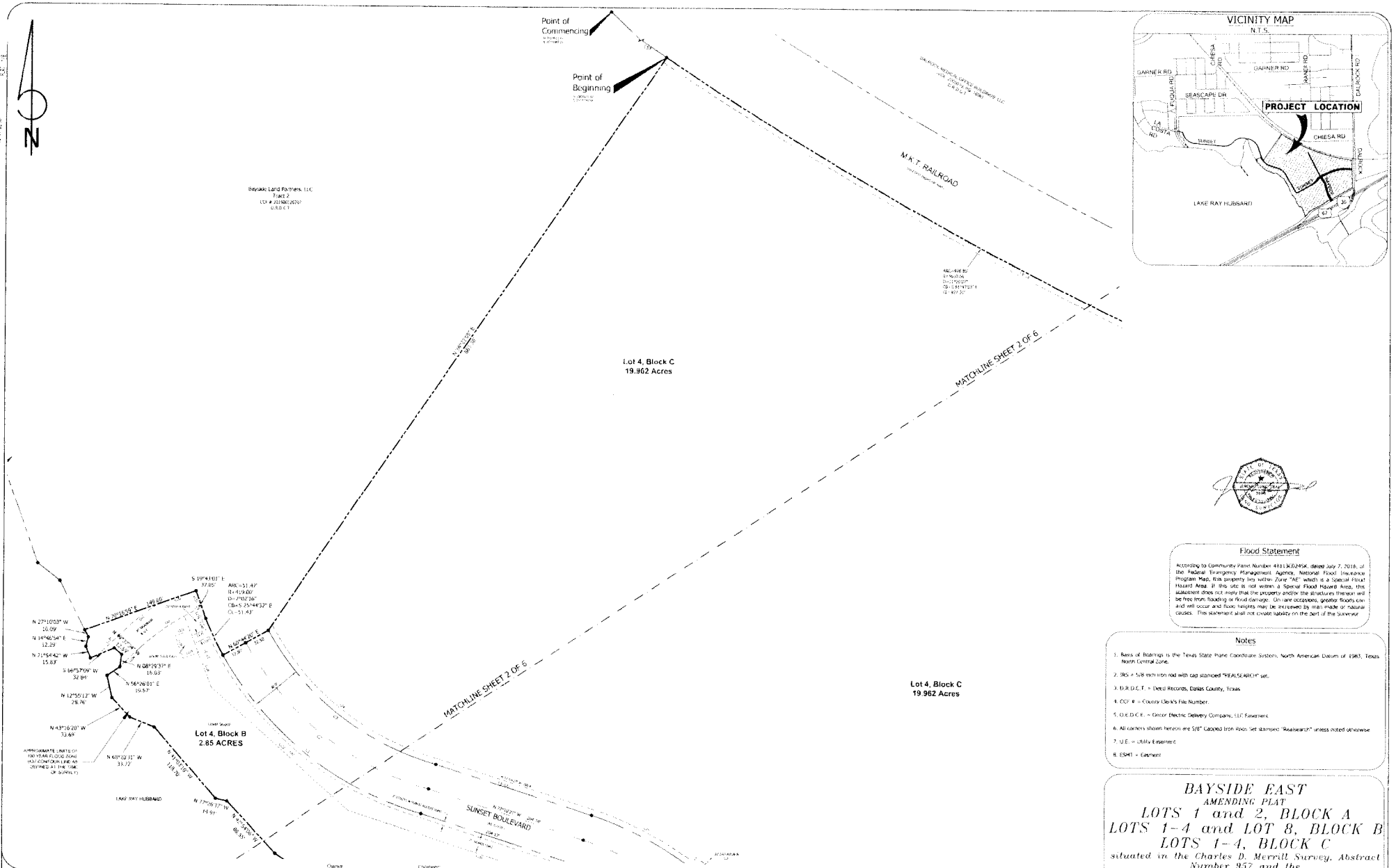
Sheet 2 of 2

AMENDING PLAT
BAYSIDE WEST PHASE II
LOTS 1-41, 42A, AND 43-49, BLOCK A
LOTS 1-20, BLOCK B
LOTS 1-25, BLOCK C
LOTS 1-18, BLOCK D
LOT 1, BLOCK E

Being a replat of Lot 1, Block A, Bayside West Situated in the Charles D. Merrill Survey, Abstract Number 957 Dallas County, Texas
21.567 Acres ~ 113 Lots
Prepared: December 01, 2022

Manhard CONSULTING
Owner:
MM Bayside 22, LLC
1800 Valley View Lane
Suite 300
Farmers Branch, Texas 75234
Ph. 469-892-7200

Engineer:
HPCivil Engineering
5339 Alpha Road
Suite 300
Dallas, Texas 75240
Ph. 972-701-9636



Flood Statement

According to Community Panel Number 48113C0245K, dated July 7, 2014, of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property lies within Zone "AE" which is a Special Flood Hazard Area. If this site is not within a Special Flood Hazard Area, this 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 statement shall not create liability on the part of the Surveyor.

Notes

1. Basis of Bearings is the Texas State Plane Coordinate System, North American Datum of 1983, Texas North Central Zone.
2. IRS = 5/8 inch iron rod with cap stamped "REALSEARCH" set.
3. D.R.D.C.T. = Deed Records, Dallas County, Texas
4. CCF # = County Clerk's File Number.
5. O.E.D.C.E. = Oncor Electric Delivery Company, LLC Easement
6. All corners shown hereon are 5/8" Capped Iron Rods Set stamped "Realsearch" unless noted otherwise
7. U.E. = Utility Easement
8. ESMT = Easement

BAYSIDE EAST

AMENDING PLAT

LOTS 1 and 2, BLOCK A
LOTS 1-4 and LOT 8, BLOCK B
LOTS 1-4, BLOCK C

situated in the Charles D. Merrill Survey, Abstract Number 957 and the William Crabtree Survey, Abstract Number 346, Dallas County, Texas
74.865 Acres
Prepared: August 17, 2017

REALSEARCH OF TEXAS, LLC
P.O. Box 1906, Keller, Texas 76244
Ph. 817-937-7650 realsearch@realsearch.org www.realsearch.org

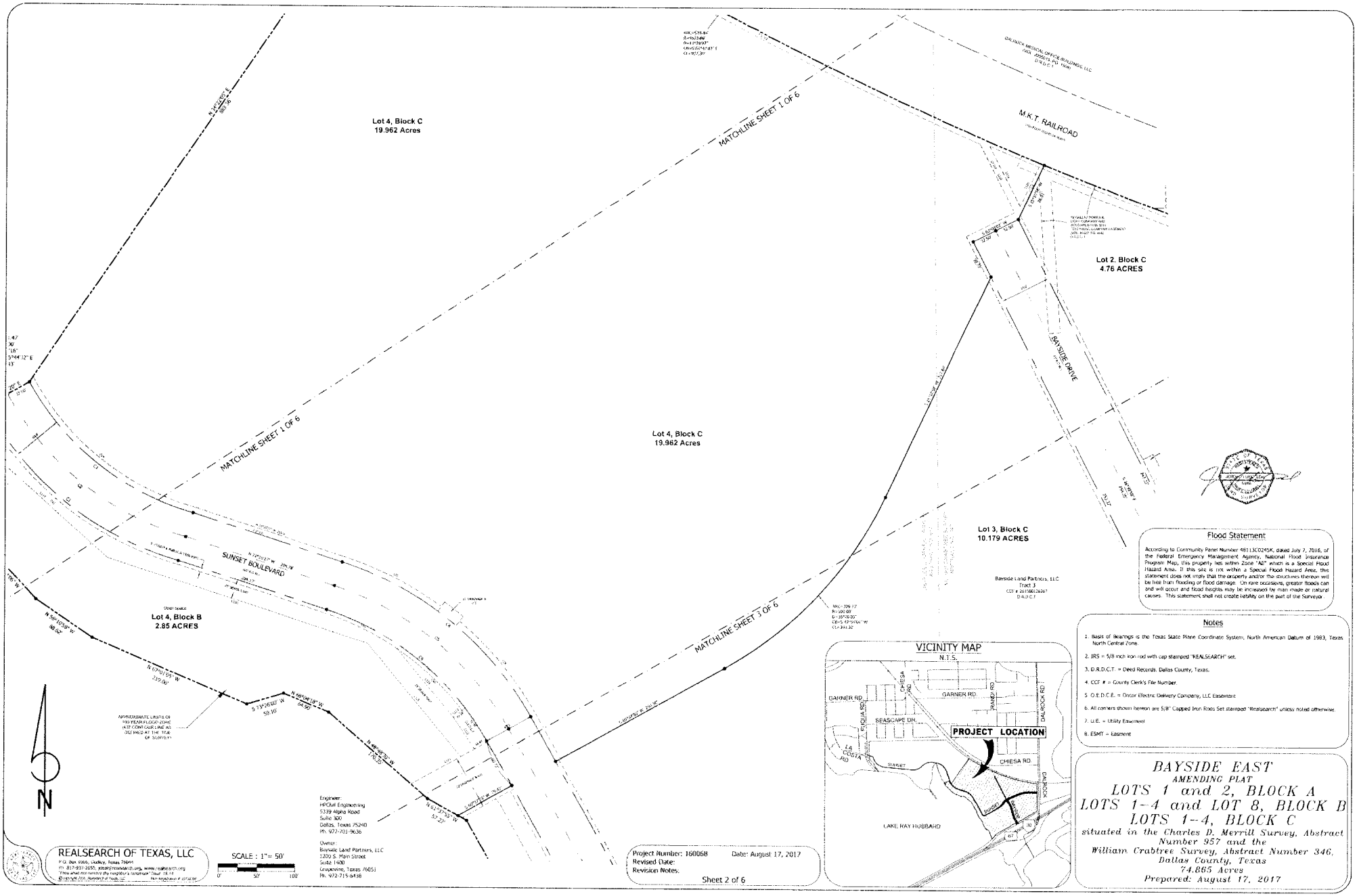
SCALE : 1"= 50'
0 50 100

Owner:
Bayside Land Partners, LLC
1200 S. Main Street
Suite 1400
Grapevine, Texas 76051
PH: 972-715-6438

Engineer:
HPLan Engineering
5339 Alpha Road
Suite 300
Dallas, Texas 75240
PH: 972-701-9636

Project Number: 160068 Date: August 17, 2017
Revised Date:
Revision Notes:

Sheet 1 of 6



Flood Statement

According to Community Panel Number 48113C0245K, dated July 7, 2016, of the Federal Emergency Management Agency, National Flood Insurance Program Maps, this property lies within Zone "AE" which is a Special Flood Hazard Area. If this site is not within a Special Flood Hazard Area, this 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 statement shall not create liability on the part of the Surveyor.

Notes

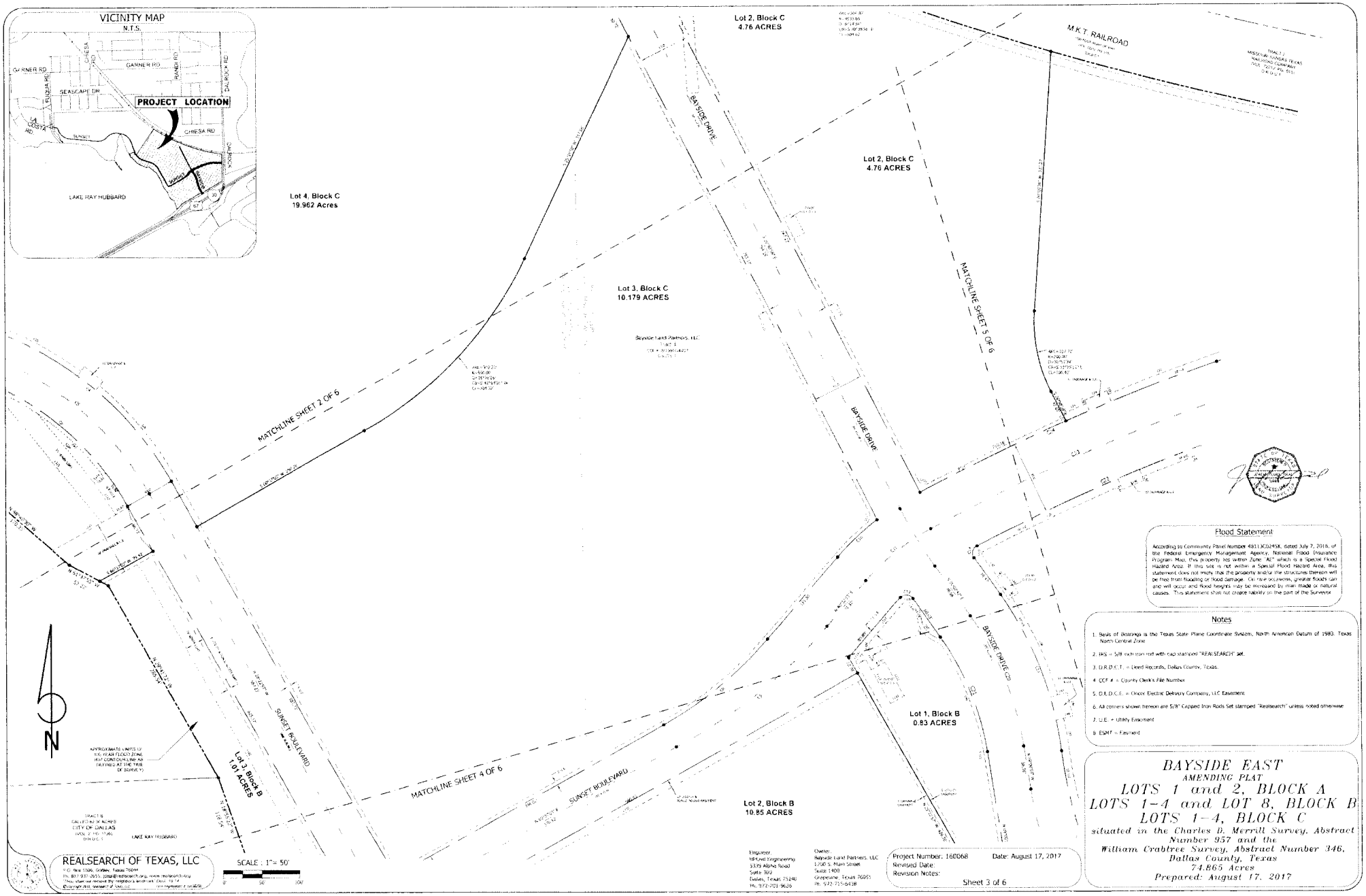
1. Basis of Bearings is the Texas State Plane Coordinate System, North American Datum of 1983, Texas North Central Zone.
2. IRS = 5/8 inch iron rod with cap stamped "REALSEARCH" set.
3. D.R.D.C.T. = Deed Records, Dallas County, Texas.
4. CCF # = County Clerk's File Number.
5. O.E.D.C.E. = Oncor Electric Delivery Company, LLC Easement
6. All corners shown hereon are 5/8" Capped Iron Rods Set stamped "Realsearch" unless noted otherwise.
7. U.E. = Utility Easement
8. ESMT = Easement

BAYSIDE EAST

AMENDING PLAT

LOTS 1 and 2, BLOCK A
LOTS 1-4 and LOT 8, BLOCK B
LOTS 1-4, BLOCK C

situated in the Charles D. Merrill Survey, Abstract Number 957 and the William Crabtree Survey, Abstract Number 346, Dallas County, Texas
74.865 Acres
Prepared: August 17, 2017



Flood Statement

According to Community Panel Number 48113C0245K, dated July 7, 2014, of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property lies within Zone "AE" which is a Special Flood Hazard Area. If this site is not within a Special Flood Hazard Area, this 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 statement shall not create liability on the part of the Surveyor.

Notes

1. Basis of Bearings is the Texas State Plane Coordinate System, North American Datum of 1983, Texas North Central Zone.
2. IRS = 5/8 inch iron rod with cap stamped "REALSEARCH" set.
3. D.R.D.C.T. = Deed Records, Dallas County, Texas.
4. CCF # = County Clerk's File Number.
5. D.E.D.C.E. = Oncor Electric Delivery Company, LLC Easement.
6. All corners shown hereon are 5/8" Capped Iron Rods Set stamped "Realsearch" unless noted otherwise.
7. U.E. = Utility Easement.
8. ESMT = Easement.

BAYSIDE EAST

AMENDING PLAT

LOTS 1 and 2, BLOCK A
LOTS 1-4 and LOT 8, BLOCK B
LOTS 1-4, BLOCK C

situated in the Charles B. Merrill Survey, Abstract Number 957 and the William Crabtree Survey, Abstract Number 346, Dallas County, Texas
74.865 Acres
Prepared: August 17, 2017

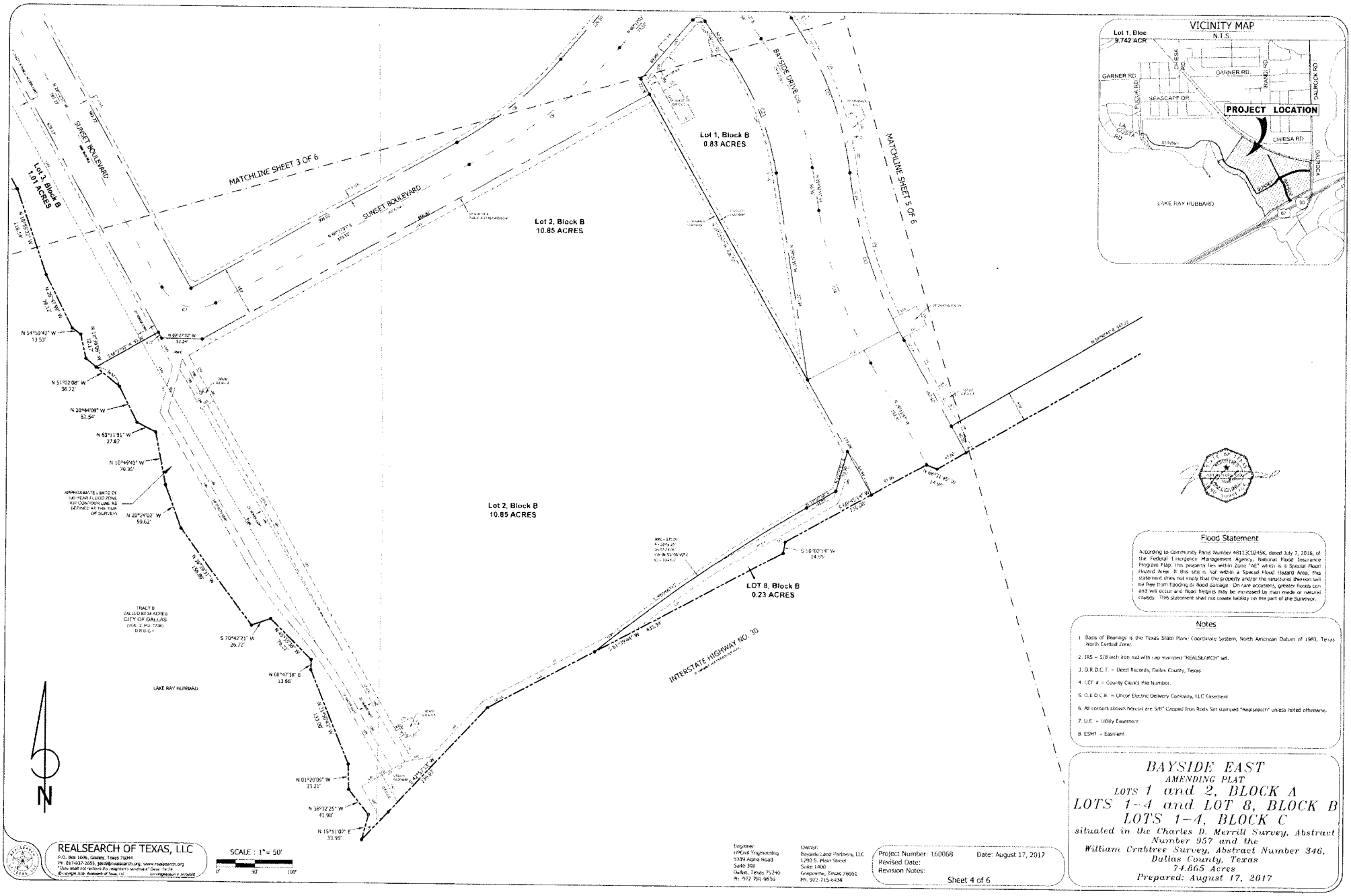
REALSEARCH OF TEXAS, LLC

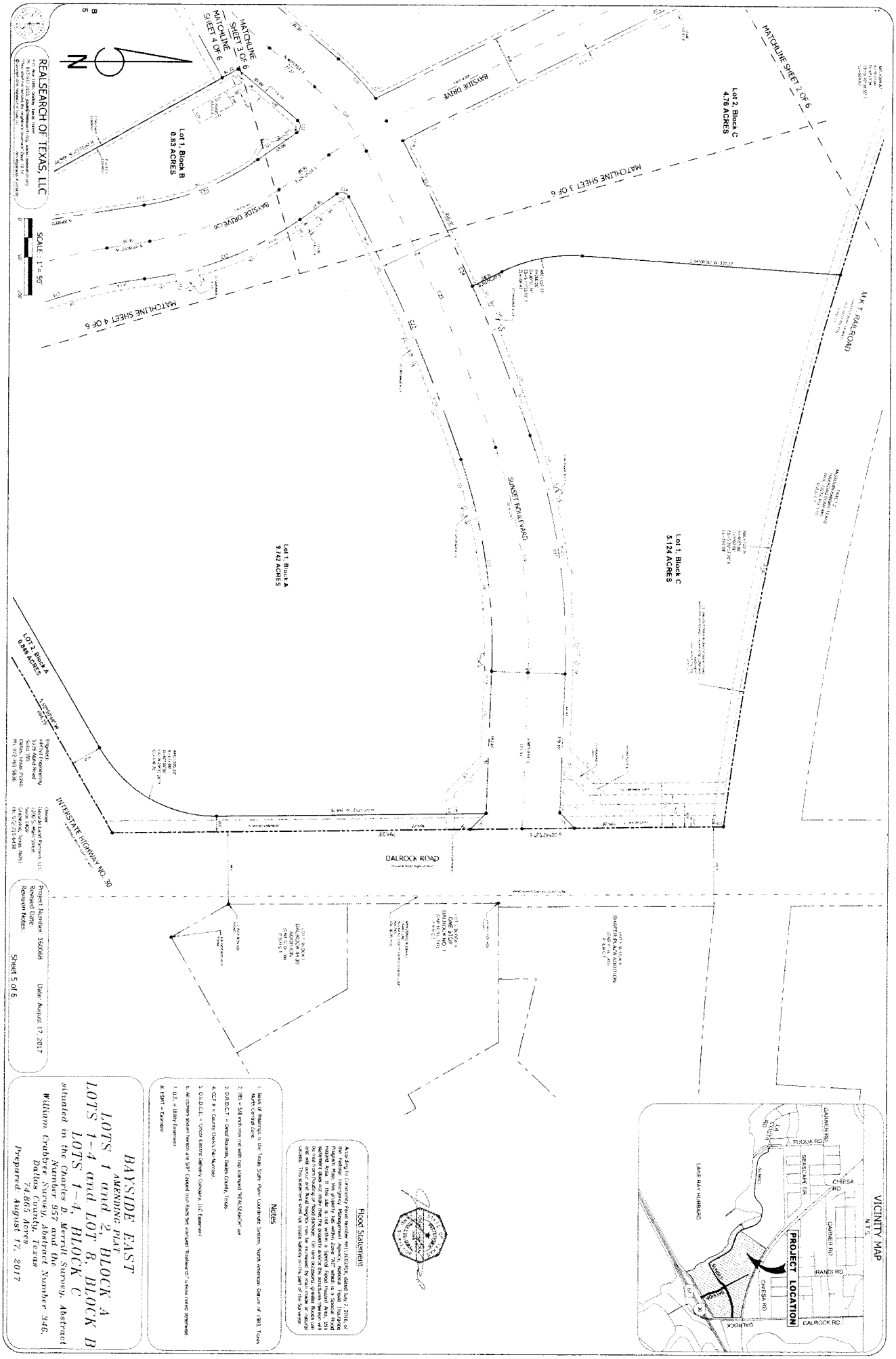
Engineer:
18 East Engineering
3309 Alpha Road
Suite 309
Dallas, Texas 75248
Ph. 972-701-9628

Owner:
Bayside Land Partners, LLC
1200 S. Main Street
Suite 1400
Grapevine, Texas 76051
Ph. 972-715-6438

Project Number: 160868
Date: August 17, 2017
Revised Date:
Revision Notes:

Sheet 3 of 6


MATCHLINE SHEET 3 OF 6
MATCHLINE SHEET 5 OF 6
SUNSET BOULEVARD
BAYSIDE DRIVE
Lot 1, Block B
0.83 ACRES
Lot 2, Block B
10.85 ACRES
Lot 3, Block B
1.01 ACRES
LOT 8, Block B
0.23 ACRES
INTERSTATE HIGHWAY NO. 30
LAKE RAY HUBBARD
TRACT B
CALLED 82.34 ACRES
CITY OF DALLAS
APPROXIMATE LIMITS OF 100-YEAR FLOOD ZONE "AE" CONTOUR LINE AS DEFINED AT THE TIME OF SURVEY
N 54°59'42" W 13.53'
N 51°02'08" W 36.72'
N 26°44'09" W 52.54'
N 63°11'51" W 27.87'
N 10°49'43" W 70.35'
N 20°24'02" W 59.62'
S 70°42'21" W 26.72'
N 68°47'38" E 13.66'
N 01°20'09" W 33.21'
N 38°32'25" W 41.98'
N 15°11'07" E 33.95'
S 10°02'14" W 14.55'
S 01°35'44" W 429.34'
N 68°27'45" W 14.95'
N 89°27'55" W 52.24'
S 68°27'55" E 479.55'
N 89°27'55" W 479.55


MATCHLINE SHEET 1 OF 6
MATCHLINE SHEET 2 OF 6
MATCHLINE SHEET 3 OF 6
MATCHLINE SHEET 4 OF 6
BAYSIDE DRIVE
BAYSIDE DRIVE E/W
SUNSET BOULEVARD
M K T RAILROAD
INTERSTATE HIGHWAY NO. 30
DALROCK ROAD
Lot 1 Block B
0.83 ACRES
Lot 2 Block C
4.76 ACRES
Lot 1 Block A
9.142 ACRES
Lot 1 Block C
5.124 ACRES
Lot 2 Block A
0.848 ACRES
N
S
SCALE: 1" = 50'
REALSEARCH OF TEXAS, LLC
Owner
Hwy 1 Engineering
3139 Algoa Road
Galveston, Texas 77568
Ph: 972.761.9696
Owner
Lincoln Land Partners, LLC
1300 S. Main Street
Suite 1400
Grapevine, Texas 76051
Ph: 972.715.9788
Project Number: 166068
Revised Date:
Revision Notes:
Date: August 17, 2017
Sheet 5 of 6
BAYSIDE EAST
AMENDING PLAT
LOTS 1 and 2, BLOCK A
LOTS 1-4 and LOT 8, BLOCK B
LOTS 1-4, BLOCK C
situated in the Charles B. Merrill Survey, Abstract Number 957 and the William Crabbree Survey, Abstract Number 346, Dallas County, Texas
74.865 Acres
Prepared: August 17, 2017
Notes
1. Basis of Bearings is grid Texas State Plane Coordinate System, North American Datum of 1983, Texas North Central Zone.
2. IRS = 5/8 inch iron rod with cap stamped "REALSEARCH" set
3. D.R.D.C.T. = Deed Records, Dallas County, Texas
4. CLF = Chain Link Fence
5. O.E.D.E.E. = Oncor Electric Delivery Company, LLC Easement
6. All corners shown herein are 5/8" Capped Iron Rods Set stamped "Realsearch" unless noted otherwise
7. U.E. = Utility Easement
8. ESMT = Easement
Flood Statement
According to Community Panel Number 48113C0745K, dated July 7, 2016, of the Federal Emergency Management Agency, National Flood Insurance Program, for Dallas County, Texas, this property is in Zone X (Unshaded) which is not within a Special Flood Hazard Area. If this site is not within a Special Flood Hazard Area, then statement does not imply that the property and/or the structures thereon will not flood and should not be relied upon as such. This statement shall not create liability on the part of the Surveyor.
VICINITY MAP
N.T.S.
PROJECT LOCATION
FUQUA RD
SEASCAPE TR
CHIESA RD
GARDNER RD
BRANDI RD
DALROCK RD
LAKE RAY HUBBARD

20260000020022 Page 27 of 53

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, BAYSIDE LAND PARTNERS, LLC is the Owner of a tract of land situated Charles D. Merrill Survey, Abstract Number 957 and the William Crabtree Survey, Abstract Number 346, Dallas County, Texas and being a portion of that certain Tract 2 and all of that certain Tract 3, described by deed to Bayside Land Partners, LLC recorded in County Clerk's File Number 20150018282O7, Deed Records, Dallas County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at the northernmost corner of said Tract 2, said point also being the easternmost corner of Tract 1 described in said Bayside deed and being the southeast corner of Lot 24, Block C, Lakecrest Estates, an addition to the City of Rowlett, according to the plat thereof recorded in Volume 84138, Page 1906, Deed Records, Dallas County, Texas and being in the southwest right-of-way line of the M K I Railroad (100' Right-of-Way) and being the beginning of a curve to the left;

THENCE 855.79 feet, along the north line of said Tracts 2 and 3 and along said southwest right-of-way line of the M.K.T. Railroad and with said curve to the left, having a radius of 4633.66 feet, through a central angle of 10 degrees 34 minutes 55 seconds, whose long chord bears South 50 degrees 45 minutes 04 seconds East, 854.57 feet to the northeast corner of said Tract 2, being the POINT OF BEGINNING, and being at the beginning of a curve to the left;

THENCE 2164.46 feet, along the North line of said Tract 3, and along said southwest right-of-way line and with said curve to the left, having a radius of 4633.66 feet, through a central angle of 26 Degrees 45 Minutes 50 Seconds, whose long chord bears South 69 Degrees 25 Minutes 27 Seconds East, 2144.83 feet, to the northeast corner of said Tract 3, being on the West right-of-way line of Dalrock Road (variable width right-of-way);

THENCE South 00 degrees 47 minutes 52 seconds East, 794.28 feet along the east line of said Tract 3 and said west right-of-way line of Dalrock Road to the southeast corner of said Tract 3, said point also being in the north right-of-way line of Interstate Highway 30 (Variable Width Right-of-Way);

THENCE along the south line of said Tract 3 and said north right-of-way line of Interstate Highway 30 the following bearings and distances:

South 59 degrees 50 minutes 44 seconds West, 694.19 feet;

North 68 degrees 31 minutes 46 seconds West, 14.95 feet;

South 60 degrees 45 minutes 14 seconds West, 210.00 feet;

South 10 degrees 02 minutes 14 seconds West, 14.95 feet;

South 61 degrees 39 minutes 44 seconds West, 435.34 feet;

South 42 degrees 57 minutes 13 seconds West, 239.03 feet to the southwest corner of said Tract 3;

THENCE along the west line of said Tracts 2 & 3 the following bearings and distances:

North 15 degrees 11 minutes 07 seconds East, 33.96 feet;

North 38 degrees 32 minutes 25 seconds West, 41.98 feet;

North 01 degrees 20 minutes 09 seconds West, 39.21 feet;

North 21 degrees 50 minutes 43 seconds West, 133.00 feet;

North 00 degrees 47 minutes 38 seconds East, 13.66 feet;

North 48 degrees 35 minutes 38 seconds West, 76.21 feet;

South 70 degrees 42 minutes 21 seconds West, 28.72 feet;

North 36 degrees 29 minutes 34 seconds West, 136.59 feet;

North 20 degrees 24 minutes 02 seconds West, 59.62 feet;

North 30 degrees 49 minutes 43 seconds West, 70.55 feet;

North 61 degrees 11 minutes 51 seconds West, 27.62 feet;

North 26 degrees 44 minutes 29 seconds West, 52.54 feet;

North 51 degrees 02 minutes 08 seconds West, 56.72 feet;

North 12 degrees 36 minutes 06 seconds West, 32.17 feet;

North 54 degrees 59 minutes 42 seconds West, 13.53 feet;

North 26 degrees 47 minutes 59 seconds West, 78.12 feet;

North 18 degrees 55 minutes 22 seconds West, 118.54 feet;

North 29 degrees 41 minutes 22 seconds West, 285.54 feet;

North 61 degrees 37 minutes 55 seconds West, 57.22 feet;

OWNER'S CERTIFICATE (CONTINUED)

North 48 degrees 48 minutes 30 seconds West, 170.35 feet;

North 68 degrees 04 minutes 18 seconds West, 64.90 feet;

South 73 degrees 26 minutes 00 seconds West, 50.10 feet;

North 67 degrees 01 minutes 05 seconds West, 219.00 feet;

North 56 degrees 10 minutes 58 seconds West, 88.62 feet;

North 42 degrees 54 minutes 06 seconds West, 88.55 feet;

North 77 degrees 26 minutes 37 seconds West, 14.91 feet;

North 41 degrees 03 minutes 10 seconds West, 118.70 feet;

North 68 degrees 20 minutes 31 seconds West, 33.72 feet;

North 43 degrees 16 minutes 20 seconds West, 33.69 feet;

North 12 degrees 55 minutes 12 seconds West, 28.76 feet;

North 56 degrees 26 minutes 01 seconds East, 19.57 feet;

North 08 degrees 29 minutes 37 seconds East, 16.03 feet;

North 49 degrees 37 minutes 34 seconds West, 12.59 feet;

South 66 degrees 57 minutes 09 seconds West, 32.84 feet;

North 23 degrees 54 minutes 42 seconds West, 15.83 feet;

North 14 degrees 46 minutes 54 seconds East, 12.29 feet;

North 27 degrees 10 minutes 03 seconds West, 10.09 feet;

THENCE Departing said West line, and over and across said Tract 2, the following bearings and distances:

North 20 Degrees 16 Minutes 59 Seconds East, 149.66 feet;
South 19 Degrees 43 Minutes 01 Seconds East, 37.05 feet, being at the beginning of a curve to the left;

51.47 feet, with said curve to the left, having a radius of 419.00 feet, through a central angle of 07 Degrees 02 Minutes 36 Seconds, whose long chord bears South 25 Degrees 44 Minutes 32 Seconds East, 51.43 feet;

North 60 Degrees 44 Minutes 29 Seconds East, 65.00 feet;

North 34 Degrees 22 Minutes 05 Seconds East, 863.76 feet, to the POINT OF BEGINNING and containing 3,261,131 square feet or 74.865 acres of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, BAYSIDE LAND PARTNERS, LLC, Owners, do hereby bind themselves and their heirs, assignees and successors of title this plat designating the hereinabove described property as "BAYSIDE EAST", an addition to the City of Rowlett, and do hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements strips, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Rowlett, Texas.

Witness our hands at (county), Texas, this 21st day of August, 2017

BAYSIDE LAND PARTNERS, LLC.
a Texas Limited Liability Company

By: WK Bayside, LLC
a Texas limited liability company,
its managing member

By: William Kruse
William Kruse, Manager

STATE OF TEXAS §
COUNTY OF [illegible] §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared WILLIAM KRUSE, Owner, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 21st day of August 2017

Notary Public in and for
the State of Texas

TAYLOR MARIE MARSHALL
NOTARY PUBLIC
STATE OF TEXAS
MY COMMISSION EXPIRES
JAN 07, 2020

Surveyor's Certification

KNOW ALL MEN BY THESE PRESENTS:

That I, Jeremy Luke Deal, do hereby certify, that I prepared this plat from an actual on the ground survey of the land as described and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Rowlett Planning and Zoning Commission.

Executed this the 21st day of August, in the year of our Lord 2017.

Jeremy Luke Deal
Registered Professional Land Surveyor
Texas Registration No. 5696

JEREMY LUKE DEAL
5696
REGISTERED
LAND SURVEYOR

STATE OF TEXAS §
COUNTY OF Dallas §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Jeremy Luke Deal, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this the 21st day of August 2017

Notary Public in and for
the State of Texas

JESSICA LYNN CRAWFORD
Notary Public, State of Texas
Comm. Expires 04-13-2019
Notary ID 129139687

REALSEARCH OF TEXAS, LLC
P.O. Box 1586, Godley, Texas 76044
Ph: 817-937-2685, jdeal@realsearch.org, www.realsearch.org
"Think what one person may neglect is landmark! Deut. 19:14"
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CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	329.14'	419.00'	45°00'27"	N 51°45'53" W	320.74'
C2	304.19'	386.50'	45°05'38"	N 51°48'29" W	296.40'
C3	279.23'	354.00'	45°11'31"	S 51°51'25" E	272.03'
C4	322.96'	432.50'	42°47'04"	N 50°46'28" W	315.51'
C5	298.69'	400.00'	42°47'04"	N 50°46'28" W	291.80'
C6	274.42'	367.50'	42°47'04"	N 50°46'28" W	268.09'
C7	81.68'	52.00'	90°00'00"	S 74°22'57" E	73.54'
C8	174.53'	500.00'	20°00'00"	S 50°37'03" W	173.65'
C9	250.05'	660.39'	21°41'41"	S 51°32'38" W	248.56'
C10	70.41'	342.50'	11°46'45"	S 46°30'26" W	70.29'
C11	108.33'	295.00'	21°02'27"	S 51°08'17" W	107.73'
C12	18.59'	10.50'	101°26'24"	S 85°50'54" E	16.26'
C13	217.96'	447.50'	27°54'24"	N 21°10'30" W	215.81'
C14	17.90'	10.50'	97°41'46"	N 13°43'11" E	15.81'
C15	278.71'	752.50'	21°13'15"	S 81°19'28" W	277.12'
C16	296.30'	800.00'	21°13'15"	S 81°19'28" W	294.61'
C17	313.89'	847.50'	21°13'15"	S 81°19'28" W	312.10'
C18	212.04'	600.00'	20°14'52"	N 19°08'21" W	210.93'
C19	232.07'	600.00'	22°09'39"	S 18°18'07" E	230.62'
C20	182.30'	400.00'	26°06'47"	S 22°04'18" E	180.73'
C21	160.66'	352.50'	26°06'47"	S 22°04'18" E	159.27'
C22	371.54'	2613.21'	8°08'46"	S 66°38'28" W	371.22'
C23	420.53'	2660.71'	9°03'20"	S 66°11'10" W	420.09'
C24	418.02'	2708.21'	8°50'37"	S 66°17'32" W	417.60'
C25	277.18'	346.50'	45°49'58"	N 51°33'39" W	269.85'
C26	141.84'	439.99'	18°28'13"	N 62°55'54" W	141.23'
C27	156.24'	439.99'	20°20'42"	N 39°33'17" W	155.42'
C28	700.84'	4638.66'	8°39'24"	N 78°00'43" W	700.17'
C29	16.55'	857.50'	1°06'21"	N 88°37'05" W	16.55'
C30	191.79'	857.50'	12°48'54"	N 83°05'07" E	191.39'
C31	74.25'	857.50'	4°57'41"	N 73°11'41" W	74.23'
C32	144.94'	2718.21'	3°03'19"	S 69°13'11" W	144.93'
C33	172.66'	742.50'	13°42'32"	N 83°36'35" E	177.23'
C34	63.29'	742.50'	4°53'02"	N 73°09'21" E	63.27'
C35	139.38'	2603.21'	3°04'04"	N 69°10'49" E	139.36'
C36	198.73'	2603.21'	4°22'26"	N 64°47'50" E	198.68'
C37	139.22'	457.50'	17°26'09"	N 24°57'18" W	138.69'
C38	40.98'	457.50'	5°07'55"	N 09°47'15" W	40.96'
C39	196.60'	590.00'	19°05'30"	N 16°46'03" W	195.69'
C40	136.58'	2035.25'	3°50'42"	N 53°53'55" E	136.56'
C41	117.02'	362.50'	18°29'47"	S 46°33'39" E	116.51'
C42	103.49'	362.50'	16°21'27"	N 63°59'16" W	103.14'
C43	361.93'	424.00'	48°54'28"	S 49°48'09" E	351.04'
C44	93.18'	285.00'	18°43'58"	N 56°28'43" E	92.77'
C45	54.19'	315.00'	9°51'22"	S 52°02'25" W	54.12'
C46	149.54'	347.50'	24°39'23"	S 21°20'36" E	148.39'
C47	31.29'	35.00'	51°13'46"	S 34°45'02" E	30.26'
C47	26.82'	30.00'	51°13'46"	N 34°45'02" W	25.94'
C57	855.79'	4633.66'	10°34'55"	S 50°45'04" E	854.57'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°12'08" E	31.64'
L2	N 44°12'08" E	56.13'
L3	S 89°12'08" W	27.50'
L4	N 44°12'08" E	28.19'
L5	N 44°12'08" E	28.60'
L6	N 00°47'52" W	43.11'
L7	S 01°56'06" W	15.09'
L8	S 01°56'06" W	20.89'
L9	N 88°03'56" W	10.04'
L10	S 88°03'54" E	33.48'
L11	N 88°03'54" W	15.00'
L12	S 00°01'32" W	5.06'
L13	S 89°58'28" E	20.00'
L14	N 00°01'32" E	15.01'
L15	S 13°49'24" E	15.00'
L16	N 76°10'36" E	15.00'
L17	S 13°49'24" E	5.00'
L18	N 22°20'28" W	5.03'
L19	N 67°19'58" E	31.00'
L20	S 22°40'43" E	5.00'
L21	N 66°39'25" E	33.26'
L22	S 26°51'25" E	10.02'
L23	S 00°47'52" E	10.10'
L24	S 89°12'08" W	15.00'
L25	N 00°47'52" W	20.39'
L26	N 89°12'08" E	45.00'
L27	S 45°47'52" E	55.74'
L28	S 01°56'06" W	5.00'
L29	S 89°12'08" W	49.14'
L30	S 45°47'52" E	63.45'
L31	S 88°03'54" E	110.05'
L32	N 88°24'50" W	9.04'
L33	S 02°31'11" E	4.67'
L34	N 87°28'49" E	10.00'
L35	S 02°31'11" E	5.26'
L36	S 13°49'24" E	6.46'
L37	S 76°10'36" W	15.00'
L38	S 13°49'24" E	6.46'
L39	S 22°01'25" E	5.00'
L40	N 67°18'54" E	30.00'
L41	N 22°53'52" W	5.00'
L42	N 35°07'42" W	38.16'
L43	S 54°26'54" W	10.00'
L44	N 35°07'42" W	30.00'
L45	N 54°26'54" E	15.15'
L46	N 34°50'29" W	30.00'
L47	S 76°38'38" W	12.53'
L48	S 13°21'22" E	31.00'
L49	S 76°38'38" W	12.02'
L50	S 60°44'13" W	34.42'
L51	N 29°15'47" W	28.00'
L52	N 60°44'13" E	35.18'
L53	N 29°22'29" W	80.90'
L54	N 60°37'03" E	10.00'
L55	N 29°22'57" W	30.00'
L56	N 60°37'03" E	15.00'
L57	S 29°22'57" E	30.00'
L58	N 29°22'57" W	60.17'
L59	N 59°50'44" E	10.00'
L60	N 15°37'03" E	60.21'
L61	S 59°50'18" W	181.98'
L62	S 61°39'44" W	213.48'
L63	S 51°13'36" W	55.21'
L64	N 61°39'44" E	157.54'
L65	N 42°57'13" E	100.89'
L66	N 78°20'11" E	32.74'
L67	S 30°17'14" E	40.78'
L68	N 42°57'13" E	36.49'
L69	S 30°17'14" E	49.82'
L70	N 59°42'46" E	30.00'
L71	N 59°42'46" E	5.00'
L72	S 59°42'46" W	10.00'
L73	S 59°42'46" W	20.00'
L74	N 29°22'57" W	34.59'

LINE	BEARING	DISTANCE
L75	S 59°15'48" W	6.68'
L76	N 30°44'12" W	5.00'
L77	N 59°15'48" E	20.00'
L78	S 30°44'12" E	20.00'
L79	N 59°15'48" E	20.00'
L80	S 30°44'12" E	5.00'
L81	S 59°15'48" W	6.44'
L82	S 29°22'57" E	493.11'
L83	S 29°36'15" E	171.28'
L84	S 29°36'15" E	118.16'
L85	N 29°36'15" W	118.28'
L86	S 30°44'12" E	345.07'
L87	N 29°22'57" W	363.21'
L88	S 30°44'12" E	378.84'
L89	S 30°25'06" E	220.73'
L90	S 30°25'06" E	224.87'
L91	S 14°34'54" W	62.66'
L92	S 14°34'54" W	56.94'
L93	S 59°15'48" W	20.01'
L94	S 29°22'57" E	20.00'
L95	S 59°15'48" W	20.01'
L96	N 29°22'57" W	20.00'
L97	N 29°22'57" W	47.94'
L98	N 29°22'57" W	48.18'
L99	N 30°44'12" W	38.43'
L100	S 29°22'57" E	47.17'
L101	N 30°44'12" W	71.55'
L102	S 29°22'57" E	543.58'
L103	S 60°37'03" W	692.25'
L104	N 09°08'09" W	15.37'
L105	N 35°07'42" W	9.79'
L106	N 85°50'54" W	9.66'
L107	N 40°37'03" E	67.77'
L108	S 05°37'03" W	9.68'
L109	N 29°22'57" W	23.99'
L110	N 60°37'03" E	10.00'
L111	N 29°22'57" W	50.00'
L112	N 60°37'03" E	20.00'
L113	S 29°22'57" E	73.60'
L114	S 40°37'03" W	13.41'
L115	S 13°43'38" W	3.29'
L116	S 72°24'33" E	10.00'
L117	N 12°13'33" E	10.00'
L118	N 26°50'58" W	100.55'
L119	N 26°50'58" W	88.26'
L120	N 25°10'57" E	56.99'
L121	N 60°37'03" E	112.88'
L122	S 33°44'53" E	49.37'
L123	S 50°31'46" W	14.38'
L124	S 39°28'14" E	115.62'
L125	N 39°28'14" W	190.28'
L126	S 72°10'27" E	357.05'
L127	S 48°27'53" E	233.63'
L128	N 20°53'42" W	46.12'
L129	N 69°06'18" E	20.00'
L130	N 20°53'42" W	30.00'
L131	S 69°06'18" W	20.00'
L132	S 70°16'59" W	50.49'
L133	N 19°43'01" W	22.39'
L134	N 47°06'44" E	35.68'
L135	S 47°06'44" W	46.88'
L136	S 65°19'38" W	19.67'
L137	N 65°19'38" E	20.34'
L138	N 65°20'25" E	5.02'
L139	N 19°43'01" W	14.34'
L140	S 23°06'10" E	13.24'
L141	N 44°27'45" W	28.97'
L142	S 45°34'07" W	27.60'

City Approval Certificate

This plat is hereby approved by the Planning and Zoning Commission of the City of Rowlett, Texas

Chairman, Planning and Zoning Commission — Date 8/22/17

ATTEST:
Signature — Date 8/22/17
Tara Bradley, Planner II
Name & Title

The Director of Development Services of the City of Rowlett, Texas hereby certifies that to the best of his/her knowledge or belief, this subdivision plat conforms to all requirements of the Code of Ordinances and with engineering construction standards and procedures adopted by the City of Rowlett, Texas as to which his/her approval is required.

Director of Development Services — Date 8/23/17

ATTEST:
Signature — Date 8/18/17
Tara Bradley, Planner II
Name & Title

Filed and Recorded
Official Public Records
[illegible] County, Texas
08/31/2017 10:41:33 AM
$40.00

20170231068

Engineer:
MPCivil Engineering
5339 Alpha Road
Suite 209
Dallas, Texas 75240
Ph: 972-701-9636

Owner:
Bayside Land Partners, LLC
1200 S. Main Street
Suite 1400
Grapevine, Texas 76051
Ph: 972-715-6438

Project Number: 160068
Revised Date:
Revision Notes:
Date: August 17, 2017

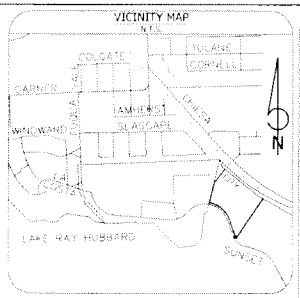
Sheet 6 of 6

BAYSIDE EAST
AMENDING PLAT
LOTS 1 and 2, BLOCK A
LOTS 1-4 and LOT 8, BLOCK B
LOTS 1-4, BLOCK C

situated in the Charles D. Merrill Survey, Abstract Number 957 and the William Crabtree Survey, Abstract Number 346, Dallas County, Texas
74.865 Acres
Prepared: August 17, 2017



VICINITY MAP



Flood Statement

According to Community Panel Number 48113C0745K, dated July 7, 2016, of the Federal Emergency Management Agency, National Flood Insurance Program Map, a portion of this property lies within Zone "AE" which is a Special Flood Hazard Area where base flood elevations have been determined and a portion of this property lies within Zone "X" which is not a Special Flood Hazard Area. If this site is not within a Special Flood Hazard Area, this 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 statement shall not create liability on the part of the Surveyor.

City Approval Certificate

This plat is hereby approved by the Planning and Zoning Commission of the City of Rowlett, Texas

Chairman, Planning and Zoning Commission — Date: 9/22/2020

ATTEST:

Signature — Date

Name & Title

The Director of Community Development of the City of Rowlett, Texas hereby certifies that to the best of his/her knowledge or belief, this subdivision plat conforms to all requirements of the Code of Ordinances and with engineering construction standards and processes adopted by the City of Rowlett, Texas as to which his/her approval is required.

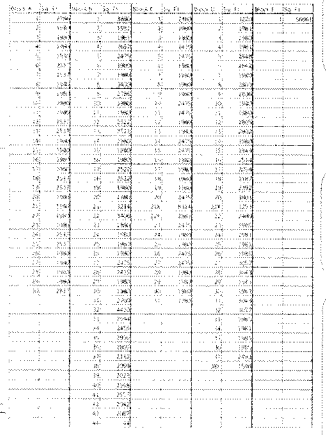
Director of Community Development — Date: 9/21/2020

ATTEST:

Signature — Date

Name & Title

Lot Area Table



OWNER'S CERTIFICATE

BEING a 13.328 acre tract of land situated in the Charles D. Welch Survey, Abstract Number 957, Dallas County, Texas, and being all of Lot 5, Block J, Bayside West Phase 1, an addition to the City of Rowlett, according to the plat recorded in County Clerk's File Number 20180000009275, Plat Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" capped iron rod found stamped "RPLS 4838" at the northeast corner of said Lot 5, same being the southeast corner of Lot 24, Block C, Lakeland Estates, an addition to the City of Rowlett, according to the plat recorded in Volume 80-96, Page 1806, Plat Records, Dallas County, Texas, and being on the southwest right-of-way line of M.K.T. Railroad a 200' right-of-way, and being at the beginning of a curve to the left;

THENCE 653.79 feet, along said southwest right-of-way line and with said curve to the left, having a radius of 4632.96 feet, through a central angle of 08 degrees 04 minutes 56 seconds, whose long chord bears South 50 degrees 50 minutes 04 seconds East, a chord length of 653.24 feet, to a 5/8" capped iron rod found stamped "RPLS 4838" at the northeast corner of said Lot 5, same being the southeast corner of said Lot 5, Block J, Bayside East, an addition to the City of Rowlett, according to the plat recorded in County Clerk's File Number 20160200370290, Plat Records, Dallas County, Texas;

THENCE South 86 degrees 32 minutes 05 seconds West, departing said southwest right-of-way line and along the East line of said Lot 5, being common with the West line of said Lot 1, a distance of 268.04 feet, to a 5/8" capped iron rod found stamped "RPLS 4838" at the southwest corner of said Lot 5, same being the southeast corner of said Lot 4, and being on the East right-of-way line of Sunset Boulevard, a 65' right-of-way, and being at the beginning of a non-tangent curve to the right;

THENCE 42.12 feet, along said East right-of-way line and with said curve to the right, having a radius of 334.00 feet, through a central angle of 06 degrees 28 minutes 02 seconds, whose long chord bears North 25 degrees 53 minutes 00 seconds West, a chord length of 42.09 feet, to a 5/8" capped iron rod set stamped "Realsearch";

THENCE North 19 degrees 42 minutes 01 seconds West, continuing along said East right-of-way line, a distance of 307.50 feet, to a 5/8" capped iron rod set stamped "Realsearch", being at the beginning of a curve to the left;

THENCE 66.30 feet, continuing along said East right-of-way line and with said curve to the left, having a radius of 466.00 feet, through a central angle of 08 degrees 09 minutes 01 seconds, whose long chord bears North 30 degrees 46 minutes 31 seconds West, a chord length of 66.24 feet, to a 5/8" capped iron rod set stamped "Realsearch" at the northwest corner of said Lot 5, same being the southwest corner of said Lot 24, Block C, Lakeland Estates;

THENCE North 24 degrees 13 minutes 23 seconds East, departing said East right-of-way line and along the West line of said Lot 5, being common with the East line of said Lot 24, a distance of 375.24 feet, to a 5/8" capped iron rod set stamped "Realsearch";

THENCE North 38 degrees 10 minutes 29 seconds East, continuing along said common line, a distance of 348.58 feet, to the POINT OF BEGINNING, and containing 13.328 acres or 580,616 square feet of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I/we, BEAZER HOMES TEXAS, LP, do hereby bind themselves and their heirs, assignees and successors of title to this plat designating the hereinabove described property as "BAYSIDE TOWNHOMES", an addition to the City of Rowlett, and do hereby dedicate to the public use forever the streets, alleys, and right of way shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements strips; and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of construction, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Rowlett, Texas.

Witness our hands at [illegible], County, Texas, this [illegible] day of [illegible], 20[illegible]

BEAZER HOMES TEXAS, LP
A DELAWARE LIMITED PARTNERSHIP

By: BEAZER HOMES TEXAS HOLDINGS, INC.
A DELAWARE CORPORATION
ITS GENERAL PARTNER

By: [signature]
PAUL SCHOEL, DEPARTMENT HEAD OF LAND ACQUISITION & LAND DEVELOPMENT

STATE OF TEXAS §
COUNTY OF [illegible] §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared PAUL SCHOEL, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this [illegible] day of [illegible], 20[illegible]

Notary Public in and for the State of Texas

My Commission Expires

Filed for Record
in the Official Records Of:
Dallas County
On: 10/7/2020 10:54:29 AM
In the PLAT Records

Doc Number: 2020 - 202000274980
Number of Pages: 1
Amount: 58.00
Order #: 20201007000429
By: KW

Surveyor's Certification

KNOW ALL MEN BY THESE PRESENTS:

That I, Jeremy Luke Deal, do hereby certify, that I prepared this plat from an actual on the ground survey of the land as described and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Rowlett Planning and Zoning Commission.

Executed this the 21st day of September, in the year of our Lord 2020.

Jeremy Luke Deal
Registered Professional Land Surveyor
Texas Registration No. 5240

STATE OF TEXAS §
COUNTY OF [illegible] §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Jeremy Luke Deal, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this 21st day of September, 2020

Notary Public in and for the State of Texas

Notes

1. Basis of Bearings is the Texas State Plane Coordinate System, North American Datum of 1983, Texas North Central Zone.
2. All corners shown hereon are 5/8" Capped Iron Rods Set stamped "Realsearch" unless noted otherwise.
3. All Public Open Space lots are also Public Access Easements.
4. The subject property is currently zoned: MX - Mixed Neighborhood.

PAE = Public Access Easement
UE = Utility Easement
D&UE = Drainage & Utility Easement
WAE = Wetlands Easement
TE = 7.5'x7.5' Transformer Easement
"X" = Terminated Vistas - Per 1.7.1.1., Terminated Vistas will be identified on the Plat which signifies lots and buildings which will be configured to take advantage of that prominence such as centering them at the view corridor and where appropriate, providing substantial height and special architectural features.

SCALE : 1" = 50'

0' 50' 100'

Owner:
Beazer Homes Texas, LP
1501 LBJ Freeway
Suite 300
Dallas, Texas 75254
Ph. 972-250-3821

Engineer:
HPCivil Engineering
5339 Alpha Road
Suite 300
Dallas, Texas 75240
Ph. 972-701-9636

Project Number: 160068 Date: September 8, 2020
Revised Date: September 21, 2020
Revision Notes: Update owner signature block
Sheet 1 of 1

REALSEARCH OF TEXAS, LLC
P.O. Box 1036, Godley, Texas 76044
(817) 237-2055, jdeal@realsearch.org, www.realsearch.org
Texas Board of Professional Engineers Number: 18116
Texas Board of Professional Surveyors Number: 100806

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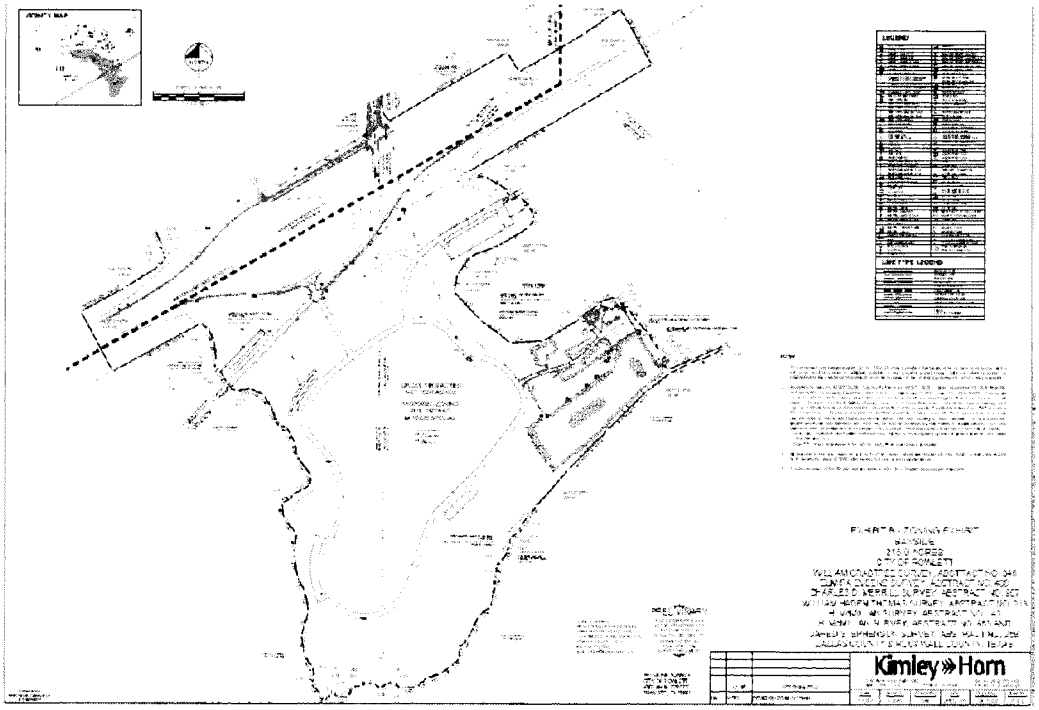
REPLAT OF
BAYSIDE TOWNHOMES

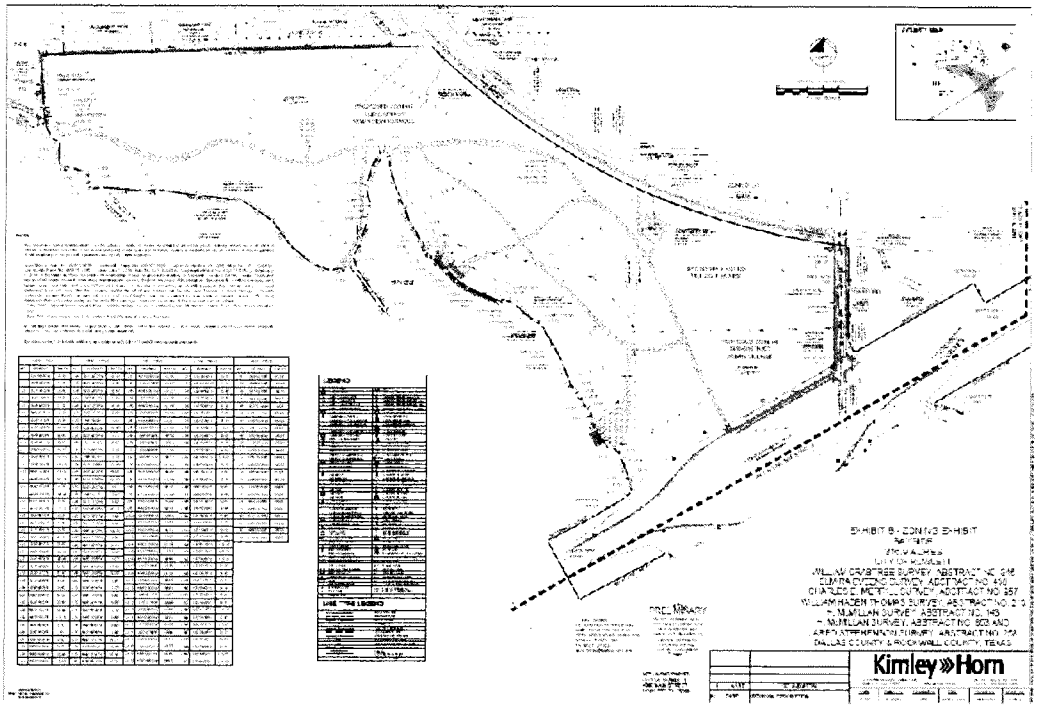
LOTS 1-30, BLOCK A
LOTS 1-44, BLOCK B
LOTS 1-20, 21X, 22X & 23-31, BLOCK C
LOTS 1-20, 21X & 22-37 AND 38X, BLOCK D
LOT 1, BLOCK E

BEING a replat of Lot 5, Block J, Bayside West, an addition to the City of Rowlett, according to the plat recorded in CCF# 20180000275, Plat Records, Dallas County, Texas

13.328 Acres - 143 Lots
Prepared: September 8, 2020

MAP SHOWING BOUNDARIES OF THE PID





APPENDIX B-1

ASSESSMENT ROLL SUMMARY – 2026-27

Appendix B-1
2026-27 Assessment Roll Summary - North Improvement Area

Parcel ID	Proposed Development	Allocation Percentage	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
440527500A0010000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500A0020000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500A0030000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500A0040000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500A0050000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500A0060000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500A0070000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500A0080000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500A0090000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500A0100000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500A0110000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500A0120000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500A0130000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500A0140000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500A0150000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500A0160000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500A0170000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500A0180000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500A0190000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500A0200000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
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440527500A0220000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500A0230000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500A0240000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500A0250000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500A0260000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500A0270000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500A0280000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
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440527500B0090000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500B0100000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500B0110000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500B0120000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
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440527500B0170000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500B0180000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500B0190000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
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440527500B0330000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500B0340000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500B0350000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500B0360000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500B0370000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500B0380000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500B0390000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500B0400000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500B0410000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500B0420000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37

Parcel ID	Proposed Development	Allocation Percentage	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
440527500B0430000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500B0440000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500C0010000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500C0020000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500C0030000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500C0040000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500C0050000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500C0060000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500C0070000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500C0080000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500C0090000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500C0100000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500C0110000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500C0120000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500C0130000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500C0140000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500C0150000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500C0160000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500C0170000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500C0180000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500C0190000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500C0200000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500C0230000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500C0240000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500C0250000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500C0260000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500C0270000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500C0280000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500C0290000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500C0300000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500C0310000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500C21X0000	Open space	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
440527500C22X0000	Open space	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
440527500D0010000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500D0020000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500D0030000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500D0040000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500D0050000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500D0060000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500D0070000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500D0080000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500D0090000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500D0100000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500D0110000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500D0120000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500D0130000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500D0140000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500D0150000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500D0160000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500D0170000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500D0180000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500D0190000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500D0200000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500D0220000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500D0230000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500D0240000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500D0250000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500D0260000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500D0270000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500D0280000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500D0290000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500D0300000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500D0310000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500D0320000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500D0330000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500D0340000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500D0350000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500D0360000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500D0370000	Townhomes	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
440527500D21X0000	Open space	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
440527500D38X0000	Open space	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
440527500E0010000	Open space	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
441107100B0010000	Open space	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
441107100B0040000	Open space	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
441107100B0080000	HOA	1.00%	$69,701.91	$2,000.00	$3,857.82	$348.51	$480.00	$6,686.33
441107100B03R0000	Multifamily	0.00%	PREPAID	$0.00	$0.00	$0.00	$0.00	$0.00

Parcel ID	Proposed Development	Allocation Percentage	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
441107100C01A0000	Commercial	2.23%	$155,564.35	$4,463.70	$8,610.08	$777.82	$1,071.29	$14,922.90
441107100C02R0000	Multifamily	0.00%	PREPAID	$0.00	$0.00	$0.00	$0.00	$0.00
441107100C03R0000	Multifamily	0.00%	PREPAID	$0.00	$0.00	$0.00	$0.00	$0.00
441107200A0500000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107200A0510000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107200A0520000	50' lot	0.00%	PREPAID	$0.00	$0.00	$0.00	$0.00	$0.00
441107200A0530000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107200A0540000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107200A0550000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107200A0560000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107200A0570000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107200A0580000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107200A0590000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107200A0600000	50' lot	0.00%	PREPAID	$0.00	$0.00	$0.00	$0.00	$0.00
441107200A0610000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107200A0620000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107200A0630000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107200A0640000	50' lot	0.00%	PREPAID	$0.00	$0.00	$0.00	$0.00	$0.00
441107200A0650000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107200A0660000	50' lot	0.00%	PREPAID	$0.00	$0.00	$0.00	$0.00	$0.00
441107200A0670000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107200A0680000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107200A0690000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107200A0700000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107200A0710000	50' lot	0.00%	PREPAID	$0.00	$0.00	$0.00	$0.00	$0.00
441107200A0720000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107200A0730000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107200A0740000	50' lot	0.00%	PREPAID	$0.00	$0.00	$0.00	$0.00	$0.00
441107200A42B0000	Open Space	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
441107200A75R0000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107200A76R0000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107200A77R0000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107200A78R0000	50' lot	0.00%	PREPAID	$0.00	$0.00	$0.00	$0.00	$0.00
441107200A79R0000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107200A80R0000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107200A81R0000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107200A83X0000	Open Space	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
441107200F0010000	30' lot	0.13%	$9,403.00	$269.81	$520.43	$47.02	$64.75	$902.01
441107200F0020000	30' lot	0.00%	PREPAID	$0.00	$0.00	$0.00	$0.00	$0.00
441107200F0030000	30' lot	0.00%	PREPAID	$0.00	$0.00	$0.00	$0.00	$0.00
441107200F0040000	30' lot	0.00%	PREPAID	$0.00	$0.00	$0.00	$0.00	$0.00
441107200F0050000	30' lot	0.13%	$9,403.00	$269.81	$520.43	$47.02	$64.75	$902.01
441107200F0060000	30' lot	0.00%	PREPAID	$0.00	$0.00	$0.00	$0.00	$0.00
441107200F0070000	30' lot	0.00%	PREPAID	$0.00	$0.00	$0.00	$0.00	$0.00
441107200F0080000	30' lot	0.00%	PREPAID	$0.00	$0.00	$0.00	$0.00	$0.00
441107200F0090000	30' lot	0.13%	$9,403.00	$269.81	$520.43	$47.02	$64.75	$902.01
441107200F0100000	30' lot	0.13%	$9,403.00	$269.81	$520.43	$47.02	$64.75	$902.01
441107200F0110000	30' lot	0.13%	$9,403.00	$269.81	$520.43	$47.02	$64.75	$902.01
441107200F0120000	30' lot	0.00%	PREPAID	$0.00	$0.00	$0.00	$0.00	$0.00
441107200F0130000	30' lot	0.00%	PREPAID	$0.00	$0.00	$0.00	$0.00	$0.00
441107200F0140000	30' lot	0.13%	$9,403.00	$269.81	$520.43	$47.02	$64.75	$902.01
441107200F0150000	30' lot	0.13%	$9,403.00	$269.81	$520.43	$47.02	$64.75	$902.01
441107200F0160000	30' lot	0.00%	PREPAID	$0.00	$0.00	$0.00	$0.00	$0.00
441107200F0170000	30' lot	0.00%	PREPAID	$0.00	$0.00	$0.00	$0.00	$0.00
441107200F0180000	30' lot	0.00%	PREPAID	$0.00	$0.00	$0.00	$0.00	$0.00
441107200F0190000	30' lot	0.13%	$9,403.00	$269.81	$520.43	$47.02	$64.75	$902.01
441107200F0200000	30' lot	0.00%	PREPAID	$0.00	$0.00	$0.00	$0.00	$0.00
441107200F0210000	30' lot	0.13%	$9,403.00	$269.81	$520.43	$47.02	$64.75	$902.01
441107200F0220000	30' lot	0.13%	$9,403.00	$269.81	$520.43	$47.02	$64.75	$902.01
441107200F0230000	30' lot	0.13%	$9,403.00	$269.81	$520.43	$47.02	$64.75	$902.01
441107200F0240000	30' lot	0.13%	$9,403.00	$269.81	$520.43	$47.02	$64.75	$902.01
441107200F0250000	30' lot	0.13%	$9,403.00	$269.81	$520.43	$47.02	$64.75	$902.01
441107200F0260000	30' lot	0.13%	$9,403.00	$269.81	$520.43	$47.02	$64.75	$902.01
441107200F0270000	30' lot	0.13%	$9,403.00	$269.81	$520.43	$47.02	$64.75	$902.01
441107200F0280000	30' lot	0.00%	PREPAID	$0.00	$0.00	$0.00	$0.00	$0.00
441107200F0290000	30' lot	0.13%	$9,403.00	$269.81	$520.43	$47.02	$64.75	$902.01
441107200F0300000	30' lot	0.13%	$9,403.00	$269.81	$520.43	$47.02	$64.75	$902.01
441107200F0310000	30' lot	0.13%	$9,403.00	$269.81	$520.43	$47.02	$64.75	$902.01
441107200F0320000	30' lot	0.00%	PREPAID	$0.00	$0.00	$0.00	$0.00	$0.00
441107200F0330000	30' lot	0.13%	$9,403.00	$269.81	$520.43	$47.02	$64.75	$902.01
441107200F0340000	30' lot	0.00%	PREPAID	$0.00	$0.00	$0.00	$0.00	$0.00
441107200F0350000	30' lot	0.13%	$9,403.00	$269.81	$520.43	$47.02	$64.75	$902.01
441107200G0010000	30' lot	0.13%	$9,403.00	$269.81	$520.43	$47.02	$64.75	$902.01
441107200G0020000	30' lot	0.13%	$9,403.00	$269.81	$520.43	$47.02	$64.75	$902.01
441107200G0030000	30' lot	0.13%	$9,403.00	$269.81	$520.43	$47.02	$64.75	$902.01
441107200G0040000	30' lot	0.13%	$9,403.00	$269.81	$520.43	$47.02	$64.75	$902.01

Parcel ID	Proposed Development	Allocation Percentage	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
441107200G0050000	30' lot	0.13%	$9,403.00	$269.81	$520.43	$47.02	$64.75	$902.01
441107200G0060000	30' lot	0.00%	PREPAID	$0.00	$0.00	$0.00	$0.00	$0.00
441107200G0070000	30' lot	0.13%	$9,403.00	$269.81	$520.43	$47.02	$64.75	$902.01
441107200G0080000	30' lot	0.13%	$9,403.00	$269.81	$520.43	$47.02	$64.75	$902.01
441107200G0090000	30' lot	0.13%	$9,403.00	$269.81	$520.43	$47.02	$64.75	$902.01
441107200G0100000	30' lot	0.13%	$9,403.00	$269.81	$520.43	$47.02	$64.75	$902.01
441107200G0110000	30' lot	0.13%	$9,403.00	$269.81	$520.43	$47.02	$64.75	$902.01
441107200G0120000	30' lot	0.13%	$9,403.00	$269.81	$520.43	$47.02	$64.75	$902.01
441107200G0130000	30' lot	0.13%	$9,403.00	$269.81	$520.43	$47.02	$64.75	$902.01
441107200G0140000	30' lot	0.13%	$9,403.00	$269.81	$520.43	$47.02	$64.75	$902.01
441107200G0150000	30' lot	0.13%	$9,403.00	$269.81	$520.43	$47.02	$64.75	$902.01
441107200G0160000	30' lot	0.13%	$9,403.00	$269.81	$520.43	$47.02	$64.75	$902.01
441107200G0170000	30' lot	0.13%	$9,403.00	$269.81	$520.43	$47.02	$64.75	$902.01
441107200G0180000	30' lot	0.13%	$9,403.00	$269.81	$520.43	$47.02	$64.75	$902.01
441107200G0190000	30' lot	0.00%	PREPAID	$0.00	$0.00	$0.00	$0.00	$0.00
441107200G0200000	30' lot	0.13%	$9,403.00	$269.81	$520.43	$47.02	$64.75	$902.01
441107200G0210000	30' lot	0.13%	$9,403.00	$269.81	$520.43	$47.02	$64.75	$902.01
441107200G0220000	30' lot	0.00%	PREPAID	$0.00	$0.00	$0.00	$0.00	$0.00
441107200G23X0000	Open space/ROW	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
441107200G24X0000	Open space/ROW	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
441107200H0010000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107200H0020000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107200H0030000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107200H0040000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107200H0050000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107200H0060000	50' lot	0.00%	PREPAID	$0.00	$0.00	$0.00	$0.00	$0.00
441107200H0070000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107200H0080000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107200H0090000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107200H0100000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107200H0110000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107200H0120000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107200H0130000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107200H0140000	50' lot	0.00%	PREPAID	$0.00	$0.00	$0.00	$0.00	$0.00
441107200H0150000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107200I01X0000	Open Space	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
441107200K0050000 441107200K0060000 441107200K0070000	Commercial	0.80%	$56,003.17	$1,606.93	$3,099.63	$280.02	$385.66	$5,372.24
441107400A0010000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107400A0020000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107400A0030000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107400A0040000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107400A0050000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107400A0060000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107400A0070000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107400A0080000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107400A0090000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107400A0100000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107400A0110000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107400A0120000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107400A0130000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107400A0140000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107400A0150000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107400A0160000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107400A0170000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107400A0180000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107400A0190000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107400A0200000	Open Space	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
441107400A0210000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107400A0220000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107400A0230000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107400A0240000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107400A0250000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107400A0260000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107400A0270000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107400A0280000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107400A0290000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107400A0300000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107400A0310000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107400A0320000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107400A0330000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107400A0340000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107400A0350000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107400A0360000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107400A0370000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18

Parcel ID	Proposed Development	Allocation Percentage	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
441107400A0380000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107400A0390000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107400A0400000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107400A0410000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107400A0430000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107400A0440000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107400A0450000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107400A0460000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107400A0470000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107400A0480000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107400A0490000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107400A42A0000	Open Space	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
441107400B0010000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107400B0020000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107400B0030000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107400B0040000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107400B0050000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107400B0060000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107400B0070000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107400B0080000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107400B0090000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107400B0100000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107400B0110000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107400B0120000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107400B0130000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107400B0140000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107400B0150000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107400B0160000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107400B0170000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107400B0180000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107400B0190000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107400B0200000	50' lot	0.16%	$11,062.35	$317.42	$612.27	$55.31	$76.18	$1,061.18
441107400C0010000	30' lot	0.13%	$9,403.00	$269.81	$520.43	$47.02	$64.75	$902.01
441107400C0020000	30' lot	0.13%	$9,403.00	$269.81	$520.43	$47.02	$64.75	$902.01
441107400C0030000	30' lot	0.13%	$9,403.00	$269.81	$520.43	$47.02	$64.75	$902.01
441107400C0040000	30' lot	0.13%	$9,403.00	$269.81	$520.43	$47.02	$64.75	$902.01
441107400C0050000	30' lot	0.13%	$9,403.00	$269.81	$520.43	$47.02	$64.75	$902.01
441107400C0060000	30' lot	0.13%	$9,403.00	$269.81	$520.43	$47.02	$64.75	$902.01
441107400C0070000	30' lot	0.13%	$9,403.00	$269.81	$520.43	$47.02	$64.75	$902.01
441107400C0080000	30' lot	0.13%	$9,403.00	$269.81	$520.43	$47.02	$64.75	$902.01
441107400C0090000	30' lot	0.13%	$9,403.00	$269.81	$520.43	$47.02	$64.75	$902.01
441107400C0100000	30' lot	0.13%	$9,403.00	$269.81	$520.43	$47.02	$64.75	$902.01
441107400C0110000	30' lot	0.13%	$9,403.00	$269.81	$520.43	$47.02	$64.75	$902.01
441107400C0120000	30' lot	0.13%	$9,403.00	$269.81	$520.43	$47.02	$64.75	$902.01
441107400C0130000	30' lot	0.13%	$9,403.00	$269.81	$520.43	$47.02	$64.75	$902.01
441107400C0140000	30' lot	0.13%	$9,403.00	$269.81	$520.43	$47.02	$64.75	$902.01
441107400C0150000	30' lot	0.13%	$9,403.00	$269.81	$520.43	$47.02	$64.75	$902.01
441107400C0160000	30' lot	0.13%	$9,403.00	$269.81	$520.43	$47.02	$64.75	$902.01
441107400C0170000	30' lot	0.13%	$9,403.00	$269.81	$520.43	$47.02	$64.75	$902.01
441107400C0180000	30' lot	0.13%	$9,403.00	$269.81	$520.43	$47.02	$64.75	$902.01
441107400C0190000	30' lot	0.00%	PREPAID	$0.00	$0.00	$0.00	$0.00	$0.00
441107400C0200000	30' lot	0.13%	$9,403.00	$269.81	$520.43	$47.02	$64.75	$902.01
441107400C0210000	30' lot	0.13%	$9,403.00	$269.81	$520.43	$47.02	$64.75	$902.01
441107400C0220000	30' lot	0.13%	$9,403.00	$269.81	$520.43	$47.02	$64.75	$902.01
441107400C0230000	30' lot	0.13%	$9,403.00	$269.81	$520.43	$47.02	$64.75	$902.01
441107400C0240000	30' lot	0.13%	$9,403.00	$269.81	$520.43	$47.02	$64.75	$902.01
441107400C0250000	Open Space	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
441107400D0010000	30' lot	0.13%	$9,403.00	$269.81	$520.43	$47.02	$64.75	$902.01
441107400D0020000	30' lot	0.00%	PREPAID	$0.00	$0.00	$0.00	$0.00	$0.00
441107400D0030000	30' lot	0.13%	$9,403.00	$269.81	$520.43	$47.02	$64.75	$902.01
441107400D0040000	30' lot	0.13%	$9,403.00	$269.81	$520.43	$47.02	$64.75	$902.01
441107400D0050000	30' lot	0.13%	$9,403.00	$269.81	$520.43	$47.02	$64.75	$902.01
441107400D0060000	30' lot	0.13%	$9,403.00	$269.81	$520.43	$47.02	$64.75	$902.01
441107400D0070000	30' lot	0.13%	$9,403.00	$269.81	$520.43	$47.02	$64.75	$902.01
441107400D0080000	30' lot	0.13%	$9,403.00	$269.81	$520.43	$47.02	$64.75	$902.01
441107400D0090000	30' lot	0.13%	$9,403.00	$269.81	$520.43	$47.02	$64.75	$902.01
441107400D0100000	30' lot	0.13%	$9,403.00	$269.81	$520.43	$47.02	$64.75	$902.01
441107400D0110000	30' lot	0.13%	$9,403.00	$269.81	$520.43	$47.02	$64.75	$902.01
441107400D0120000	30' lot	0.13%	$9,403.00	$269.81	$520.43	$47.02	$64.75	$902.01
441107400D0130000	30' lot	0.13%	$9,403.00	$269.81	$520.43	$47.02	$64.75	$902.01
441107400D0140000	30' lot	0.13%	$9,403.00	$269.81	$520.43	$47.02	$64.75	$902.01
441107400D0150000	30' lot	0.13%	$9,403.00	$269.81	$520.43	$47.02	$64.75	$902.01
441107400D0160000	30' lot	0.13%	$9,403.00	$269.81	$520.43	$47.02	$64.75	$902.01
441107400D0170000	30' lot	0.13%	$9,403.00	$269.81	$520.43	$47.02	$64.75	$902.01
441107400D0180000	30' lot	0.13%	$9,403.00	$269.81	$520.43	$47.02	$64.75	$902.01
441107400E0010000	Open Space	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

Parcel ID	Proposed Development	Allocation Percentage	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
446907500B2R10000	Multifamily	0.00%	PREPAID	$0.00	$0.00	$0.00	$0.00	$0.00
447757100C01R0000	Commercial	5.94%	$413,894.23	$11,876.12	$22,907.97	$2,069.47	$2,850.27	$39,703.83
447757100C02R0000	Commercial	1.83%	$127,850.03	$3,668.48	$7,076.17	$639.25	$880.44	$12,264.33
447757100C03R0000	Commercial	1.16%	$80,513.15	$2,310.21	$4,456.19	$402.57	$554.45	$7,723.42
447760000A0010000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000A0020000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000A0030000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000A0040000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000A0050000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000A0060000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000A0070000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000A0080000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000A0090000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000A0100000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000A0110000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000A0120000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000A0130000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000A0140000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000A0150000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000A0160000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000A0170000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000A0180000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000A0190000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000A01X0000	Open space	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
447760000A0200000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000A0210000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000A0220000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000A0230000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000A0240000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000A0250000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000A0260000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000A0270000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000A0280000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000A0290000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000A02X0000	Open space	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
447760000A0300000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000A0310000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000A0320000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000A0330000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000A0340000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000A0350000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000A0360000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000B0010000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000B0020000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000B0030000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000B0040000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000B0050000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000B0060000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000B0070000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000B0080000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000B0090000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000B0100000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000B0110000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000B0120000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000B0130000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000B0140000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000B0150000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000B0160000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000B0170000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000B0180000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000B0190000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000B01X0000	Open space	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
447760000B0200000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000B0210000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000B0220000	35' Lot	0.16%	$11,200.63	$321.39	$619.93	$56.00	$77.13	$1,074.45
447760000B0230000	35' Lot	0.16%	$11,200.63	$321.39	$619.93	$56.00	$77.13	$1,074.45
447760000B0240000	35' Lot	0.16%	$11,200.63	$321.39	$619.93	$56.00	$77.13	$1,074.45
447760000B0250000	35' Lot	0.16%	$11,200.63	$321.39	$619.93	$56.00	$77.13	$1,074.45
447760000B0260000	35' Lot	0.16%	$11,200.63	$321.39	$619.93	$56.00	$77.13	$1,074.45
447760000B0270000	35' Lot	0.16%	$11,200.63	$321.39	$619.93	$56.00	$77.13	$1,074.45
447760000B0280000	35' Lot	0.16%	$11,200.63	$321.39	$619.93	$56.00	$77.13	$1,074.45
447760000B0290000	35' Lot	0.16%	$11,200.63	$321.39	$619.93	$56.00	$77.13	$1,074.45
447760000B02X0000	Open space	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
447760000B0300000	35' Lot	0.16%	$11,200.63	$321.39	$619.93	$56.00	$77.13	$1,074.45
447760000B0310000	35' Lot	0.16%	$11,200.63	$321.39	$619.93	$56.00	$77.13	$1,074.45
447760000B0320000	35' Lot	0.16%	$11,200.63	$321.39	$619.93	$56.00	$77.13	$1,074.45

Parcel ID	Proposed Development	Allocation Percentage	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
447760000B0330000	35' Lot	0.16%	$11,200.63	$321.39	$619.93	$56.00	$77.13	$1,074.45
447760000B0340000	35' Lot	0.16%	$11,200.63	$321.39	$619.93	$56.00	$77.13	$1,074.45
447760000B0350000	35' Lot	0.16%	$11,200.63	$321.39	$619.93	$56.00	$77.13	$1,074.45
447760000B0360000	35' Lot	0.16%	$11,200.63	$321.39	$619.93	$56.00	$77.13	$1,074.45
447760000B0370000	35' Lot	0.16%	$11,200.63	$321.39	$619.93	$56.00	$77.13	$1,074.45
447760000B0380000	35' Lot	0.16%	$11,200.63	$321.39	$619.93	$56.00	$77.13	$1,074.45
447760000B0390000	35' Lot	0.16%	$11,200.63	$321.39	$619.93	$56.00	$77.13	$1,074.45
447760000B03X0000	Open space	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
447760000B0400000	35' Lot	0.16%	$11,200.63	$321.39	$619.93	$56.00	$77.13	$1,074.45
447760000B0410000	35' Lot	0.16%	$11,200.63	$321.39	$619.93	$56.00	$77.13	$1,074.45
447760000B0420000	35' Lot	0.16%	$11,200.63	$321.39	$619.93	$56.00	$77.13	$1,074.45
447760000B0430000	35' Lot	0.16%	$11,200.63	$321.39	$619.93	$56.00	$77.13	$1,074.45
447760000B0440000	35' Lot	0.16%	$11,200.63	$321.39	$619.93	$56.00	$77.13	$1,074.45
447760000B0450000	35' Lot	0.16%	$11,200.63	$321.39	$619.93	$56.00	$77.13	$1,074.45
447760000B0460000	35' Lot	0.16%	$11,200.63	$321.39	$619.93	$56.00	$77.13	$1,074.45
447760000B0470000	35' Lot	0.16%	$11,200.63	$321.39	$619.93	$56.00	$77.13	$1,074.45
447760000B04X0000	Open space	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
447760000B05X0000	Open space	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
447760000B06X0000	Open space	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
447760000C0010000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000C0020000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000C0030000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000C0040000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000C0050000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000C0060000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000C0070000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000C0080000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000C0090000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000C0100000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000C0110000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000C0120000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000C0130000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000C0140000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000C0150000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000C0160000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000C0170000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000C0180000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000C0190000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000C01X0000	Open space	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
447760000C0200000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000C0210000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000C0220000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000C0230000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000C0240000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000C0250000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000C0260000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000C0270000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000C0280000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000C0290000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000C02X0000	Open space	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
447760000C0300000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000C0310000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000C0320000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000C0330000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000C0340000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000C0350000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000C0360000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000C0370000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000C0380000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000C0390000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000C03X0000	Open space	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
447760000C0400000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000C0410000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000C0420000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000C0430000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000C0440000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000C0450000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000C0460000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000C0470000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000C0480000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000C0490000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000C04X0000	Open space	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
447760000C0500000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000C0510000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000C0520000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000C0530000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37

Parcel ID	Proposed Development	Allocation Percentage	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
447760000C0540000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000C0550000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000C05X0000	Open space	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
447760000C06X0000	Open space	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
447760000C07X0000	Open space	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
447760000C08X0000	Open space	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
447760000D0010000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000D0020000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000D0030000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000D0040000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000D0050000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000D0060000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000D0070000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000D0080000	35' Lot	0.16%	$11,200.63	$321.39	$619.93	$56.00	$77.13	$1,074.45
447760000D0090000	35' Lot	0.16%	$11,200.63	$321.39	$619.93	$56.00	$77.13	$1,074.45
447760000D0100000	35' Lot	0.16%	$11,200.63	$321.39	$619.93	$56.00	$77.13	$1,074.45
447760000D0110000	35' Lot	0.16%	$11,200.63	$321.39	$619.93	$56.00	$77.13	$1,074.45
447760000D0120000	35' Lot	0.16%	$11,200.63	$321.39	$619.93	$56.00	$77.13	$1,074.45
447760000D0130000	35' Lot	0.16%	$11,200.63	$321.39	$619.93	$56.00	$77.13	$1,074.45
447760000D0140000	35' Lot	0.16%	$11,200.63	$321.39	$619.93	$56.00	$77.13	$1,074.45
447760000D0150000	35' Lot	0.16%	$11,200.63	$321.39	$619.93	$56.00	$77.13	$1,074.45
447760000D0160000	35' Lot	0.16%	$11,200.63	$321.39	$619.93	$56.00	$77.13	$1,074.45
447760000D0170000	35' Lot	0.16%	$11,200.63	$321.39	$619.93	$56.00	$77.13	$1,074.45
447760000D0180000	35' Lot	0.16%	$11,200.63	$321.39	$619.93	$56.00	$77.13	$1,074.45
447760000D0190000	35' Lot	0.16%	$11,200.63	$321.39	$619.93	$56.00	$77.13	$1,074.45
447760000D01X0000	Open Space	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
447760000D0200000	35' Lot	0.16%	$11,200.63	$321.39	$619.93	$56.00	$77.13	$1,074.45
447760000D0210000	35' Lot	0.16%	$11,200.63	$321.39	$619.93	$56.00	$77.13	$1,074.45
447760000D0220000	35' Lot	0.16%	$11,200.63	$321.39	$619.93	$56.00	$77.13	$1,074.45
447760000D0230000	35' Lot	0.16%	$11,200.63	$321.39	$619.93	$56.00	$77.13	$1,074.45
447760000D0240000	35' Lot	0.16%	$11,200.63	$321.39	$619.93	$56.00	$77.13	$1,074.45
447760000D0250000	35' Lot	0.16%	$11,200.63	$321.39	$619.93	$56.00	$77.13	$1,074.45
447760000D0260000	35' Lot	0.16%	$11,200.63	$321.39	$619.93	$56.00	$77.13	$1,074.45
447760000D02X0000	Open Space	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
447760000D03X0000	Open Space	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
447760000D04X0000	Open Space	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
447760000D05X0000	Open Space	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
447760000D06X0000	Open Space	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
447760000E0010000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000E0020000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000E0030000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000E0040000	22' Townhome	0.13%	$9,333.86	$267.82	$516.60	$46.67	$64.28	$895.37
447760000E0050000	35' Lot	0.16%	$11,200.63	$321.39	$619.93	$56.00	$77.13	$1,074.45
447760000E0060000	35' Lot	0.16%	$11,200.63	$321.39	$619.93	$56.00	$77.13	$1,074.45
447760000E0070000	35' Lot	0.16%	$11,200.63	$321.39	$619.93	$56.00	$77.13	$1,074.45
447760000E0080000	35' Lot	0.16%	$11,200.63	$321.39	$619.93	$56.00	$77.13	$1,074.45
447760000E0090000	35' Lot	0.16%	$11,200.63	$321.39	$619.93	$56.00	$77.13	$1,074.45
447760000E0100000	35' Lot	0.16%	$11,200.63	$321.39	$619.93	$56.00	$77.13	$1,074.45
447760000E0110000	35' Lot	0.16%	$11,200.63	$321.39	$619.93	$56.00	$77.13	$1,074.45
447760000E0120000	35' Lot	0.16%	$11,200.63	$321.39	$619.93	$56.00	$77.13	$1,074.45
447760000E0130000	35' Lot	0.16%	$11,200.63	$321.39	$619.93	$56.00	$77.13	$1,074.45
447760000E0140000	35' Lot	0.16%	$11,200.63	$321.39	$619.93	$56.00	$77.13	$1,074.45
447760000E0150000	35' Lot	0.16%	$11,200.63	$321.39	$619.93	$56.00	$77.13	$1,074.45
447760000E0160000	35' Lot	0.16%	$11,200.63	$321.39	$619.93	$56.00	$77.13	$1,074.45
447760000E0170000	35' Lot	0.16%	$11,200.63	$321.39	$619.93	$56.00	$77.13	$1,074.45
447760000E0180000	Condo	3.71%	$258,859.08	$7,427.60	$14,327.18	$1,294.30	$1,782.62	$24,831.70
	Commercial	0.44%	$30,490.61	$874.89	$1,687.58	$152.45	$209.97	$2,924.89
447760000E01X0000	Open Space	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
447760000E02X0000	Open Space	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
449106500A01R0000	Commercial	4.16%	$289,999.29	$8,321.13	$16,050.71	$1,450.00	$1,997.07	$27,818.90
449106500A02R0000	Commercial	1.64%	$114,157.45	$3,275.59	$6,318.32	$570.79	$786.14	$10,950.84
449106500B01R0000	Commercial	5.36%	$373,665.03	$10,721.80	$20,681.39	$1,868.33	$2,573.23	$35,844.75
		100.00%	**$6,970,190.91**	**$200,000.00**	**$385,781.92**	**$34,850.95**	**$48,000.00**	**$668,632.88**

APPENDIX B-2

PROJECTED ASSESSMENT SCHEDULE – 2026-27

Bayside Public Improvement District
Schedule of Projected Annual Installments
North Improvement Area

Lot Type **30' Single Family**
Outstanding Assessment **$9,403**

Year[1]	Cumulative Outstanding Principal	Bond Principal[2]	Bond Interest[2]	Administrative Expenses[3]	Total Annual Installment
2026	$9,403	$270	$567	$65	$902
2027	$9,133	$283	$543	$66	$893
2028	$8,850	$297	$528	$67	$892
2029	$8,553	$297	$512	$69	$878
2030	$8,256	$337	$496	$70	$903
2031	$7,919	$357	$477	$71	$906
2032	$7,562	$364	$456	$73	$893
2033	$7,197	$391	$435	$74	$901
2034	$6,806	$411	$413	$76	$900
2035	$6,395	$418	$389	$77	$885
2036	$5,976	$459	$365	$79	$903
2037	$5,518	$492	$338	$81	$910
2038	$5,025	$519	$308	$82	$909
2039	$4,506	$546	$277	$84	$907
2040	$3,960	$573	$244	$85	$903
2041	$3,386	$607	$210	$87	$904
2042	$2,779	$648	$173	$89	$910
2043	$2,132	$688	$134	$91	$913
2044	$1,444	$728	$93	$92	$914
2045	$715	$715	$49	$94	$859
		$9,403	**$7,008**	**$1,573**	**$17,984**

1 - Example: The Annual Installment for Year 2026 will be billed by the Utility Tax Services on or around 10/31/26 and is due by 01/31/27.
2 - The principal and interest amounts represent the final numbers of the Series 2016 North Improvement Area Bonds and will not increase during the life of the bonds. Interest amounts are calculated through the principal payment date of each year and include additional interest of one-half of one percent for debt service reserves.
3 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Update.

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Bayside Public Improvement District
Schedule of Projected Annual Installments
North Improvement Area

Lot Type **35' Single Family**
Outstanding Assessment **$11,201**

Year[1]	Cumulative Outstanding Principal	Bond Principal[2]	Bond Interest[2]	Administrative Expenses[3]	Total Annual Installment
2026	$11,201	$321	$676	$77	$1,074
2027	$10,879	$337	$647	$79	$1,063
2028	$10,542	$354	$629	$80	$1,063
2029	$10,188	$354	$610	$82	$1,045
2030	$9,835	$402	$591	$83	$1,076
2031	$9,433	$426	$568	$85	$1,079
2032	$9,007	$434	$543	$87	$1,064
2033	$8,573	$466	$518	$89	$1,073
2034	$8,107	$490	$492	$90	$1,072
2035	$7,617	$498	$463	$92	$1,054
2036	$7,119	$546	$435	$94	$1,075
2037	$6,573	$587	$402	$96	$1,084
2038	$5,986	$619	$367	$98	$1,083
2039	$5,367	$651	$330	$100	$1,080
2040	$4,717	$683	$291	$102	$1,075
2041	$4,034	$723	$250	$104	$1,077
2042	$3,311	$771	$206	$106	$1,084
2043	$2,539	$820	$160	$108	$1,088
2044	$1,720	$868	$111	$110	$1,089
2045	$852	$852	$59	$112	$1,023
		$11,201	**$8,348**	**$1,874**	**$21,423**

1 - Example: The Annual Installment for Year 2026 will be billed by the Utility Tax Services on or around 10/31/26 and is due by 01/31/27.

2 - The principal and interest amounts represent the final numbers of the Series 2016 North Improvement Area Bonds and will not increase during the life of the bonds. Interest amounts are calculated through the principal payment date of each year and include additional interest of one-half of one percent for debt service reserves.

3 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Update.

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Bayside Public Improvement District
Schedule of Projected Annual Installments
North Improvement Area

Lot Type **50' Single Family**
Outstanding Assessment **$11,062**

Year[1]	Cumulative Outstanding Principal	Bond Principal[2]	Bond Interest[2]	Administrative Expenses[3]	Total Annual Installment
2026	$11,062	$317	$668	$76	$1,061
2027	$10,745	$333	$639	$78	$1,050
2028	$10,412	$349	$621	$79	$1,050
2029	$10,062	$349	$602	$81	$1,032
2030	$9,713	$397	$584	$82	$1,063
2031	$9,317	$421	$561	$84	$1,066
2032	$8,896	$429	$537	$86	$1,051
2033	$8,467	$460	$512	$88	$1,060
2034	$8,007	$484	$486	$89	$1,059
2035	$7,523	$492	$458	$91	$1,041
2036	$7,031	$540	$429	$93	$1,062
2037	$6,492	$579	$397	$95	$1,071
2038	$5,912	$611	$362	$97	$1,070
2039	$5,301	$643	$326	$99	$1,067
2040	$4,658	$675	$287	$101	$1,062
2041	$3,984	$714	$247	$103	$1,063
2042	$3,270	$762	$204	$105	$1,070
2043	$2,508	$809	$158	$107	$1,074
2044	$1,698	$857	$110	$109	$1,075
2045	$841	$841	$58	$111	$1,011
		$11,062	**$8,245**	**$1,851**	**$21,158**

1 - Example: The Annual Installment for Year 2026 will be billed by the Utility Tax Services on or around 10/31/26 and is due by 01/31/27.
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Bayside Public Improvement District
Schedule of Projected Annual Installments
North Improvement Area

Lot Type	**Condo**
Outstanding Assessment	**$4,978**

Year[1]	Cumulative Outstanding Principal	Bond Principal[2]	Bond Interest[2]	Administrative Expenses[3]	Total Annual Installment
2026	$4,978	$143	$300	$34	$478
2027	$4,835	$150	$288	$35	$473
2028	$4,685	$157	$280	$36	$472
2029	$4,528	$157	$271	$36	$465
2030	$4,371	$179	$263	$37	$478
2031	$4,192	$189	$252	$38	$480
2032	$4,003	$193	$242	$39	$473
2033	$3,810	$207	$230	$39	$477
2034	$3,603	$218	$219	$40	$477
2035	$3,385	$221	$206	$41	$468
2036	$3,164	$243	$193	$42	$478
2037	$2,921	$261	$179	$43	$482
2038	$2,661	$275	$163	$43	$481
2039	$2,386	$289	$147	$44	$480
2040	$2,096	$304	$129	$45	$478
2041	$1,793	$321	$111	$46	$479
2042	$1,471	$343	$92	$47	$482
2043	$1,129	$364	$71	$48	$483
2044	$764	$386	$49	$49	$484
2045	$379	$379	$26	$50	$455
		$4,978	**$3,710**	**$833**	**$9,521**

1 - Example: The Annual Installment for Year 2026 will be billed by the Utility Tax Services on or around 10/31/26 and is due by 01/31/27.
2 - The principal and interest amounts represent the final numbers of the Series 2016 North Improvement Area Bonds and will not increase during the life of the bonds. Interest amounts are calculated through the principal payment date of each year and include additional interest of one-half of one percent for debt service reserves.
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Bayside Public Improvement District
Schedule of Projected Annual Installments
North Improvement Area

Lot Type **Townhomes**
Outstanding Assessment **$9,334**

Year[1]	Cumulative Outstanding Principal	Bond Principal[2]	Bond Interest[2]	Administrative Expenses[3]	Total Annual Installment
2026	$9,334	$268	$563	$64	$895
2027	$9,066	$281	$539	$66	$886
2028	$8,785	$295	$524	$67	$886
2029	$8,490	$295	$508	$68	$871
2030	$8,196	$335	$492	$70	$897
2031	$7,861	$355	$473	$71	$899
2032	$7,506	$362	$453	$72	$887
2033	$7,144	$388	$432	$74	$894
2034	$6,756	$408	$410	$75	$893
2035	$6,348	$415	$386	$77	$878
2036	$5,933	$455	$362	$78	$896
2037	$5,477	$489	$335	$80	$904
2038	$4,988	$516	$306	$82	$903
2039	$4,473	$542	$275	$83	$900
2040	$3,931	$569	$242	$85	$896
2041	$3,361	$603	$208	$87	$897
2042	$2,759	$643	$172	$88	$903
2043	$2,116	$683	$133	$90	$906
2044	$1,433	$723	$92	$92	$907
2045	$710	$710	$49	$94	$853
		$9,334	**$6,957**	**$1,562**	**$17,852**

1 - Example: The Annual Installment for Year 2026 will be billed by the Utility Tax Services on or around 10/31/26 and is due by 01/31/27.
2 - The principal and interest amounts represent the final numbers of the Series 2016 North Improvement Area Bonds and will not increase during the life of the bonds. Interest amounts are calculated through the principal payment date of each year and include additional interest of one-half of one percent for debt service reserves.
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Bayside Public Improvement District
Schedule of Projected Annual Installments
North Improvement Area

22' Townhome
$9,334

Year[1]	Cumulative Outstanding Principal	Bond Principal[2]	Bond Interest[2]	Administrative Expenses[3]	Total Annual Installment
2026	$9,334	$268	$563	$64	$895
2027	$9,066	$281	$539	$66	$886
2028	$8,785	$295	$524	$67	$886
2029	$8,490	$295	$508	$68	$871
2030	$8,196	$335	$492	$70	$897
2031	$7,861	$355	$473	$71	$899
2032	$7,506	$362	$453	$72	$887
2033	$7,144	$388	$432	$74	$894
2034	$6,756	$408	$410	$75	$893
2035	$6,348	$415	$386	$77	$878
2036	$5,933	$455	$362	$78	$896
2037	$5,477	$489	$335	$80	$904
2038	$4,988	$516	$306	$82	$903
2039	$4,473	$542	$275	$83	$900
2040	$3,931	$569	$242	$85	$896
2041	$3,361	$603	$208	$87	$897
2042	$2,759	$643	$172	$88	$903
2043	$2,116	$683	$133	$90	$906
2044	$1,433	$723	$92	$92	$907
2045	$710	$710	$49	$94	$853
		$9,334	**$6,957**	**$1,562**	**$17,852**

1 - Example: The Annual Installment for Year 2026 will be billed by the Utility Tax Services on or around 10/31/26 and is due by 01/31/27.
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Bayside Public Improvement District
Schedule of Projected Annual Installments
North Improvement Area

Lot Type	**Commercial**
Outstanding Assessment (per 1,000 SF)	**$6,223**

Year[1]	Cumulative Outstanding Principal	Bond Principal[2]	Bond Interest[2]	Administrative Expenses[3]	Total Annual Installment
2026	$6,223	$179	$376	$43	$597
2027	$6,044	$187	$360	$44	$591
2028	$5,857	$196	$349	$45	$590
2029	$5,660	$196	$339	$45	$581
2030	$5,464	$223	$328	$46	$598
2031	$5,241	$237	$315	$47	$599
2032	$5,004	$241	$302	$48	$591
2033	$4,763	$259	$288	$49	$596
2034	$4,504	$272	$273	$50	$596
2035	$4,232	$277	$257	$51	$585
2036	$3,955	$304	$242	$52	$597
2037	$3,651	$326	$223	$53	$602
2038	$3,326	$344	$204	$54	$602
2039	$2,982	$362	$183	$55	$600
2040	$2,620	$379	$161	$57	$597
2041	$2,241	$402	$139	$58	$598
2042	$1,839	$429	$115	$59	$602
2043	$1,411	$455	$89	$60	$604
2044	$955	$482	$62	$61	$605
2045	$473	$473	$33	$62	$568
		$6,223	**$4,638**	**$1,041**	**$11,901**

1 - Example: The Annual Installment for Year 2026 will be billed by the Utility Tax Services on or around 10/31/26 and is due by 01/31/27.
2 - The principal and interest amounts represent the final numbers of the Series 2016 North Improvement Area Bonds and will not increase during the life of the bonds. Interest amounts are calculated through the principal payment date of each year and include additional interest of one-half of one percent for debt service reserves.
3 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Update.

THIS SCHEDULE IS AN ESTIMATE OF ANNUAL INSTALLMENT PAYMENTS AND IS SUBJECT TO CHANGE. THE EXACT AMOUNT OF EACH ANNUAL INSTALLMENT WILL BE REFLECTED IN THE BAYSIDE PUBLIC IMPROVEMENT DISTRICT ANNUAL SERVICE PLAN UPDATE, AS THE SAME IS UPDATED EACH YEAR.

Property Owners may choose to prepay their Assessment at any time. Effective January 1, 2024, for any single-family residential parcel prepaying an Assessment, a $500 fee will be included in the total payoff amount to cover processing and other lien release related filing expenses. If interested in prepaying an Assessment, please contact MuniCap by telephone at (469) 490-2800 or email at txpid@municap.com.

Bayside Public Improvement District
Schedule of Projected Annual Installments
North Improvement Area

Lot Type **HOA**
Outstanding Assessment **$69,702**

Year[1]	Cumulative Outstanding Principal	Bond Principal[2]	Bond Interest[2]	Administrative Expenses[3]	Total Annual Installment
2026	$69,702	$2,000	$4,206	$480	$6,686
2027	$67,702	$2,100	$4,027	$490	$6,617
2028	$65,602	$2,200	$3,914	$499	$6,614
2029	$63,402	$2,200	$3,796	$509	$6,505
2030	$61,202	$2,500	$3,678	$520	$6,697
2031	$58,702	$2,650	$3,534	$530	$6,714
2032	$56,052	$2,700	$3,382	$541	$6,622
2033	$53,352	$2,900	$3,226	$551	$6,678
2034	$50,452	$3,050	$3,060	$562	$6,672
2035	$47,402	$3,100	$2,884	$574	$6,558
2036	$44,302	$3,400	$2,706	$585	$6,691
2037	$40,902	$3,650	$2,502	$597	$6,749
2038	$37,252	$3,850	$2,283	$609	$6,742
2039	$33,402	$4,050	$2,052	$621	$6,723
2040	$29,352	$4,250	$1,809	$633	$6,692
2041	$25,102	$4,500	$1,554	$646	$6,700
2042	$20,602	$4,800	$1,284	$659	$6,743
2043	$15,802	$5,100	$996	$672	$6,768
2044	$10,702	$5,400	$690	$686	$6,776
2045	$5,302	$5,302	$366	$699	$6,367
		$69,702	**$51,949**	**$11,663**	**$133,314**

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Bayside Public Improvement District
Schedule of Projected Annual Installments
North Improvement Area

Lot Type	**Multifamily**
Outstanding Assessment	**$0**

Year[1]	Cumulative Outstanding Principal	Bond Principal[2]	Bond Interest[2]	Administrative Expenses[3]	Total Annual Installment
2026	$0	$0	$0	$0	$0
2027	$0	$0	$0	$0	$0
2028	$0	$0	$0	$0	$0
2029	$0	$0	$0	$0	$0
2030	$0	$0	$0	$0	$0
2031	$0	$0	$0	$0	$0
2032	$0	$0	$0	$0	$0
2033	$0	$0	$0	$0	$0
2034	$0	$0	$0	$0	$0
2035	$0	$0	$0	$0	$0
2036	$0	$0	$0	$0	$0
2037	$0	$0	$0	$0	$0
2038	$0	$0	$0	$0	$0
2039	$0	$0	$0	$0	$0
2040	$0	$0	$0	$0	$0
2041	$0	$0	$0	$0	$0
2042	$0	$0	$0	$0	$0
2043	$0	$0	$0	$0	$0
2044	$0	$0	$0	$0	$0
2045	$0	$0	$0	$0	$0
		$0	**$0**	**$0**	**$0**

1 - Example: The Annual Installment for Year 2026 will be billed by the Utility Tax Services on or around 10/31/26 and is due by 01/31/27.
2 - The principal and interest amounts represent the final numbers of the Series 2016 North Improvement Area Bonds and will not increase during the life of the bonds. Interest amounts are calculated through the principal payment date of each year and include additional interest of one-half of one percent for debt service reserves.
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APPENDIX C
PREPAID PARCELS

Bayside Public Improvement District
North Improvement Area
Prepaid Parcels

Parcel ID	Lot Type	Amount	Full/Partial	Date
446907500B2R10000 441107100B03R0000 441107100C02R0000 441107100C03R0000	Multi-Family	$5,038,320.00	Full	9/30/2017
441107200F0030000	30' lot	$13,997.48	Full	10/31/2019
441107200F0040000	30' lot	$13,997.48	Full	10/31/2019
441107200F0060000	30' lot	$13,997.48	Full	10/31/2019
441107200F0120000	30' lot	$13,997.48	Full	10/31/2019
441107200F0130000	30' lot	$13,997.48	Full	10/31/2019
441107200F0170000	30' lot	$13,997.48	Full	10/31/2019
441107200F0180000	30' lot	$13,997.48	Full	10/31/2019
441107200F0200000	30' lot	$13,997.48	Full	10/31/2019
441107200F0320000	30' lot	$13,997.48	Full	10/31/2019
441107200F0340000	30' lot	$13,997.48	Full	10/31/2019
441107200H0140000	50' lot	$15,664.91	Full	5/31/2020
441107200H0060000	50' lot	$15,664.91	Full	7/8/2020
441107200F0070000	30' lot	$13,818.53	Full	1/1/2021
441107200A0520000	50' lot	$15,436.50	Full	2/15/2021
441107200G0220000	30' lot	$13,818.53	Full	5/7/2021
441107200A78R0000	50' lot	$15,436.50	Full	8/2/2021
441107200A0600000	50' lot	$15,436.50	Full	8/6/2021
441107200A0660000	50' lot	$12,205.84	Full	9/17/2021
441107200A0640000	50' lot	$12,205.84	Full	12/31/2021
441107200A0740000	50' lot	$12,205.84	Full	2/28/2022
441107200G0190000	30' lot	$10,374.96	Full	8/22/2022
441107200F0080000	30' lot	$9,827.19	Full	1/31/2025
441107400D0020000	30' lot	$9,827.19	Full	1/31/2025
441107200G0060000	30' lot	$9,827.19	Full	6/15/2025
441107200F0280000	30' lot	$9,827.19	Full	7/17/2025
441107200F0160000	30' lot	$9,827.19	Full	8/15/2025
441107200A0710000	50' lot	$11,315.98	Full	12/11/2025
441107400C0190000	30' lot	$9,618.58	Full	12/29/2025
441107200F0020000	30' lot	$9,618.58	Full	5/12/2026
TOTAL		**$5,410,252.78**		

APPENDIX D
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 Bayside 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

ONCE RECORDED WITH THE COUNTY, PLEASE SEND A COPY TO TXPID.DISCLOSURES@MUNICAP.COM

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

Electronically Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
10/22/2026 11:49:38 AM
Fee: 233.00
Doc #: 20260000020022

