Filed and Recorded: 10/22/2026 11:49:25 AM
20260000020023 ORDINANCE Total Pgs: 62
Jennifer Fogg, Rockwall County Clerk

City of Rowlett

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

Official Copy

Ordinance: ORD-26-10-35

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 – SOUTH 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 – South 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

SOUTH 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

SOUTH 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 2017 (Bayside Public Improvement District South Improvement Area Project) (the "South Improvement Area Bonds") in the aggregate principal amount of $36,450,000 to finance the costs of constructing the South Improvement Area Improvements for the benefit of the Assessed Property within the South Improvement Area.

The PID consists of approximately 317 acres of property within the City limits. The South Improvement Area consists of approximately 119 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 "South Improvements") to be constructed, the costs of the South Improvements, the indebtedness to be incurred for the South Improvements, and the manner of assessing the benefitted property within the South Improvement Area of the PID for the costs of the South Improvements. The Service and Assessment Plan was amended and restated on January 7, 2020 (the "Amended and Restated Service and Assessment Plan") to incorporate a revised and updated development plan, a revised Assessment methodology, and revised cost estimates for the South Improvements.

Pursuant to the PID Act, the Amended and Restated Service and Assessment Plan must be reviewed and updated annually. This document is an 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 South Improvement Area of the PID, based on the method of assessment identified in the Amended and Restated Service and Assessment Plan.

Effective September 1, 2021, the Texas legislature passed House Bill 1543 as an amendment to the PID Act, requiring, among other things, (i) all Service and Assessment Plans and Annual Service Plan Updates be approved through City ordinance or order to be filed with the county clerk of each county in which all or part of the PID is located within seven days and (ii) include a copy of the notice form required by Section 5.014 of the Texas Property Code (the "PID Assessment Notice") as disclosure of the obligation to pay PID Assessments. In light of these amendments to the PID Act, this Annual Service Plan Update includes a copy of the PID Assessment Notice as Appendix F and the projected assessment schedules as Appendix D-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 Annual Service and Assessment Plan Update approved on September 15, 2020, the total estimated costs of the South Improvements were equal to $26,193,110. According to the revised total cost estimates for the South Improvements approved in the Interim Annual Service and Assessment Plan Update on December 15, 2020, the updated cost estimates are $39,193,110 representing a $13,000,000 increase from the previously approved cost estimates. The projected increase in the budget is anticipated to be funded with $1,000,000 in interest income earned within the project fund of the trust account and $12,000,000 will be funded by Sapphire Bay Land Holdings I, LLC (a "Subsequent Third-Party Owner").

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 Costs [1]	North Improvement Area Portion		South Improvement Area Portion		City Portion	
		Allocation %[2]	Amount[1]	Allocation %[2]	Amount[1]	Allocation %[2]	Amount[1]
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 – 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 appliable to each portion shown above.

Table II-A-2 on the following page summarizes the updated funding sources and uses of funds required to construct the South Improvements and the South Improvement Area's portion of the Additional Offsite Improvements.

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

Description	PID Funded[1]	City Funded	Subsequent Third Party Owner Funded	Total
Authorized Improvement				
Roadway Improvements				
Earthwork and Erosion Control Improvements	$2,305,515	$0	$0	$2,305,515
Paving Improvements	$4,464,471	$0	$0	$4,464,471
Subtotal: Roadway Improvements	*$6,769,986*	*$0*	*$0*	*$6,769,986*
Water Improvements	$3,082,899	$0	$0	$3,082,899
Sanitary Sewer Improvements[1]	$2,069,913	$0	$0	$2,069,913
Storm Sewer Improvements	$2,845,770	$0	$0	$2,845,770
Professional and Other Development Fees	$4,486,757	$0	$0	$4,486,757
Other Improvements				
Lagoon Construction Costs	$0	$0	$12,000,000	$12,000,000
Crystal Lagoon Licensing Fee	$3,142,520	$0	$0	$3,142,520
Landscape, Hardscape, Surf Lagoon, Beach, Trails, Parks	$1,807,254	$0	$0	$1,807,254
Seawall	$1,200,000	$0	$0	$1,200,000
TXDOT Bridge Enhancements[1]	$1,000,000	*$0*	$0	$1,000,000
Subtotal: Other Improvements	*$7,149,774*	$0	*$12,000,000*	*$19,149,774*
Additional Offsite Improvements - South Portion				
Offsite wastewater improvements	$546,365	$2,360,719	$0	$2,907,084
Contingency	$787,919	$0	$0	$787,919
Total Authorized Improvements	**$27,739,383**	**$2,360,719**	**$12,000,000**	**$42,100,102**

1 – In addition to South Improvement Area Bonds proceeds deposited into the South Improvement Account, Additional Offsite Wastewater Improvements are set to be funded by approximately $546,364 of excess available PID funds. Also, TXDOT bridge enhancements are set to be funded by $1,000,000 of investment interest income earned within the project fund.

Table II-A-3 on the following page summarizes the amounts spent to date that are required to (1) construct the South Improvements, (2) establish the PID, and (3) issue the South Improvement Area Bonds, through South Improvements Draw Request #19.

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Table II-A-3
Updated Sources and Uses of Funds[4]

Sources of Funds	Budget - Annual Service Plan Update 2023-24	Budget Revisions	Updated Budget[1]	Spent to Date[1]	Remaining to be Funded
Bond par amount	$36,435,475	$0	$36,435,475	$34,546,866	$1,888,609
Other Funding Sources	$15,906,992	$0	$15,906,992	$3,639,422	$12,267,570
Total Sources	**$52,342,467**	**$0**	**$52,342,467**	**$38,186,288**	**$14,156,179**
Uses of Funds					
South Improvements					
Roadway Improvements	$6,769,986	$0	$6,769,986	$6,769,986	$0
Water Improvements	$3,082,899	$0	$3,082,899	$3,082,899	$0
Sanitary Sewer Improvements	$2,069,913	$0	$2,069,913	$2,069,913	$0
Storm Sewer Improvements	$2,845,770	$0	$2,845,770	$2,845,770	$0
Professional and Other Development Fees	$4,486,757	$0	$4,486,757	$4,486,757	$0
Other Improvements					
Lagoon Construction Costs[2]	$12,000,000	$0	$12,000,000	$0	$12,000,000
Crystal Lagoon Licensing Fee	$3,142,520	$0	$3,142,520	$3,142,520	$0
Landscape, Hardscape, Surf Lagoon, Beach, Trails, Parks	$1,807,254	$0	$1,807,254	$0	$1,807,254
Seawall	$1,200,000	$0	$1,200,000	$1,126,032	$73,968
TXDOT Bridge Enhancements[2]	$1,000,000	$0	$1,000,000	$732,338	$267,662
Subtotal: Other Improvements	*$19,149,774*	*$0*	*$19,149,774*	*$5,000,891*	*$14,148,884*
Contingency	$787,919	$0	$787,919	$780,623	$7,296
Additional Offsite Improvements - South Portion[2,3]					
Offsite wastewater improvements	$2,907,084	$0	$2,907,084	$2,907,084	$0
Subtotal: All Improvements – South Improvement Area	*$42,100,102*	*$0*	*$42,100,103*	*$27,943,923*	*$14,156,180*
Bond Issuance Costs					
Debt service reserve	$3,024,378	$0	$3,024,378	$3,024,378	$0
Capitalized interest	$4,849,430	$0	$4,849,430	$4,849,430	$0
Other Costs of Issuance	$2,368,557	$0	$2,368,557	$2,368,557	$0
Subtotal	*$10,242,365*	*$0*	*$10,242,365*	*$10,242,365*	*$0*
Total Uses	**$52,342,467**	**$0**	**$52,342,467**	**$38,186,288**	**$14,156,179**

1 – According to South Improvements' Draw Request #19 as approved by the City on July 26, 2022 and Additional Offsite Improvements submitted by the City.

2 – Other funding sources includes $2,907,084 in Additional Offsite Wastewater Improvements, $1,000,000 of investment income earned, and a Subsequent Third Party Owner contribution of $12,000,000. See Appendix B-1 for additional information.

3 - $546,365 is being reimbursed to the City from excess PID funds and the remaining Additional Offsite Wastewater Improvement costs are eligible to be reimbursed to the City from future excess PID funds, if available.

4 - Amounts shown above are rounded to the nearest dollar.

Authorized Improvement Cost Variances

As shown in Table II-A-3 above, the additional costs of the Additional Offsite Improvements will be funded by the City and will not increase the amount of South Improvement Area Assessments.

Refer to Appendix B-1 and Appendix B-2 for a detailed breakdown of the budgeted South Improvement costs and amounts spent to date that are anticipated to be funded through the PID and the costs to be funded through the Subsequent Third-Party Owner's contribution.

For additional South Improvement Area development-related information, refer to the link below: https://emma.msrb.org/IssueView/Details/ER381987

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 30, 2022, the roadway improvements, the storm drainage improvements, the water improvements, and the sanitary sewer improvements were completed and accepted on March 10, 2022.

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

Table II-E-1
Projected Annual Installments (2018-2032)[3]

Assessment Year ending September 15	Principal Payments[1]	Interest Expense	Administrative Expenses	Prepayment & Delinquency Reserves	Capitalized Interest or Other Available Credits[2]	Annual PID Installments
2018-2026	$3,685,000	$20,548,508	$363,412	$1,357,331	($5,402,092)	$20,552,159
2027	$645,000	$1,944,306	$56,000	$145,532	$0	$2,790,838
2028	$690,000	$1,902,798	$36,570	$142,425	$0	$2,771,793
2029	$735,000	$1,856,706	$37,301	$138,975	$0	$2,767,982
2030	$790,000	$1,807,608	$38,047	$135,300	$0	$2,770,955
2031	$845,000	$1,754,836	$38,808	$131,350	$0	$2,769,994
2032	$905,000	$1,698,390	$39,584	$127,125	$0	$2,770,099
Total	**$8,295,000**	**$31,513,152**	**$609,723**	**$2,178,038**	**($5,402,092)**	**$37,193,821**

1 – Other available credits include but is not necessarily limited to interest income earned in the Reserve Fund or excess funds available from the trust accounts.
2 – Assessment years ending 2018 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

As shown in the Interim Annual Service and Assessment Plan Update approved on September 21, 2021, the revised development plan had an estimated build out value of approximately $1,000,191,500. According to the Subsequent Third-Party Owner, there have been changes to the revised development plan as of September 26, 2022.

Refer to Table II-B-1 on the following page for a summary of the revised development plan provided by the Subsequent Third-Party Owner.

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Table II-B-1
Summary of Development Plan Changes by Lot Type

Lot Type	No. of Units (2026-27 Development Plan)	2026-27 Estimated Build Out Value	No. of Units (2025-26 Development Plan)	2025-26 Estimated Build Out Value	Variance to Previously Approved Plan
Retail	331,000	$57,925,000	331,000	$57,925,000	$0
Restaurant	140,000	$31,500,000	140,000	$31,500,000	$0
Office	600,000	$105,000,000	600,000	$105,000,000	$0
Townhomes	76	$53,200,000	76	$53,200,000	$0
Urban MF (5 Story/90 per acre)	1,404	$210,600,000	1,404	$210,600,000	$0
Resort	762	$247,650,000	762	$247,650,000	$0
Surf and Beach Club	36,070	$34,266,500	36,070	$34,266,500	$0
Full Service Spa	0	$0	0	$0	$0
Condominium	300	$225,000,000	300	$225,000,000	$0
Limited Service Hotel	300	$48,000,000	300	$48,000,000	$0
Marina Maintenance HOA	20,000	$3,000,000	20,000	$3,000,000	$0
Total		**$1,016,141,500**		**$1,016,141,500**	**$0**

Refer to Appendix C of this report for a map of the updated development plan and a summary of the current development plan as provided by the Subsequent Third-Party Owner.

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

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 annual installments of principal and interest beginning with the tax year following the issuance of the South Improvement Area Bonds, of which twenty-one (21) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Assessment shall bear interest at the rate on the South Improvement Area Bonds commencing with the issuance of the South Improvement Area Bonds. The effective interest rate on the South Improvement Area Bonds is 6.68 percent. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. 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 South Improvement, as calculated using the amount of Assessment on a Parcel to the total amount of Assessments within the South 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 South 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 percent of the additional interest amount collected as part of the Annual Installment will be used to fund the Prepayment Reserve and 60 percent 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 South Improvement Area Bonds.

Annual Installments to be collected for 2026-27

The budget for the South Improvement Area of the PID will be paid from the collection of Annual Installments collected from the South 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

	South Improvement Area Bonds
Interest payment on March 15, 2027	$972,152.84
Interest payment on September 15, 2027	$972,152.84
Principal payment on September 15, 2027	$645,000.00
Subtotal Debt Service Payments	*$2,589,305.68*
Administrative Expenses	$56,000.00
Excess Interest for Prepayment and Delinquency Reserves	$145,531.86
Subtotal Expenses	*$2,790,837.54*
Available Reserve Fund Income	$0.00
Available Pledged Revenue Account funds	$0.00
Available Administrative Expense Account funds	$0.00
Subtotal Funds Available	*$0.00*
Annual Installment to be Collected	**$2,790,837.54**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 15, 2027 in the amount of $972,153 and on September 15, 2027 in the amount of $972,153, which equal interest on the outstanding Assessments balance of $29,106,372 for six months each and an effective interest rate of 6.68 percent. Annual Installments to be collected include a principal amount of $645,000 due on September 15, 2027. As a result, total Annual Installments to be collected for principal and interest in 2026-27 is estimated to be equal to $2,589,306.

Administrative Expenses

Administrative expenses include the City expenses, Administrator expenses, Trustee expenses, dissemination agent expenses, and contingency amount for potential PID audit and other unanticipated expenses. As shown in Table II-C-2 below, the total administrative expenses to be collected for 2026-27 are estimated to be $56,000.

Table II-C-2
Administrative Budget Breakdown

Description	2026-27 Estimated Budget
City	$5,000
Administrator	$30,000
Trustee	$2,500
Dissemination Agent	$3,500
UTS (Billing)	$10,000
Contingency	$5,000
Total	**$56,000**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $145,532, which equals 0.5 percent interest on the outstanding South Improvement Area Assessment balance of $29,106,372.

Available Reserve Fund Income

As of September 15, 2026, funds held within the Reserve Fund were drawn upon to partially fund debt service obligations due to delinquencies of 2025-26 Annual Installment collections. As a result, there is no Reserve Fund income anticipated to be available to reduce the 2026-27 Annual Installment.

Available Pledged Revenue Account Funds

According to the Trustee account statements as of August 31, 2026, there are no available Pledged Revenue Account funds anticipated to be available to pay a portion of the South Improvement Area Bonds debt service for 2026-27.

Available Administrative Expense Account Funds

As of August 31, 2026, there was $30,064 in administrative expense funds available. The remaining balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2027. 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 South Improvements to be financed with the South Improvement Area Bonds shall be allocated to the South Improvement Area Assessed Property by spreading the entire Assessment across all Parcels and Lots within the South 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 South Improvement Area of the PID.

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 below.

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

Lot Type	Estimated Units	Estimated Build Out Value	Total Outstanding Assessments	Percentage of Total Annual Installments[1]	Total Annual Installments	Annual Installments per unit
Retail	331,000	$57,925,000	$1,835,341	6.31%	$175,979.97	$0.53
Restaurant	140,000	$31,500,000	$998,187	3.43%	$95,710.21	$0.68
Office	600,000	$105,000,000	$3,326,619	11.43%	$318,969.74	$0.53
Townhomes	74	$51,800,000	$1,641,132	5.64%	$157,358.40	$2,126.46
Townhomes (Prepaid)	2	$1,400,000	PREPAID	PREPAID	PREPAID	PREPAID
Urban MF (5 Story/90 per acre)	694	$104,100,000	$3,298,105	11.33%	$316,235.71	$455.67
Urban MF (Prepaid)	710	$106,500,000	PREPAID	PREPAID	PREPAID	PREPAID
Resort	762	$247,650,000	$7,846,067	26.96%	$752,312.90	$987.29
Surf and Beach Club	36,070	$34,266,500	$1,085,634	3.73%	$104,095.01	$2.89
Condominium	300	$225,000,000	$7,128,468	24.49%	$683,506.58	$2,278.36
Limited Service Hotel	300	$48,000,000	$1,525,032	5.24%	$146,226.24	$487.42
Marina Maintenance	20,000	$3,000,000	$95,583	0.33%	$9,164.86	$0.46
HOA	0		$326,206	1.12%	$31,277.91	$31,277.91
Total		**$1,016,141,500**	**$29,106,372**	**100.00%**	**$2,790,837.54**	

1 – According to the currently approved and updated development plan as provided by the Subsequent Third-Party Owner.
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 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 D-1.

F. Bond Redemption Related Updates

The South Improvement Area Bonds were issued in September 2017. Pursuant to Section 4.3 of the Indenture of Trust, the City reserves the right and option to redeem the South Improvement Area Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 15, 2027**, 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 South 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 on January 7, 2020, the Actual Costs of the portion of the South Improvements to be financed with the South Improvement Area Bonds shall be allocated to the South Improvement Area Assessed Property by spreading the entire Assessment across all Parcels and Lots within the South 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 South Improvement Area.

This method of assessing property has not been changed for 2026-27 and the Annual Installment allocation percentage calculations shown in Appendix D-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 Amended and Restated 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 D-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 Developer and DCAD and RCAD online records, plats were filed and recorded in 2022, which subdivided parent Parcels 88225, 65034680510230000, and 101982 into various residential, commercial, and mixed-use Parcels. The subdivided Parcels will be recognized within the respective county's official roll in 2023. As a result, the newly subdivided Parcels within the South Improvement Area of the PID were individually billed Annual Installments beginning in tax year 2023.

According to RCAD online records, a Sapphire Bay final plat was filed and recorded in 2023 for the proposed development of twenty-two (22) townhome units. At the time of the 2024-25 Annual Installment billing, the subdivided accounts were not yet available. As a result, the newly recognized Parcels within the South Improvement Area of the PID were individually billed Annual Installments beginning in tax year 2025.

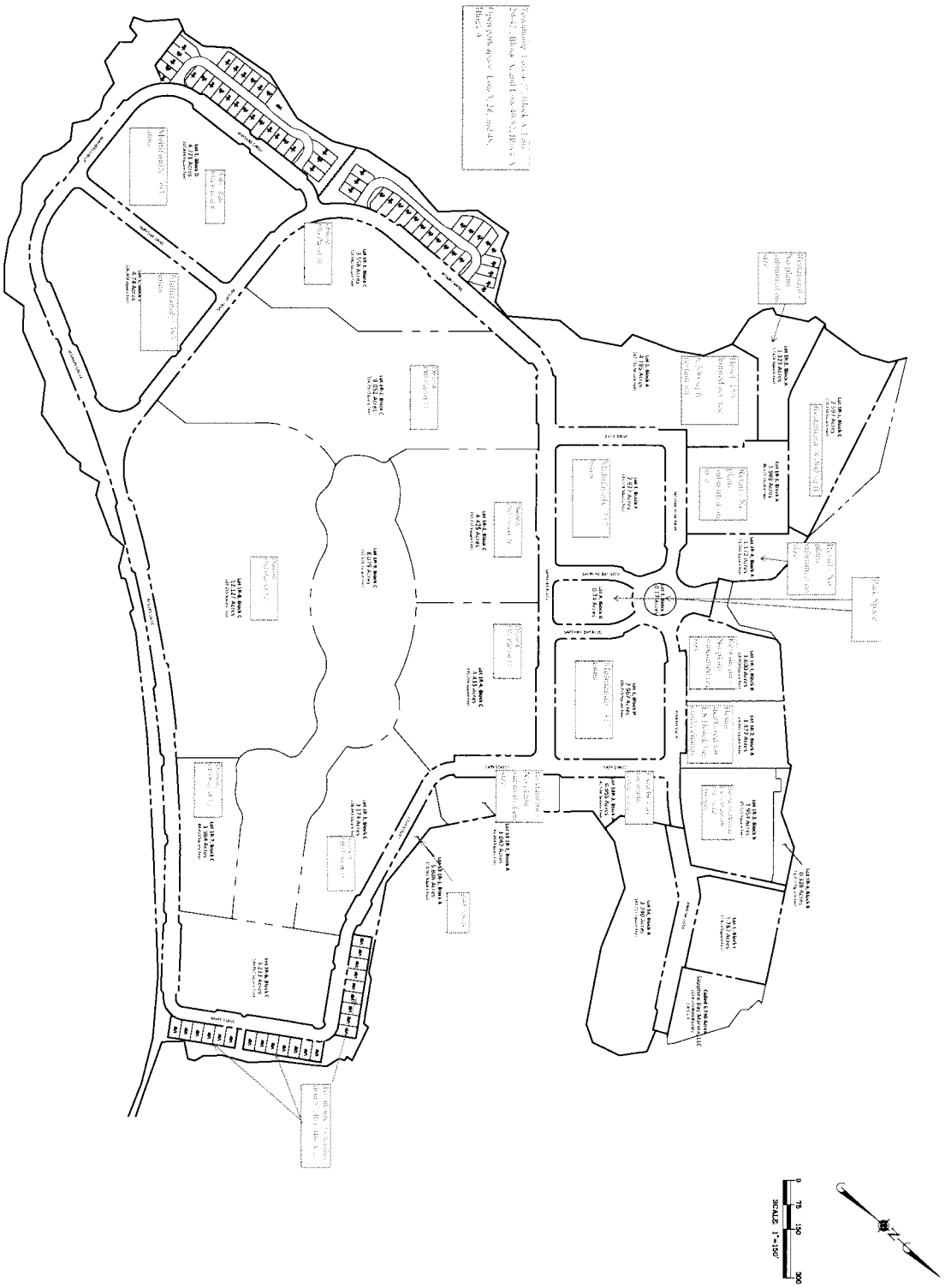
The updated development plan within the South Improvement Area and the related Assessment allocation are shown in Appendix C attached hereto.

B. PREPAYMENT OF ASSESSMENTS

Refer to Appendix E of this report for a list of all prepaid Assessments received as of July 31, 2026.

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

APPENDIX A
PID MAPS AND PLATS



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SAPPHIRE BAY

CITY OF ROWLETT, TEXAS

SITE EXHIBIT

Manhard CONSULTING

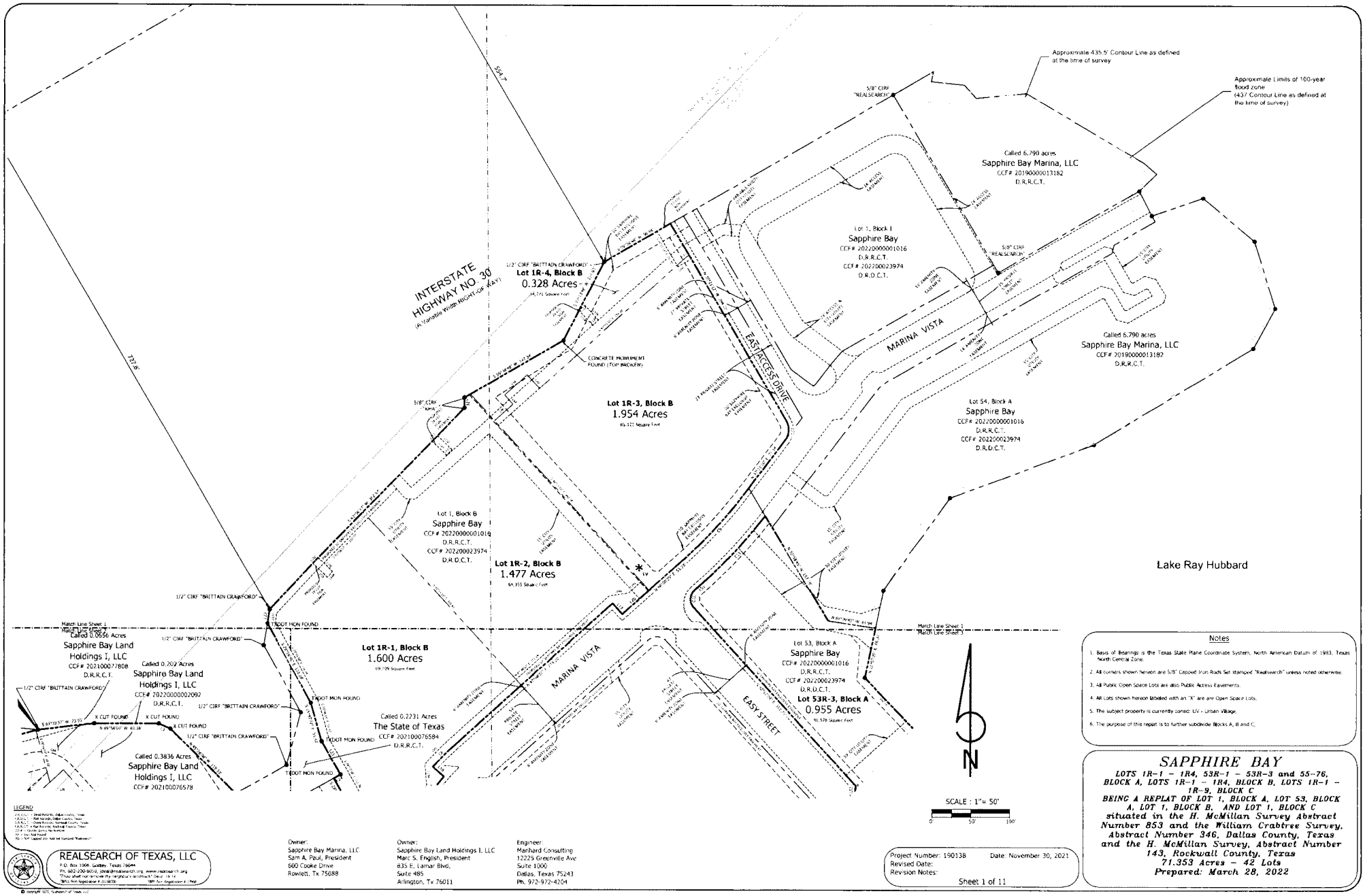
12221 Greenville Avenue Suite 1000 Dallas, TX 75243 ph 972.972.4200 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners
Texas Board of Professional Engineers and Land Surveyors Registration No. F-21732

DATE	REMARKS	DRAWN BY

SHEET 1

DATE 07/15/2022

PENDING



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. All Lots shown hereon labelled with an "R" are are Open Space Lots.
5. The subject property is currently zoned: UV - Urban Village.
6. The purpose of this replat is to further subdivide Blocks A, B and C.

SAPPHIRE BAY

LOTS 1R-1 – 1R4, 53R-1 – 53R-3 and 55-76, BLOCK A, LOTS 1R-1 – 1R4, BLOCK B, LOTS 1R-1 – 1R-9, BLOCK C

BEING A REPLAT OF LOT 1, BLOCK A, LOT 53, BLOCK A, LOT 1, BLOCK B, AND LOT 1, BLOCK C situated in the H. McMillan Survey Abstract Number 853 and the William Crabtree Survey, Abstract Number 346, Dallas County, Texas and the H. McMillan Survey, Abstract Number 143, Rockwall County, Texas

71.353 Acres – 42 Lots

Prepared: March 28, 2022

REALSEARCH OF TEXAS, LLC
P.O. Box 1066, Godley, Texas 76044
Ph. 682-200-8010, ideal@realsearch.org, www.realsearch.org

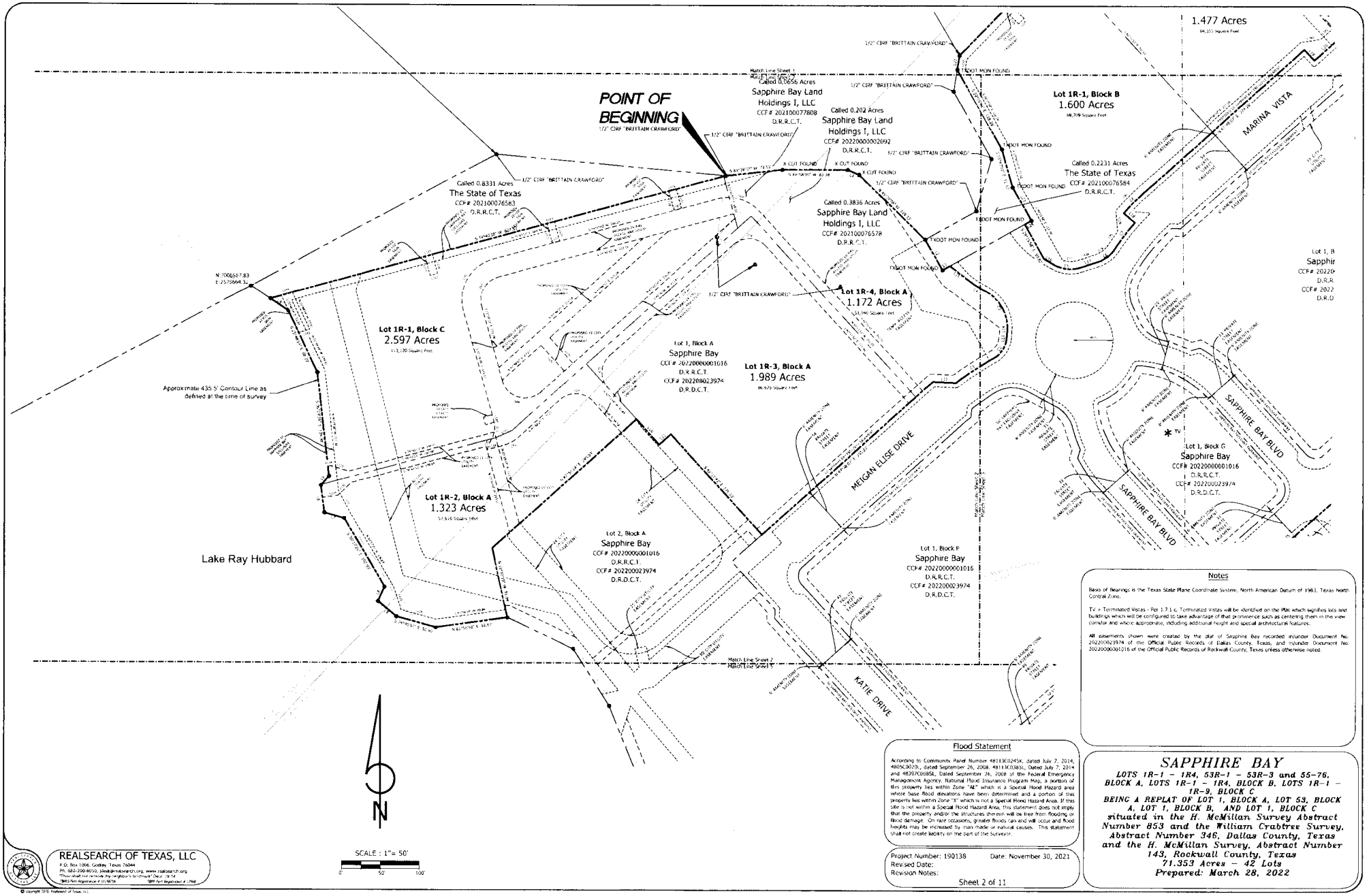
Owner:
Sapphire Bay Marina, LLC
Sam A. Paul, President
600 Cooke Drive
Rowlett, Tx 75088

Owner:
Sapphire Bay Land Holdings I, LLC
Marc S. English, President
835 E. Lamar Blvd.
Suite 485
Arlington, Tx 76011

Engineer:
Marbard Consulting
12225 Greenville Ave
Suite 1000
Dallas, Texas 75243
Ph. 972-972-4204

Project Number: 190138
Date: November 30, 2021
Revised Date:
Revision Notes:

Sheet 1 of 11



Notes

Basis of Bearings is the Texas State Plane Coordinate System, North American Datum of 1983, Texas North Central Zone.

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 prominence such as centering them in the view corridor and where appropriate, including additional height and special architectural features.

All easements shown were created by the dlat of Sapphire Bay recorded in/under Document No. 20220023974 of the Official Public Records of Dallas County, Texas, and in/under Document No. 20220000001016 of the Official Public Records of Rockwall County, Texas unless otherwise noted.

Flood Statement

According to Community Panel Number 48113C0245K, dated July 7, 2014, 48057C0435L, dated September 26, 2008, 48113C0385L, Dated July 7, 2014 and 48397C0685L, Dated September 26, 2008 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 whose 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.

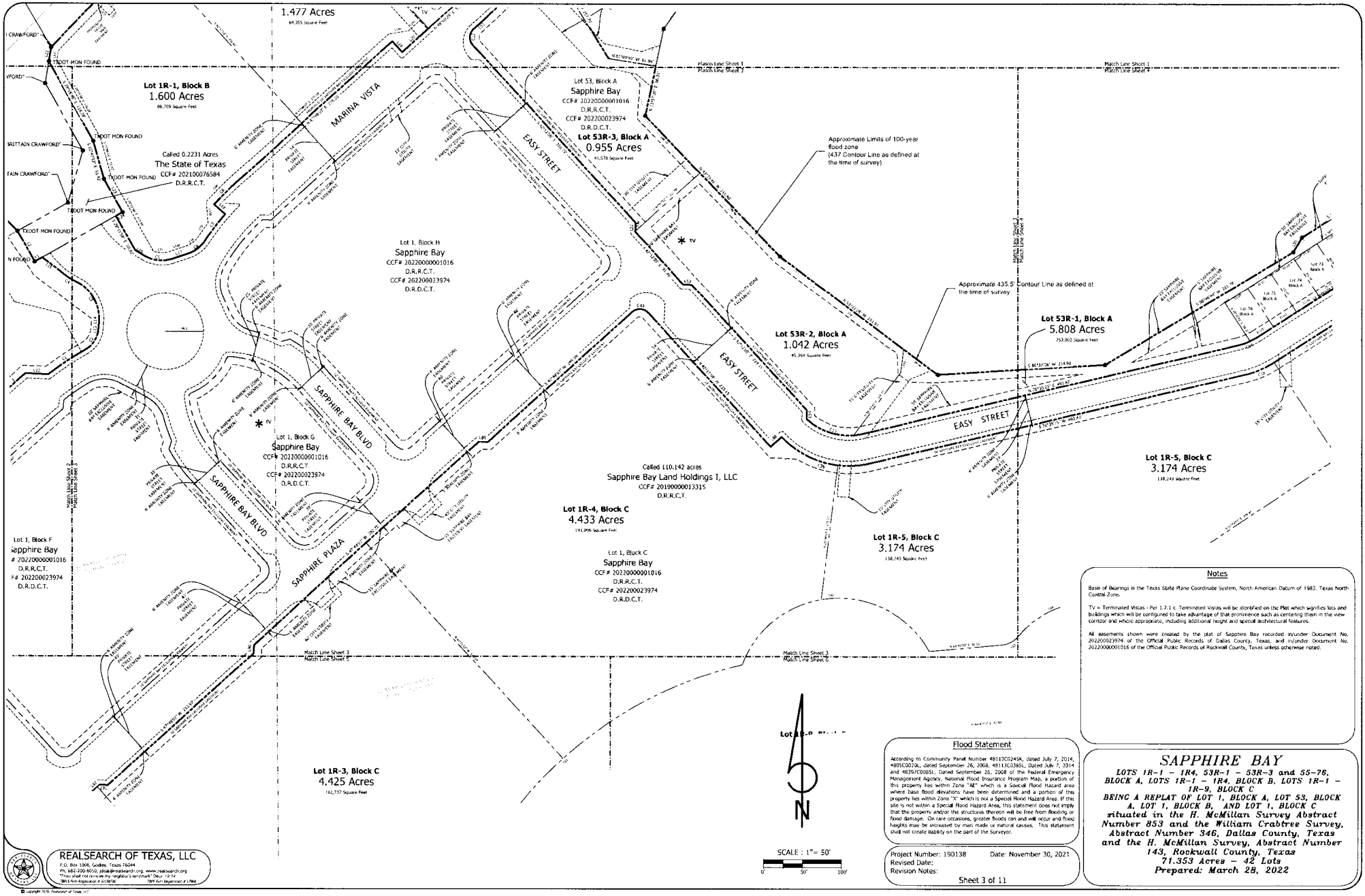
Project Number: 190138 Date: November 30, 2021
Revised Date:
Revision Notes:
Sheet 2 of 11

SAPPHIRE BAY

LOTS 1R-1 – 1R4, 53R-1 – 53R-3 and 55-76, BLOCK A, LOTS 1R-1 – 1R4, BLOCK B, LOTS 1R-1 – 1R-9, BLOCK C
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71.353 Acres – 42 Lots
Prepared: March 28, 2022

REALSEARCH OF TEXAS, LLC
P.O. Box 1066, Godley, Texas 76044
Ph. 682-256-8050, jose@realsearch.org, www.realsearch.org
TBPELS Firm Registration # 10194078 TBPF Firm Registration # 7968

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Notes

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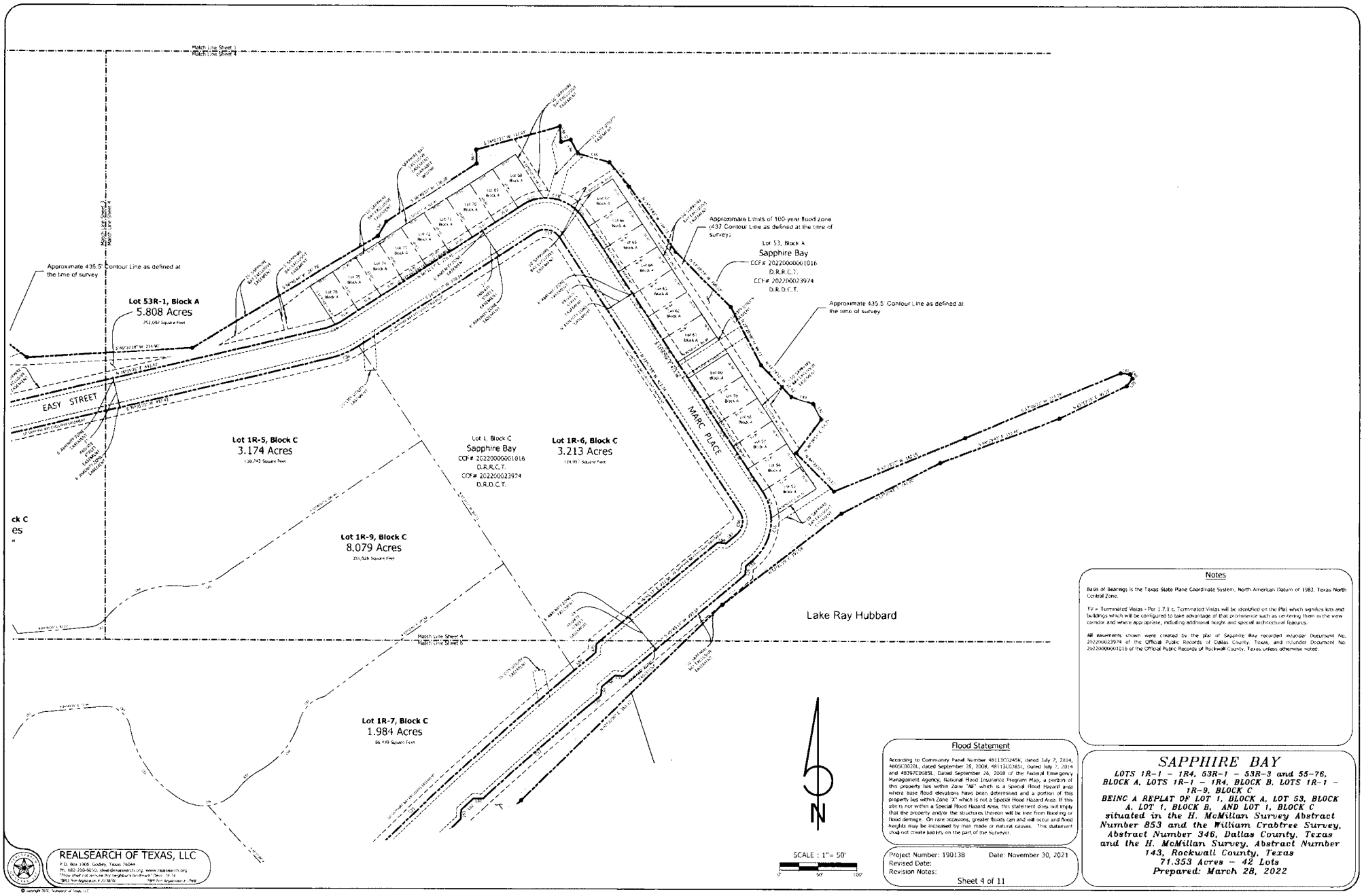
71.353 Acres – 42 Lots

Prepared: March 28, 2022

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"How shall not remove thy neighbor's landmark" Deut. 19:14
TBPLS Firm Registration # 10178700 TBPE Firm Registration # 17994

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Project Number: 190138 Date: November 30, 2021
Revised Date:
Revision Notes:



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SAPPHIRE BAY

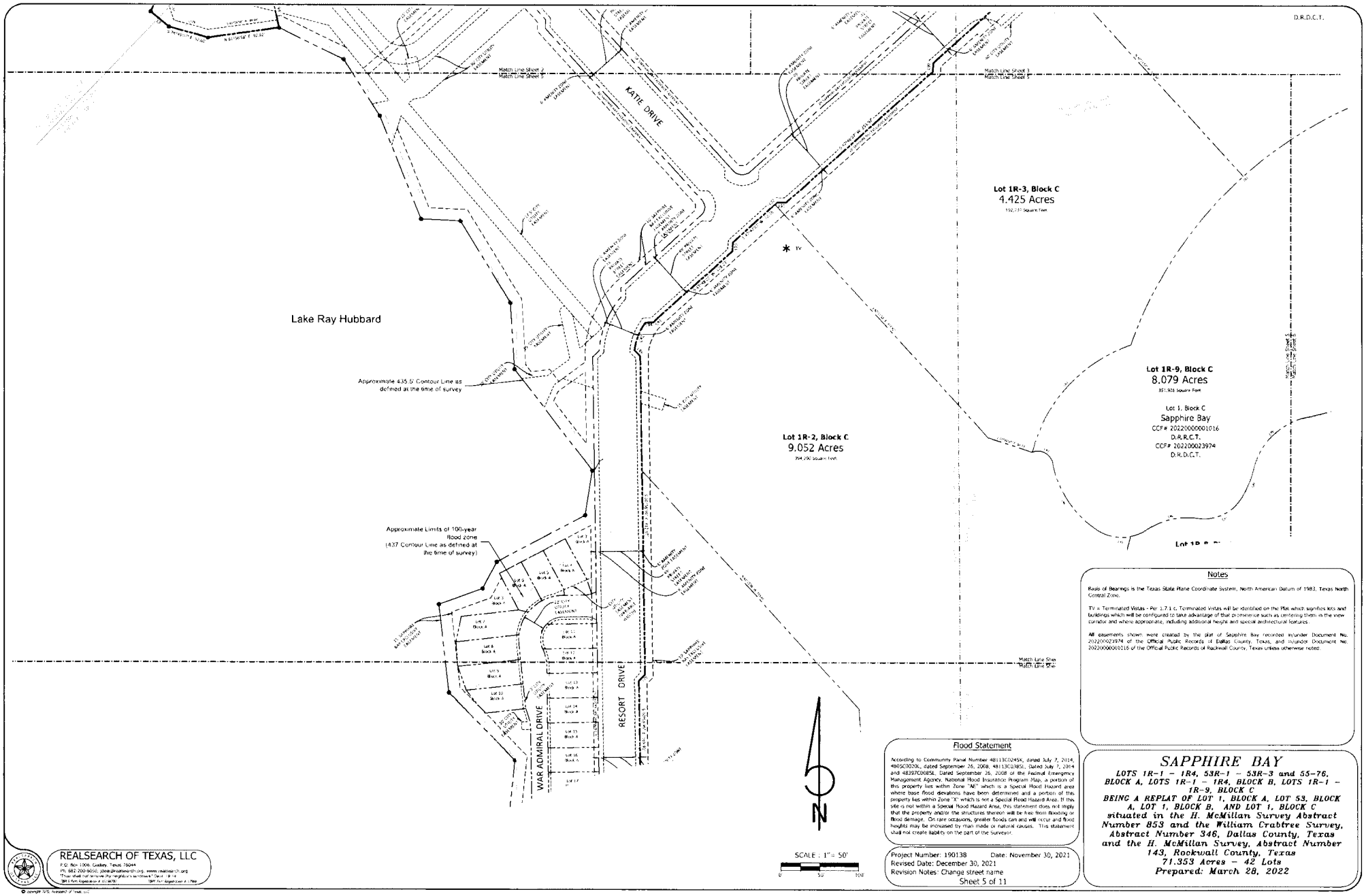
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71.353 Acres – 42 Lots
Prepared: March 28, 2022

REALSEARCH OF TEXAS, LLC
P.O. Box 1306, Godley, Texas 76044
Ph: 682.200.8010, steve@realsearch.org, www.realsearch.org

Project Number: 190138 Date: November 30, 2021
Revised Date:
Revision Notes:

Sheet 4 of 11

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Notes

Basis of Bearings is the Texas State Plane Coordinate System, North American Datum of 1983, Texas North Central Zone.

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Flood Statement

According to Community Panel Number 48113C0245K, dated July 7, 2014, 48085C0030L, dated September 26, 2008, 48113C0385L, Dated July 7, 2014 and 48397C0085L, Dated September 26, 2008 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.

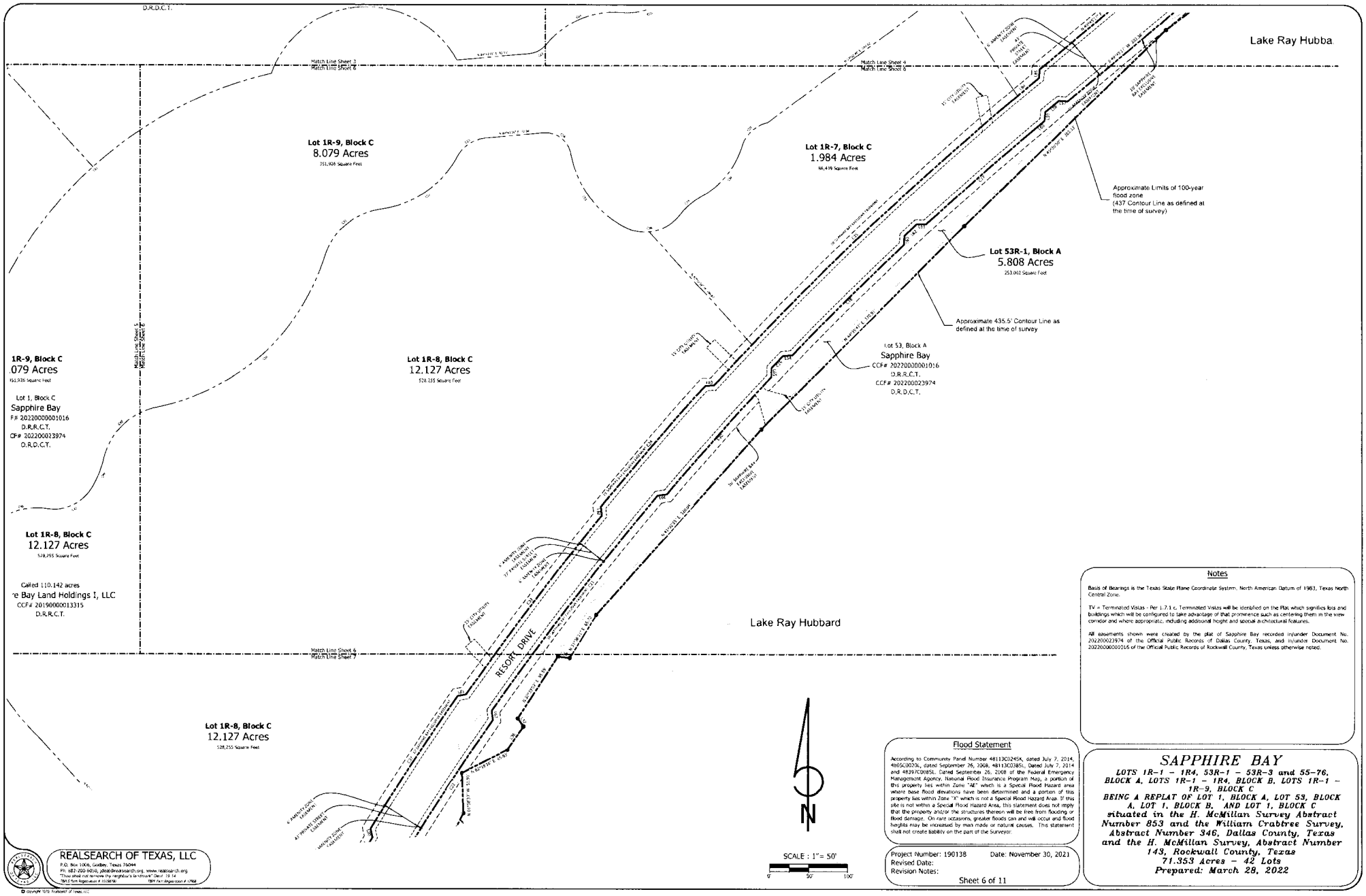
Project Number: 190138 Date: November 30, 2021
Revised Date: December 30, 2021
Revision Notes: Change street name
Sheet 5 of 11

SAPPHIRE BAY

LOTS 1R-1 – 1R4, 53R-1 – 53R-3 and 55-76, BLOCK A, LOTS 1R-1 – 1R4, BLOCK B, LOTS 1R-1 – 1R-9, BLOCK C
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71.353 Acres – 42 Lots
Prepared: March 28, 2022

REALSEARCH OF TEXAS, LLC
P.O. Box 1306, Godley, Texas 76044
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Notes

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Flood Statement

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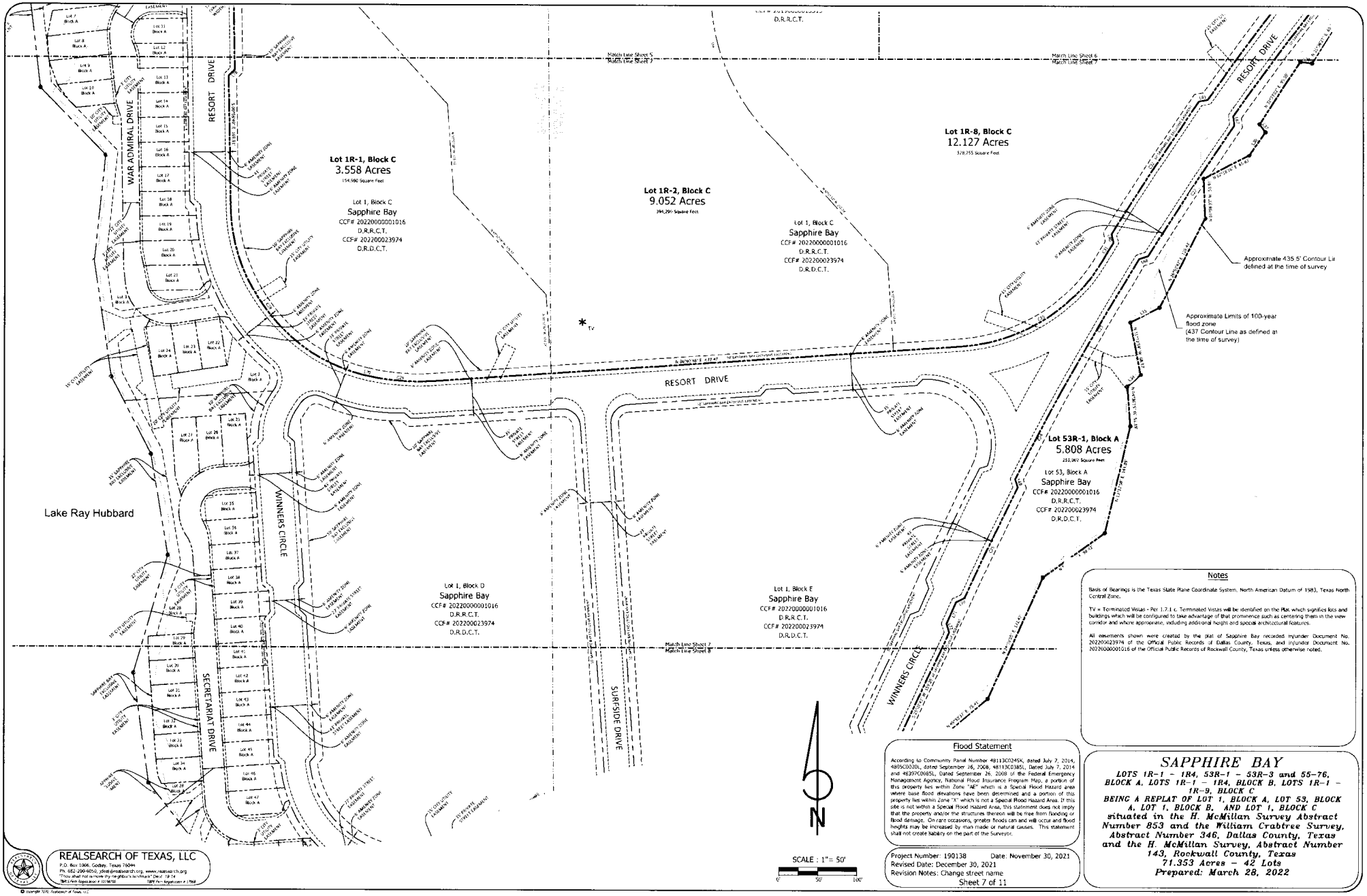
Project Number: 190138 Date: November 30, 2021
Revised Date:
Revision Notes:
Sheet 6 of 11

SAPPHIRE BAY

LOTS 1R-1 – 1R4, 53R-1 – 53R-3 and 55-76, BLOCK A, LOTS 1R-1 – 1R4, BLOCK B, LOTS 1R-1 – 1R-9, BLOCK C
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71.353 Acres – 42 Lots
Prepared: March 29, 2022

REALSEARCH OF TEXAS, LLC
P.O. Box 1008, Godley, Texas 76044
Ph: 682-200-9456, plat@realsearch.org, www.realsearch.org
"Those who do not remove the neighbor's landmark" Deut. 19:14
TBPLS Firm Registration # 10038700 TBPE Firm Registration # 17668

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SCALE : 1"= 50'

0' 50' 100'

Notes

Basis of Bearings is the Texas State Plane Coordinate System, North American Datum of 1983, Texas North Central Zone.

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Flood Statement

According to Community Panel Number 48113C0345K, dated July 7, 2014, 480SC0020L, dated September 26, 2008, 48113C0385L, Dated July 7, 2014 and 48397C0085L, Dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program Map, a portion of this property lies within Zone "X" which is not a Special Flood Hazard Area. It 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.

Project Number: 190138 Date: November 30, 2021
Revised Date: December 30, 2021
Revision Notes: Change street name
Sheet 7 of 11

SAPPHIRE BAY

LOTS 1R-1 - 1R4, 53R-1 - 53R-3 and 55-76, BLOCK A, LOTS 1R-1 - 1R4, BLOCK B, LOTS 1R-1 - 1R-9, BLOCK C

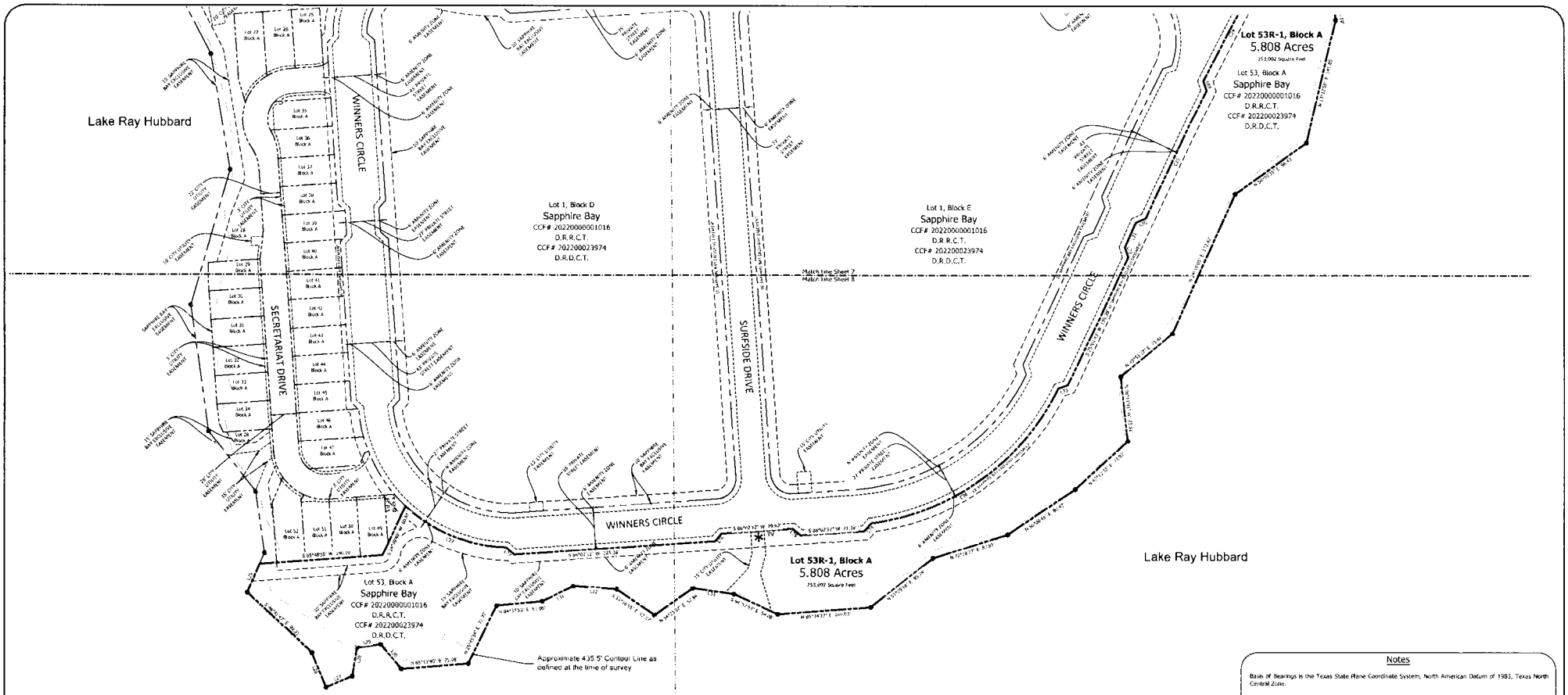
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71.353 Acres - 42 Lots

Prepared: March 28, 2022

REALSEARCH OF TEXAS, LLC
P.O. Box 1004, Godley, Texas 76044
Ph. 682-200-6050, jdoe@realsearch.org, www.realsearch.org

"Thou shall not remove thy neighbor's landmark" Deut 19:14
TBPELS Firm Registration # 10078700 TBPLS Firm Registration # 1068
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Notes

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SAPPHIRE BAY

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71.353 Acres – 42 Lots

Prepared: March 28, 2022

SCALE : 1"= 50'

0' 50' 100'

Project Number: 190138 Date: November 30, 2021
Revised Date: December 30, 2021
Revision Notes: Change street name
Sheet 8 of 11

REALSEARCH OF TEXAS, LLC
P.O. Box 1006, Godley, Texas 76044
Ph. 682-200-4010, gbass@realsearch.org, www.realsearch.org
"Those shall not remove thy neighbour's landmark" Deut. 19:14
TBPLS Firm Registration # 10194100 TBPE Firm Registration # 17666

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20260000020023 Page 30 of 62

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS & ROCKWALL §

WHEREAS Sapphire Bay Land Holdings 1, LLC is the Owner of the following 4 tracts of land

Lot 1, Block A

Lot 1, Block A of SAPPHIRE BAY, an Addition to the City of Rowlett, Dallas and Rockwall Counties, Texas, according to the map or plat thereof recorded in/under Document No. 20220801393N of the Official Public Records of Dallas County, Texas, and in/under Document No. 20220000011016 of the Official Public Records of Rockwall County, Texas and all of that called 0.202 acre tract of land described in deed/easement to Sapphire Bay Land Holdings 1, LLC recorded in/under Document No. 20220801446 of the Official Public Records of Dallas County, Texas; and in/under Document No. 20220000003947 of the Official Public Records of Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "BRITTAIN CRAWFORD" found in the north line of said Lot 1, said iron rod also being the southeast corner of that called 0.8331 acre tract of land described by deed to The State of Texas, recorded in County Clerk's File Number 20210000765B1, Deed Records, Dallas County, Texas and being in the south right-of-way line of Interstate Highway No. 30 (Variable Width Right-of-Way);

THENCE along said north line of Lot 1 and said south right-of-way of Interstate Highway No. 30 the following calls:

North 83 degrees 39 minutes 37 seconds East, 73.55 feet to an "X" cut found,

South 89 degrees 58 minutes 00 seconds East, 83.38 feet to an "X" cut found;

South 66 degrees 26 minutes 49 seconds East, 16.21 feet to an "X" cut found;

South 45 degrees 28 minutes 08 seconds East, 119.33 feet to a Texas Department of Transportation (TxDOT) monument found;

South 28 degrees 16 minutes 23 seconds East, 45.21 feet to a TxDOT monument found,

North 60 degrees 43 minutes 14 seconds East, 11.18 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found in the west right-of-way line of Sapphire Bay Boulevard (Variable Width Right-of-Way);

THENCE along the east line of said Lot 1 and said west right-of-way line of Sapphire Bay Boulevard the following calls:

South 53 degrees 08 minutes 18 seconds East, 35.07 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found at the beginning of a curve to the left;

19.34 feet, with said curve to the left, having a radius of 106.50 feet, through a central angle of 10 degrees 24 minutes 20 seconds, whose long chord bears South 18 degrees 21 minutes 28 seconds East, 19.32 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found at the beginning of a reverse curve to the right;

63.76 feet, with said reverse curve to the right, having a radius of 93.50 feet, through a central angle of 68 degrees 16 minutes 46 seconds, whose long chord bears South 29 degrees 25 minutes 15 seconds East, 62.65 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found,

South 04 degrees 43 minutes 00 seconds West, 5.03 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

South 04 degrees 43 minutes 16 seconds West, 4.23 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found at the beginning of a curve to the right, said iron rod also being in the south line of said Lot 1 and the north right-of-way line of Morgan Blue Drive (Variable Width Right-of-Way);

THENCE along the south line of said Lot 1 and said north right-of-way line of Morgan Blue Drive the following calls:

32.35 feet, with said curve to the right, having a radius of 23.50 feet, through a central angle of 55 degrees 13 minutes 14 seconds, whose long chord bears South 32 degrees 23 minutes 53 seconds West, 31.10 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found at the beginning of a reverse curve to the left;

58.61 feet, with said reverse curve to the left, having a radius of 466.50 feet, through a central angle of 07 degrees 06 minutes 09 seconds, whose long chord bears South 36 degrees 27 minutes 05 seconds West, 58.57 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

North 87 degrees 11 minutes 53 seconds West, 29.49 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

South 47 degrees 48 minutes 01 seconds West, 295.20 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found at the southernmost corner of said Lot 1, said iron rod also being in the northeast line of Lot 2 of said Block A,

THENCE along the common line of said Lot 1 and said Lot 2 the following calls

North 42 degrees 11 minutes 45 seconds West, 175.23 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

South 47 degrees 48 minutes 15 seconds West, 18.90 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

North 42 degrees 05 minutes 22 seconds West, 44.01 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

South 47 degrees 56 minutes 28 seconds West, 299.03 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

South 12 degrees 10 minutes 19 seconds East, 91.94 feet to the southwest corner of said Lot 1;

THENCE along the west line of said Lot 1 the following calls:

South 04 degrees 56 minutes 58 seconds West, 92.42 feet,

North 74 degrees 45 minutes 07 seconds West, 51.60 feet,

North 50 degrees 15 minutes 56 seconds West, 30.71 feet,

North 24 degrees 14 minutes 09 seconds East, 20.52 feet,

North 39 degrees 17 minutes 25 seconds West, 102.90 feet,

North 74 degrees 27 minutes 55 seconds West, 26.37 feet,

North 67 degrees 10 minutes 26 seconds West, 35.96 feet,

North 41 degrees 21 minutes 59 seconds East, 15.79 feet,

North 06 degrees 29 minutes 38 seconds West, 134.90 feet,

North 25 degrees 48 minutes 14 seconds West, 88.29 feet,

North 36 degrees 23 minutes 41 seconds West, 28.49 feet to the northwest corner of said Lot 1, said point also being the southwest corner of the aforementioned 0.8331 acre tract,

THENCE North 74 degrees 40 minutes 38 seconds East, 927.53 feet along the north line of said Lot 1 and the south line of said 0.8331 acre tract to the POINT OF BEGINNING and containing 308,467 square feet or 7.080 acres of land, more or less.

Lot 1, Block B

Being Lot 1, Block B of SAPPHIRE BAY, an Addition to the City of Rowlett, Dallas and Rockwall Counties, Texas, according to the map or plat thereof recorded in/under Document No. 20220801393N of the Official Public Records of Dallas County, Texas, and in/under Document No. 20220000011016 of the Official Public Records of Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a Texas Department of Transportation (TxDOT) monument found at the westernmost corner of said Lot 1, said monument also being in the south right-of-way line of Interstate Highway No. 30 (Variable Width Right-of-Way);

THENCE along the north line of said Lot 1 and said south right-of-way line of Interstate Highway No. 30 the following calls:

North 09 degrees 17 minutes 39 seconds East, 18.36 feet to a 1/2 inch iron rod with cap stamped "BRITTAIN CRAWFORD" found;

North 43 degrees 56 minutes 17 seconds East, 362.87 feet to a 5/8 inch iron rod with cap stamped "RHA" found;

North 00 degrees 30 minutes 43 seconds West, 13.49 feet to a 5/8 inch iron rod with cap stamped "RHA" found;

North 59 degrees 30 minutes 48 seconds East, 147.34 feet to a TxDOT monument found;

North 27 degrees 33 minutes 48 seconds East, 114.03 feet to a 1/2 inch iron rod with cap stamped "BRITTAIN CRAWFORD" found;

North 59 degrees 38 minutes 48 seconds East, 98.66 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found at the northeast corner of said Lot 1, said iron rod also being in the west right-of-way line of East Access Drive (30' Right-of-Way);

THENCE South 30 degrees 21 minutes 12 seconds East, 794.77 feet along the east line of said Lot 1 and said west right-of-way line of East Access Drive to a 5/8 inch iron rod with cap stamped "REALSEARCH" found at the beginning of a curve to the right;

THENCE 28.29 feet, continuing along said east line of Lot 1 and said west right-of-way line of East Access Drive and with said curve to the right, having a radius of 24.00 feet, through a central angle of 67 degrees 31 minutes 41 seconds, whose long chord bears South 03 degrees 24 minutes 39 seconds West, 26.68 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found at the southeast corner of said Lot 1, said iron rod also being in the north right-of-way line of Marina Vista (Variable Width Right-of-Way);

THENCE along the south line of said Lot 1 and said north right-of-way line of Marina Vista the following calls:

South 37 degrees 11 minutes 10 seconds West, 77.14 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found at the beginning of a curve to the right;

131.30 feet, with said curve to the right, having a radius of 653.50 feet, through a central angle of 11 degrees 30 minutes 44 seconds, whose long chord bears South 42 degrees 15 minutes 36 seconds West, 131.08 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

South 48 degrees 01 minutes 29 seconds West, 53.28 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

South 47 degrees 48 minutes 07 seconds West, 46.03 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

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North 42 degrees 11 minutes 53 seconds West, 19.00 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

South 47 degrees 48 minutes 07 seconds West, 774.70 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found at the beginning of a curve to the left;

39.42 feet, with said curve to the left, having a radius of 328.50 feet, through a central angle of 06 degrees 52 minutes 34 seconds, whose long chord bears South 44 degrees 28 minutes 50 seconds West, 39.39 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

South 48 degrees 57 minutes 07 seconds East, 19.00 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found at the beginning of a non-tangent curve to the left;

42.66 feet, with said non-tangent curve to the left, having a radius of 319.50 feet, through a central angle of 07 degrees 39 minutes 16 seconds, whose long chord bears South 37 degrees 16 minutes 15 seconds West, 42.63 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found at the beginning of a reverse curve to the right;

29.34 feet, with said reverse curve to the right, having a radius of 43.50 feet, through a central angle of 38 degrees 39 minutes 30 seconds, whose long chord bears South 52 degrees 39 minutes 52 seconds West, 28.59 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

South 71 degrees 51 minutes 08 seconds West, 27.28 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found at the beginning of a curve to the right;

33.61 feet, with said curve to the right, having a radius of 43.50 feet, through a central angle of 44 degrees 15 minutes 36 seconds, whose long chord bears North 83 degrees 46 minutes 34 seconds West, 35.90 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

North 59 degrees 29 minutes 16 seconds West, 14.62 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found at the southwest corner of said Lot 1, said iron rod also being in the east right-of-way line of Sapphire Bay Boulevard;

THENCE North 29 degrees 15 minutes 38 seconds West, 50.82 feet along the west line of said Lot 1 and said east right-of-way line of Sapphire Bay Boulevard to a 5/8 inch iron rod with cap stamped "REALSEARCH" found in said south right-of-way line of Interstate Highway No. 30;

THENCE continuing along said west line of Lot 1 and along said south right-of-way line of Interstate Highway No. 30 the following calls:

North 60 degrees 43 minutes 14 seconds East, 9.89 feet to a TxDOT monument found,

North 29 degrees 16 minutes 46 seconds West, 49.57 feet to a TxDOT monument found,

North 15 degrees 47 minutes 02 seconds West, 51.42 feet to a TxDOT monument found;

North 29 degrees 16 minutes 46 seconds West, 118.78 feet to the POINT OF BEGINNING and containing 133,458 square feet or 3.065 acres of land, more or less.

Lot 53, Block A

Being Lot 53, Block A of SAPPHIRE BAY, an Addition to the City of Rowlett, Dallas And Rockwall Counties, Texas, according to the map or plat thereof recorded in/under Document No. 20220801393N of the Official Public Records of Dallas County, Texas, and in/under Document No. 20220000011016 of the Official Public Records of Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "REALSEARCH" found at the northernmost corner of said Lot 53, said iron rod also being in the south right-of-way line of Marina Vista (Variable Width Right-of-Way);

THENCE South 70 degrees 56 minutes 45 seconds East, 157.70 feet along the said line of said Lot 53 and the west line of Lot 54 of said Block A to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

THENCE South 81 degrees 09 minutes 49 seconds East, 45.84 feet, continuing along said east line of Lot 53 and said west line of Lot 54 to the southernmost corner of said Lot 54;

THENCE continuing along said east line of Lot 53 and the south line of Lot 53 the following calls:

South 11 degrees 57 minutes 05 seconds West, 86.31 feet;

South 41 degrees 25 minutes 41 seconds East, 251.60 feet;

South 53 degrees 02 minutes 14 seconds East, 253.93 feet;

North 86 degrees 22 minutes 28 seconds East, 214.96 feet;

North 56 degrees 46 minutes 44 seconds East, 261.78 feet;

North 36 degrees 07 minutes 13 seconds East, 21.91 feet;

North 54 degrees 49 minutes 51 seconds East, 136.38 feet;

North 51 degrees 28 minutes 39 seconds West, 18.10 feet;

North 24 degrees 07 minutes 21 seconds East, 111.01 feet;

South 02 degrees 58 minutes 16 seconds East, 22.11 feet;

North 77 degrees 08 minutes 51 seconds East, 12.86 feet;

South 27 degrees 28 minutes 01 seconds East, 20.33 feet;

South 74 degrees 24 minutes 40 seconds East, 42.16 feet;

South 39 degrees 38 minutes 37 seconds East, 39.65 feet;

South 35 degrees 13 minutes 43 seconds East, 104.73 feet;

South 44 degrees 28 minutes 24 seconds East, 100.02 feet;

South 27 degrees 28 minutes 58 seconds East, 84.71 feet;

South 43 degrees 24 minutes 12 seconds East, 57.43 feet;

South 72 degrees 34 minutes 05 seconds East, 29.28 feet;

South 28 degrees 05 minutes 28 seconds East, 37.80 feet;

South 36 degrees 29 minutes 54 seconds West, 34.35 feet;

South 44 degrees 36 minutes 22 seconds East, 70.13 feet;

North 67 degrees 25 minutes 27 seconds East, 182.05 feet;

North 67 degrees 06 minutes 21 seconds East, 217.39 feet;

South 84 degrees 45 minutes 46 seconds East, 12.17 feet;

South 26 degrees 39 minutes 20 seconds East, 6.33 feet;

South 36 degrees 09 minutes 06 seconds West, 12.52 feet;

South 61 degrees 52 minutes 18 seconds West, 96.33 feet;

South 69 degrees 29 minutes 43 seconds West, 163.46 feet;

South 67 degrees 20 minutes 43 seconds West, 143.00 feet;

South 52 degrees 21 minutes 19 seconds West, 193.66 feet;

South 41 degrees 30 minutes 58 seconds West, 363.13 feet;

South 44 degrees 39 minutes 47 seconds West, 370.91 feet;

South 41 degrees 22 minutes 25 seconds West, 320.04 feet;

South 31 degrees 36 minutes 31 seconds West, 85.70 feet;

North 83 degrees 25 minutes 46 seconds West, 14.98 feet;

South 32 degrees 33 minutes 32 seconds West, 95.39 feet;

South 35 degrees 46 minutes 18 seconds East, 12.66 feet;

OWNER'S CERTIFICATE CONT.

South 14 degrees 37 minutes 25 seconds West, 16.18 feet;

South 62 degrees 38 minutes 35 seconds West, 65.83 feet,

South 01 degrees 58 minutes 33 seconds East, 51.39 feet;

South 28 degrees 19 minutes 42 seconds West, 129.41 feet;

South 62 degrees 16 minutes 24 seconds West, 41.98 feet;

South 11 degrees 12 minutes 59 seconds East, 69.57 feet,

South 47 degrees 48 minutes 27 seconds West, 23.25 feet;

South 04 degrees 26 minutes 15 seconds East, 53.19 feet;

South 13 degrees 12 minutes 58 seconds West, 141.65 feet;

South 56 degrees 01 minutes 35 seconds West, 96.43 feet;

South 24 degrees 19 minutes 05 seconds West, 122.42 feet;

South 49 degrees 57 minutes 37 seconds West, 75.41 feet;

South 06 degrees 11 minutes 41 seconds East, 73.51 feet;

South 43 degrees 13 minutes 37 seconds West, 29.93 feet;

South 56 degrees 00 minutes 45 seconds West, 90.47 feet;

South 72 degrees 18 minutes 27 seconds West, 87.85 feet;

South 52 degrees 29 minutes 36 seconds West, 69.21 feet;

South 85 degrees 34 minutes 12 seconds West, 154.61 feet;

North 64 degrees 57 minutes 53 seconds West, 54.08 feet;

North 81 degrees 43 minutes 17 seconds West, 66.51 feet;

South 54 degrees 25 minutes 07 seconds West, 57.94 feet;

North 55 degrees 16 minutes 55 seconds West, 52.67 feet;

North 86 degrees 58 minutes 54 seconds West, 47.93 feet;

South 65 degrees 14 minutes 45 seconds West, 38.43 feet;

South 81 degrees 27 minutes 55 seconds West, 51.86 feet;

South 75 degrees 45 minutes 34 seconds West, 73.77 feet;

South 85 degrees 12 minutes 46 seconds West, 75.68 feet;

North 36 degrees 34 minutes 54 seconds West, 36.39 feet;

South 81 degrees 09 minutes 49 seconds West, 27.25 feet;

South 09 degrees 14 minutes 30 seconds West, 57.99 feet;

South 66 degrees 09 minutes 54 seconds West, 33.09 feet;

North 23 degrees 48 minutes 58 seconds West, 41.84 feet;

North 16 degrees 41 minutes 47 seconds West, 99.21 feet,

North 73 degrees 33 minutes 14 seconds East, 35.46 feet to the westerly northmost corner of said Lot 53, said point also being the southwest corner of Lot 28 of said Block A;

THENCE North 85 degrees 48 minutes 55 seconds East, 149.10 feet along the northern line of said Lot 53 and the south line of Lots 28, 27, 26 and 49 of said Block A to a 5/8 inch iron rod with cap stamped "REALSEARCH" found at the southeast corner of said Lot 49;

THENCE North 24 degrees 39 minutes 40 seconds East, 56.61 feet, continuing along said north line of Lot 53 and along the east line of said Lot 49 and the east line of Lot 48 of said Block A to a 5/8 inch iron rod with cap stamped "REALSEARCH" found in the south right-of-way line of Winter Creek Parkway (Variable Width Right-of-Way), said iron rod also being the beginning of a non-tangent curve to the left;

THENCE continuing along said north line of Lot 53 and along said south right-of-way line of Winters Circle the following calls

123.57 feet, with said non-tangent curve to the left, having a radius of 165.50 feet, through a central angle of 43 degrees 45 minutes 22 seconds, whose long chord bears South 67 degrees 24 minutes 26 seconds East, 120.61 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

South 48 degrees 57 minutes 48 seconds East, 12.42 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

North 86 degrees 02 minutes 12 seconds East, 225.38 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

North 41 degrees 07 minutes 12 seconds East, 11.31 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

North 86 degrees 02 minutes 12 seconds East, 79.67 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

South 48 degrees 57 minutes 48 seconds East, 12.31 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

North 86 degrees 02 minutes 12 seconds East, 71.38 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

North 41 degrees 02 minutes 12 seconds East, 11.95 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found at the beginning of a non-tangent curve to the left;

249.48 feet, with said non-tangent curve to the left, having a radius of 269.50 feet, through a central angle of 53 degrees 02 minutes 30 seconds, whose long chord bears North 64 degrees 44 minutes 56 seconds East, 240.59 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

North 71 degrees 36 minutes 35 seconds East, 11.02 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

North 25 degrees 01 minutes 43 seconds East, 159.19 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

North 17 degrees 31 minutes 56 seconds West, 11.85 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

North 23 degrees 51 minutes 25 seconds East, 30.59 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

North 61 degrees 01 minutes 59 seconds East, 11.89 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found at the beginning of a non-tangent curve to the right;

158.94 feet, with said non-tangent curve to the right, having a radius of 3095.95 feet, through a central angle of 02 degrees 56 minutes 15 seconds, whose long chord bears North 25 degrees 24 minutes 20 seconds East, 158.93 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

North 18 degrees 23 minutes 22 seconds West, 11.37 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found at the beginning of a non-tangent curve to the right;

125.34 feet, with said non-tangent curve to the right, having a radius of 3095.95 feet, through a central angle of 02 degrees 19 minutes 51 seconds, whose long chord bears North 27 degrees 37 minutes 04 seconds East, 125.34 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found at the beginning of a compound curve to the right in the south right-of-way line of Rowlett Drive (Variable Width Right-of-Way);

THENCE continuing along said south line of Lot 53 and said south right-of-way line of Rowlett Drive the following calls:

230.81 feet, with said compound curve to the right, having a radius of 387.35 feet, through a central angle of 02 degrees 58 minutes 11 seconds, whose long chord bears North 26 degrees 40 minutes 04 seconds East, 230.79 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

North 72 degrees 03 minutes 08 seconds East, 12.32 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found at the beginning of a non-tangent curve to the right;

232.53 feet, with said non-tangent curve to the right, having a radius of 3895.95 feet, through a central angle of 03 degrees 25 minutes 42 seconds, whose long chord bears North 33 degrees 05 minutes 19 seconds East, 232.51 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

North 07 degrees 03 minutes 46 seconds West, 12.82 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found at the beginning of a non-tangent curve to the right;

OWNER'S CERTIFICATE CONTINUED ON SHEET 10

REALSEARCH OF TEXAS, LLC
P.O. Box 1006, Godley, Texas 76044
Ph. 682-206-6050, jdeal@realsearch.org, www.realsearch.org
"Those who set not survive thy neighbor's landmark" Deut. 19:14
TBPLS Firm Registration # 10194150 TBPE Firm Registration # 17966

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Project Number: 190138 Date: November 30, 2021
Revised Date:
Revision Notes:
Sheet 9 of 11

SAPPHIRE BAY

LOTS 1R-1 – 1R4, 53R-1 – 53R-3 and 55-76, BLOCK A, LOTS 1R-1 – 1R4, BLOCK B, LOTS 1R-1 – 1R-9, BLOCK C
BEING A REPLAT OF LOT 1, BLOCK A, LOT 53, BLOCK A, LOT 1, BLOCK B, AND LOT 1, BLOCK C situated in the H. McMillan Survey Abstract Number 853 and the William Crabtree Survey, Abstract Number 346, Dallas County, Texas and the H. McMillan Survey, Abstract Number 143, Rockwall County, Texas
71.353 Acres – 42 Lots
Prepared: March 28, 2022

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351.26 feet, with said non-tangent curve to the right, having a radius of 3903.96 feet, through a central angle of 05 degrees 09 minutes 19 seconds, whose long chord bears North 17 degrees 18 minutes 14 seconds East, 351.14 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

North 81 degrees 43 minutes 32 seconds East, 12.00 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found at the beginning of a non-tangent curve to the right;

202.76 feet, with said non-tangent curve to the right, having a radius of 3895.96 feet, through a central angle of 02 degrees 58 minutes 50 seconds, whose long chord bears North 41 degrees 32 minutes 13 seconds East, 202.58 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

North 00 degrees 02 minutes 32 seconds West, 11.71 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found at the beginning of a non-tangent curve to the right;

23.70 feet, with said non-tangent curve to the right, having a radius of 3903.96 feet, through a central angle of 00 degrees 19 minutes 07 seconds, whose long chord bears North 43 degrees 16 minutes 44 seconds East, 23.70 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

North 86 degrees 17 minutes 57 seconds East, 11.77 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found at the beginning of a non-tangent curve to the right;

202.84 feet, with said non-tangent curve to the right, having a radius of 3895.96 feet, through a central angle of 02 degrees 58 minutes 18 seconds, whose long chord bears North 45 degrees 03 minutes 24 seconds East, 202.83 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

North 02 degrees 38 minutes 21 seconds East, 11.83 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

North 46 degrees 50 minutes 28 seconds East, 21.68 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

South 89 degrees 07 minutes 15 seconds East, 11.09 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found at the beginning of a non-tangent curve to the right;

186.95 feet, with said non-tangent curve to the right, having a radius of 3895.96 feet, through a central angle of 02 degrees 44 minutes 28 seconds, whose long chord bears North 42 degrees 29 minutes 04 seconds East, 186.93 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

North 49 degrees 45 minutes 17 seconds East, 17.25 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

North 04 degrees 45 minutes 17 seconds East, 11.31 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

North 49 degrees 45 minutes 17 seconds East, 12.63 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

South 85 degrees 14 minutes 43 seconds East, 11.31 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

North 49 degrees 45 minutes 17 seconds East, 205.18 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

North 04 degrees 45 minutes 17 seconds East, 11.31 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

North 49 degrees 45 minutes 17 seconds East, 30.39 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found at the beginning of a curve to the right in the east right-of-way of Main Place (90' Right-of-Way);

THENCE along a west line of said Lot 93 and said east right-of-way line of Main Place the following calls:

100.54 feet, with said curve to the left, having a radius of 60.50 feet, through a central angle of 95 degrees 13 minutes 15 seconds, whose long chord bears North 58 degrees 38 minutes 39 seconds East, 92.30 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

North 33 degrees 57 minutes 59 seconds West, 423.36 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found at the beginning of a curve to the left;

67.75 feet, with said curve to the left, having a radius of 57.50 feet, through a central angle of 67 degrees 29 minutes 22 seconds, whose long chord bears North 78 degrees 07 minutes 51 seconds West, 75.40 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found in the north right-of-way line of Kew Street (Variable Width Right-of-Way);

THENCE along a south and west line of said Lot 92 and along the north and east right-of-way line of Tony Shaw the following calls:

South 16 degrees 52 minutes 17 seconds West, 278.45 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found at the beginning of a curve to the right;

77.10 feet, with said curve to the right, having a radius of 60.50 feet, through a central angle of 73 degrees 01 minutes 08 seconds, whose long chord bears South 66 degrees 43 minutes 31 seconds West, 72.07 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

South 76 degrees 25 minutes 23 seconds West, 451.47 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found at the beginning of a curve to the right;

95.14 feet, with said curve to the right, having a radius of 60.50 feet, through a central angle of 90 degrees 05 minutes 36 seconds, whose long chord bears North 75 degrees 34 minutes 50 seconds West, 85.66 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

North 02 degrees 47 minutes 51 seconds East, 16.96 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

North 42 degrees 12 minutes 09 seconds West, 21.21 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

North 87 degrees 12 minutes 09 seconds West, 11.31 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

North 42 degrees 12 minutes 09 seconds West, 91.94 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

North 02 degrees 47 minutes 51 seconds East, 11.31 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

North 42 degrees 12 minutes 09 seconds West, 310.75 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" set found at the beginning of a curve to the right in the south right-of-way line of Marina Vista;

THENCE along the north line of said Lot 43 and said south right-of-way line of Marina Vista the following calls:

24.35 feet, with said curve to the right, having a radius of 15.50 feet, through a central angle of 90 degrees 00 minutes 00 seconds, whose long chord bears North 02 degrees 47 minutes 51 seconds East, 21.92 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

North 47 degrees 47 minutes 51 seconds East, 93.17 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found at the beginning of a curve to the left;

123.06 feet, with said curve to the left, having a radius of 686.50 feet, through a central angle of 10 degrees 16 minutes 13 seconds, whose long chord bears North 42 degrees 52 minutes 23 seconds East, 122.89 feet to the POINT OF BEGINNING and containing 384,342 square feet or 8.870 acres of land, more or less.

Lot 1, Block C

Being Lot 1, **Block** C of SAPPHIRE BAY, an Addition to the City of Rowlett, Dallas and Rockwall Counties, Texas, according to the map or plat thereof recorded in/under Document No. 20210002429474 of the Official Public Records of Dallas County, Texas, and in/under Document No. 20220000016168 of the Official Public Records of Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "REALSEARCH" found at the west end of a curve to the right at the north line of said Lot 2, said iron rod being in the west right-of-way line of Easy Street (Variable Width Right-of-Way) and the south right-of-way line of Sapphire Plaza (Variable Width Right-of-Way);

THENCE along said north line of Lot 1 and the west and south right-of-way lines of Easy Street the following calls:

24.35 feet, with said curve to the right, having a radius of 15.50 feet, through a central angle of 89 degrees 59 minutes 44 seconds, whose long chord bears South 87 degrees 12 minutes 01 seconds East, 21.92 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

South 42 degrees 12 minutes 09 seconds East, 233.15 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

North 47 degrees 47 minutes 51 seconds East, 19.24 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found at the beginning of a non-tangent curve to the left;

124.71 feet, with said non-tangent curve to the left, having a radius of 179.50 feet, through a central angle of 39 degrees 47 minutes 32 seconds, whose long chord bears South 73 degrees 30 minutes 49 seconds East, 122.17 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

North 76 degrees 35 minutes 25 seconds East, 491.43 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found at the beginning of a curve to the left;

41.33 feet, with said curve to the left, having a radius of 119.50 feet, through a central angle of 19 degrees 49 minutes 58 seconds, whose long chord bears North 66 degrees 40 minutes 31 seconds East, 40.92 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

OWNER'S CERTIFICATE CONT.

North 56 degrees 52 minutes 17 seconds East, 227.35 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found at the beginning of a curve to the right, said iron rod also being in the west right-of-way line of Main Place (90' Right-of-Way);

THENCE along the east line of said Lot 1 and said west right-of-way line of Main Place the following calls:

36.91 feet, with said curve to the right, having a radius of 23.50 feet, through a central angle of 89 degrees 59 minutes 45 seconds, whose long chord bears South 76 degrees 07 minutes 51 seconds East, 33.23 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

South 33 degrees 07 minutes 59 seconds East, 423.24 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found at the beginning of a curve to the right;

34.38 feet, with said curve to the right, having a radius of 21.50 feet, through a central angle of 87 degrees 33 minutes 15 seconds, whose long chord bears South 10 degrees 18 minutes 39 seconds West, 31.13 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found in the north right-of-way line of Kessel Street (Variable Width Right-of-Way);

THENCE along the south line of said Lot 1 and the north and east right-of-way lines of Kessel Drive the following calls:

South 49 degrees 45 minutes 17 seconds West, 16.48 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

North 85 degrees 14 minutes 43 seconds West, 11.31 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

South 49 degrees 45 minutes 17 seconds West, 203.18 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

South 04 degrees 45 minutes 17 seconds West, 11.31 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

South 49 degrees 45 minutes 17 seconds West, 47.63 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found at the beginning of a curve to the left;

530.68 feet, with said curve to the left, having a radius of 3947.96 feet, through a central angle of 07 degrees 42 minutes 52 seconds, whose long chord bears South 45 degrees 54 minutes 29 seconds West, 530.48 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

South 89 degrees 02 minutes 23 seconds West, 10.94 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found at the beginning of a non-tangent curve to the left;

206.95 feet, with said non-tangent curve to the left, having a radius of 3958.96 feet, through a central angle of 02 degrees 59 minutes 57 seconds, whose long chord bears South 40 degrees 32 minutes 04 seconds West, 206.93 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

South 06 degrees 57 minutes 53 seconds East, 11.15 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found at the beginning of a non-tangent curve to the left;

290.92 feet, with said non-tangent curve to the left, having a radius of 3947.96 feet, through a central angle of 04 degrees 13 minutes 12 seconds, whose long chord bears South 38 degrees 49 minutes 54 seconds West, 290.86 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

South 79 degrees 33 minutes 05 seconds West, 11.31 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found at the beginning of a non-tangent curve to the left;

205.45 feet, with said non-tangent curve to the left, having a radius of 3958.96 feet, through a central angle of 02 degrees 58 minutes 46 seconds, whose long chord bears South 33 degrees 06 minutes 01 seconds West, 205.43 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

South 17 degrees 20 minutes 57 seconds East, 11.33 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found at the beginning of a non-tangent curve to the left;

27.04 feet, with said non-tangent curve to the left, having a radius of 3947.96 feet, through a central angle of 00 degrees 23 minutes 31 seconds, whose long chord bears South 31 degrees 27 minutes 37 seconds West, 27.04 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found at the beginning of a reverse curve to the right;

223.09 feet, with said reverse curve to the right, having a radius of 225.50 feet, through a central angle of 56 degrees 41 minutes 25 seconds, whose long chord bears South 56 degrees 34 minutes 01 seconds West, 214.11 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

South 86 degrees 32 minutes 46 seconds West, 44.74 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found at the beginning of a curve to the right;

66.78 feet, with said curve to the right, having a radius of 253.50 feet, through a central angle of 15 degrees 05 minutes 23 seconds, whose long chord bears North 86 degrees 54 minutes 32 seconds West, 66.59 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

North 77 degrees 03 minutes 22 seconds West, 9.47 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found at the beginning of a curve to the right;

102.26 feet, with said curve to the right, having a radius of 327.50 feet, through a central angles of 17 degrees 54 minutes 14 seconds, whose long chord bears North 68 degrees 06 minutes 16 seconds West, 101.84 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

North 59 degrees 56 minutes 40 seconds West, 169.91 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

North 44 degrees 03 minutes 11 seconds East, 11.31 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

North 00 degrees 56 minutes 49 seconds West, 41.90 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

North 45 degrees 56 minutes 49 seconds West, 21.79 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found at the beginning of a non-tangent curve to the right, said iron rod also being in the south right-of-way line of Sapphire Plaza;

THENCE along the north line of said Lot 1 and said south right-of-way line of Sapphire Plaza the following calls:

19.14 feet, with said non-tangent curve to the right, having a radius of 27.50 feet, through a central angle of 28 degrees 56 minutes 08 seconds, whose long chord bears North 20 degrees 57 minutes 54 seconds East, 18.73 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

North 87 degrees 32 minutes 37 seconds East, 10.46 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found at the beginning of a non-tangent curve to the right;

8.62 feet, with said non-tangent curve to the right, 8.62 feet, having a radius of 60.50 feet, through a central angle of 08 degrees 09 minutes 13 seconds, whose long chord bears North 44 degrees 15 minutes 01 seconds East, 8.61 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

North 48 degrees 19 minutes 07 seconds East, 128.23 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

North 02 degrees 48 minutes 07 seconds East, 11.31 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

North 47 degrees 48 minutes 07 seconds East, 92.26 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

North 42 degrees 48 minutes 07 seconds East, 4.80 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

South 87 degrees 11 minutes 53 seconds East, 11.31 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

North 47 degrees 48 minutes 07 seconds East, 253.92 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

North 02 degrees 48 minutes 07 seconds East, 11.31 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

North 47 degrees 48 minutes 07 seconds East, 742.75 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

South 87 degrees 11 minutes 53 seconds East, 11.31 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found;

North 47 degrees 48 minutes 07 seconds East, 249.59 feet to the POINT OF BEGINNING and containing 2,179,924 square feet or 50.046 acres of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, Sapphire Bay Land Holdings 1, LLC, does hereby bind themselves and their heirs, successors and assignees of title, to dedicate this plat designating the herein above described property as Sapphire Bay, an addition to the City of Rowlett, Title easements and dedications shown hereon are hereby declared and dedicated for the purposes indicated. The Private Street Easements, shall hereby grant to the public use forever an easement for the following vehicular and pedestrian access, ingress, and egress, access for emergency response and garbage collection purposes, and for City of Rowlett water, wastewater, and stormwater utilities exclusively within the Private Street Easements as shown hereon.

The easement areas labeled Private Street Easement also reserve an easement exclusively for public water, wastewater, and stormwater systems below grade / surface access on, over and across the Private Street Easement is permissible. The maintenance of paving, ditching, curbs, and signage on the Private Street Easements is the responsibility of the property owner or property owners association. The City of Rowlett Public Works department has 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 in the City of Rowlett public easement area and shall have the right of ingress and egress to and from and all over and across the said easement for the purpose of constructing, reconstructing, installing, maintaining, removing, repairing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone.

Additional easement area is also dedicated for installation and maintenance of manholes, cleanouts, line markers, curbs, sidewalks, signage, and water services and wastewater services from the main to the point of pavement line, said prescription of such additional easements herein described shall be determined by their location as installed.

This plat is approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Rowlett, Texas.

Witness our hands at Dallas, Texas, this _____ day of _____, 2022.

Sapphire Bay Land Holdings 1, LLC

_____
Marc S. English
President

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 Marc S. English, President, 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, the _____ day of _____, 2022.

_____
Notary Public in and for
The State of Texas

SAPPHIRE BAY

LOTS 1R-1 - 1R4, 53R-1 - 53R-3 and 55-76, BLOCK A, LOTS 1R-1 - 1R4, BLOCK B, LOTS 1R-1 - 1R-9, BLOCK C

BEING A REPLAT OF LOT 1, BLOCK A, LOT 53, BLOCK A, LOT 1, BLOCK B, AND LOT 1, BLOCK C situated in the H. McMillan Survey Abstract Number 853 and the William Crabtree Survey, Abstract Number 346, Dallas County, Texas and the H. McMillan Survey, Abstract Number 143, Rockwall County, Texas

71.353 Acres - 42 Lots

Prepared: March 28, 2022

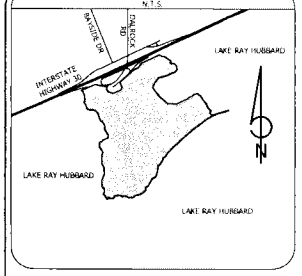
REALSEARCH OF TEXAS, LLC
P.O. Box 1969, Godley, Texas 76044
Ph. 682-200-8659, jdial@realsearch.org, www.realsearch.org
"Those who survey the neighbor's landmark Deut. 19:14"
TBPLS Firm Registration # 10108700 TBPE Firm Registration # 7468

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Project Number: 190138 Date: November 30, 2021
Revised Date:
Revision Notes:

VICINITY MAP

N.T.S.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	983.50'	58.61'	58.53'	N 59°09'00" E	3°25'09"
C2	33.50'	32.35'	31.10'	N 33°52'03" E	55°19'14"
C3	53.50'	63.78'	60.05'	N 29°25'15" W	68°19'46"
C4	106.50'	176.94'	157.30'	N 58°21'28" W	95°14'00"
C5	43.50'	37.01'	35.90'	S 83°46'34" E	48°44'16"
C6	43.50'	29.14'	28.59'	N 52°39'52" E	38°23'39"
C7	319.50'	42.68'	42.65'	N 23°18'15" E	7°39'16"
C8	338.50'	19.41'	19.39'	N 44°28'00" E	6°34'14"
C9	1331.50'	131.30'	131.08'	N 42°13'38" E	5°39'44"
C10	24.00'	28.29'	26.68'	N 03°24'39" E	67°33'41"
C11	686.50'	123.06'	122.89'	S 42°52'23" W	10°16'13"
C12	15.50'	24.35'	21.92'	S 02°47'51" W	90°00'00"
C13	80.50'	79.14'	75.99'	S 75°14'50" E	56°19'30"
C14	80.50'	37.57'	37.23'	N 66°43'55" E	26°44'08"
C15	57.50'	87.25'	79.46'	N 87°07'51" E	87°00'00"
C16	69.50'	100.54'	92.00'	S 08°18'39" W	82°53'15"
C17	3895.95'	185.95'	185.93'	S 48°29'06" E	2°44'05"
C18	3895.95'	202.84'	202.81'	S 45°03'24" W	2°58'59"
C19	3903.95'	21.70'	21.70'	S 43°16'44" W	0°19'07"
C20	3895.95'	202.70'	202.68'	S 41°30'13" W	2°58'51"
C21	3903.95'	351.25'	351.14'	S 37°18'14" W	5°09'19"
C22	3895.95'	202.53'	202.51'	S 31°06'19" W	2°58'19"
C23	3874.15'	200.81'	200.79'	S 30°09'04" W	2°58'11"
C24	3893.95'	125.34'	125.34'	S 27°27'04" W	1°50'41"
C25	3895.95'	158.94'	158.93'	S 25°04'10" W	2°20'13"
C26	369.50'	369.48'	358.29'	S 54°04'58" W	57°17'30"
C27	169.50'	123.53'	120.81'	N 57°34'36" W	41°45'03"
C28	357.50'	302.05'	293.35'	S 36°58'52" E	48°24'14"
C29	783.50'	86.76'	86.44'	S 83°19'06" E	6°20'11"
C30	733.50'	293.09'	291.21'	N 56°34'04" E	22°53'16"
C31	3942.95'	27.94'	27.94'	N 31°17'32" E	0°24'21"
C32	3950.95'	209.45'	209.43'	N 33°06'05" E	3°02'46"
C33	3942.95'	296.41'	296.34'	N 36°48'04" E	4°18'19"
C34	3950.95'	206.05'	206.03'	N 40°32'04" E	2°59'27"
C35	1943.95'	530.88'	529.48'	N 45°59'30" E	15°39'52"
C36	23.50'	34.00'	31.11'	N 08°18'39" E	82°53'15"
C37	23.50'	36.91'	33.23'	N 28°03'51" W	89°59'45"
C38	119.50'	41.13'	40.92'	S 66°43'51" W	19°43'06"
C39	119.50'	174.71'	159.12'	N 73°30'49" W	83°47'33"
C40	23.50'	24.15'	23.10'	N 87°13'01" W	89°39'44"
C41	69.50'	9.62'	9.62'	S 44°15'11" W	7°56'13"
C42	27.50'	39.14'	36.03'	S 22°07'44" W	81°36'16"
C43	76.00'	33.89'	33.61'	S 61°42'47" E	25°33'24"
C44	132.00'	100.86'	98.40'	S 33°43'15" E	43°46'37"
C45	67.00'	71.63'	67.61'	S 58°26'51" E	61°15'11"
C46	50.00'	43.44'	42.08'	N 77°05'45" E	49°46'57"
C47	57.00'	66.94'	63.16'	N 64°56'48" E	67°17'21"
C48	131.98'	42.34'	42.06'	N 27°07'51" E	18°23'17"
C49	68.00'	94.22'	84.65'	N 46°08'07" E	79°23'18"
C50	747.50'	303.32'	295.12'	N 58°54'11" E	23°15'20"
C51	88.00'	94.90'	90.78'	N 49°55'14" E	61°47'33"
C52	132.00'	123.58'	119.11'	S 55°17'51" E	53°38'25"
C53	98.00'	47.12'	45.25'	N 56°36'00" E	27°33'57"
C54	33.00'	48.98'	44.55'	S 35°49'28" E	84°59'15"
C55	132.00'	118.80'	115.12'	S 35°12'54" E	49°44'09"
C56	57.00'	62.39'	59.40'	N 78°32'17" E	62°42'53"
C57	67.99'	36.12'	35.70'	N 48°57'14" E	30°26'06"
C58	111.99'	85.50'	83.50'	N 38°45'55" E	43°46'33"
C59	45.15'	47.58'	45.41'	N 47°03'22" E	60°22'37"
C60	195.98'	195.77'	187.73'	N 42°18'31" E	57°14'03"
C61	525.44'	537.67'	505.39'	N 47°45'25" E	57°32'23"
C62	153.50'	121.20'	117.93'	N 85°47'59" E	45°13'58"
C63	13.00'	20.73'	18.70'	N 61°47'20" E	91°23'11"
C64	132.30'	108.67'	104.46'	N 66°39'08" E	58°36'20"
C65	96.00'	69.37'	67.81'	N 71°45'09" E	41°24'35"
C66	267.58'	294.13'	279.54'	N 14°48'07" W	63°00'13"
C67	30.00'	47.12'	42.43'	S 39°43'41" W	90°00'00"
C68	60.00'	61.02'	58.37'	S 73°52'58" E	58°15'18"
C69	54.00'	59.45'	56.49'	N 73°44'05" W	63°04'59"
C70	54.00'	54.36'	52.13'	S 28°53'42" W	57°40'00"
C71	30.00'	13.13'	13.03'	S 09°13'08" W	25°04'47"
C72	54.00'	15.12'	15.07'	S 21°38'22" W	16°02'48"
C73	54.00'	25.18'	25.14'	N 61°08'09" E	26°43'27"
C74	30.00'	47.12'	42.43'	S 84°11'34" E	90°00'00"
C75	78.99'	46.94'	42.30'	N 07°00'50" E	85°40'54"
C76	30.00'	46.96'	42.28'	S 87°29'10" E	89°40'18"
C77	31.83'	31.11'	29.86'	N 89°55'11" E	56°16'27"
C78	15.50'	14.15'	13.64'	S 61°08'44" E	52°18'16"
C79	179.50'	164.44'	158.84'	N 32°49'56" E	52°30'16"
C80	318.50'	44.83'	44.80'	N 64°07'01" E	8°04'13"

LINE	BEARING	DISTANCE
L1	N 69°43'14" W	11.53
L2	N 29°16'23" W	45.21'
L3	N 65°36'36" W	16.31'
L4	S 54°21'41" E	28.40'
L5	S 43°51'00" W	15.79
L6	S 02°16'05" E	35.90'
L7	S 24°27'05" E	26.37'
L8	S 24°14'09" W	20.53'
L9	S 69°15'52" E	30.21'
L10	S 42°09'32" E	44.01'
L11	N 47°08'11" E	19.89'
L12	S 83°11'51" E	29.40'
L13	N 04°43'46" E	5.33'
L14	N 04°43'46" E	5.03'
L15	N 53°09'18" W	25.03'
L16	S 59°24'16" E	14.03'
L17	N 71°51'08" E	21.28'
L18	N 48°57'07" W	19.67'
L19	S 43°11'52" E	19.39'
L20	N 47°48'57" E	46.03'
L21	S 09°33'45" E	13.49'
L22	S 09°17'39" W	18.36'
L23	S 39°16'40" E	149.57'
L24	S 68°43'14" W	15.89'
L25	S 23°23'14" W	35.06'
L26	S 15°48'58" E	41.88'
L27	N 68°08'51" E	11.07'
L28	N 09°14'30" W	32.69'
L29	N 83°09'06" E	22.25'
L30	S 39°34'51" E	26.09'
L31	N 63°14'06" E	36.93'
L32	S 55°58'54" E	42.93'
L33	S 81°43'17" E	46.51'
L34	N 43°46'27" E	23.25'
L35	N 63°46'29" E	41.91'
L36	N 34°32'25" E	36.10'
L37	N 35°46'24" W	13.66'
L38	S 83°35'46" E	14.98'
L39	N 39°09'08" E	12.55'
L40	N 36°19'20" W	6.33'
L41	N 54°26'46" W	32.79'
L42	N 28°01'28" W	22.60'
L43	N 73°33'05" W	28.28'
L44	N 39°38'37" W	39.65'
L45	N 74°53'40" W	42.16'
L46	N 22°20'21" W	26.33'
L47	S 77°06'51" W	12.86'
L48	N 03°58'16" W	20.21'
L49	N 04°58'39" E	18.16'
L50	S 39°07'13" W	21.71'
L51	S 42°47'51" W	10.17'
L52	S 50°49'51" W	11.31'
L53	S 85°13'09" E	11.31'
L54	S 00°47'51" W	10.60'
L55	S 39°52'54" E	10.30'
L56	S 05°45'17" W	11.31'
L57	N 85°13'43" W	11.31'
L58	S 49°45'17" W	22.62'
L59	S 04°45'17" W	11.31'
L60	S 49°45'17" W	17.05'
L61	N 89°00'16" W	11.80'
L62	S 46°55'08" W	21.69'
L63	S 00°28'21" W	11.83'
L64	S 86°13'57" W	11.77'
L65	S 00°00'32" E	11.71'
L66	S 81°45'32" W	12.50'
L67	S 09°55'46" E	12.01'
L68	S 72°40'00" W	17.33'
L69	S 18°13'28" E	11.31'
L70	S 65°00'58" W	11.98'
L71	S 23°51'15" W	25.59'
L72	S 17°51'58" E	11.85'

LINE	BEARING	DISTANCE
L73	S 71°06'11" W	11.32'
L74	S 41°06'11" W	11.05'
L75	N 48°57'48" W	11.31'
L76	S 41°02'12" W	11.31'
L77	N 48°57'48" W	13.47'
L78	S 44°57'11" W	11.31'
L79	N 77°01'03" E	19.47'
L80	N 13°03'59" W	11.33'
L81	N 76°31'00" E	11.31'
L82	N 06°52'59" W	11.15'
L83	N 89°02'52" E	10.94'
L84	N 49°49'17" E	29.51'
L85	N 04°45'17" E	11.31'
L86	S 85°14'43" E	11.31'
L87	N 49°49'17" E	16.68'
L88	S 47°47'11" W	19.01'
L89	N 83°11'53" W	11.31'
L90	S 02°48'07" W	11.31'
L91	N 83°11'53" W	11.31'
L92	S 47°48'07" W	14.95'
L93	S 02°48'07" W	11.31'
L94	S 87°47'53" W	19.48'
L95	S 47°56'49" E	10.39'
L96	N 47°48'07" E	31.90'
L97	N 42°58'05" W	18.18'
L98	N 47°51'55" E	39.23'
L99	S 47°56'05" E	23.08'
L100	N 59°08'48" E	23.91'
L101	S 65°42'11" W	23.83'
L102	S 47°56'11" W	11.26'
L103	S 40°03'11" E	26.00'
L104	N 43°56'11" E	10.00'
L105	N 40°03'49" W	26.00'
L106	N 47°56'05" W	18.95'
L107	S 47°51'55" E	10.00'
L108	S 42°58'05" E	26.00'
L109	N 47°51'55" W	10.00'
L110	S 46°03'41" E	26.00'
L111	N 43°56'11" E	10.00'
L112	N 46°03'43" W	26.00'
L113	S 43°56'11" W	10.00'
L114	N 15°16'18" W	26.00'
L115	N 74°43'42" E	10.00'
L116	S 15°16'18" E	26.00'
L117	S 74°43'42" W	10.00'
L118	N 15°16'18" W	26.00'
L119	N 74°43'42" E	10.00'
L120	S 15°16'18" E	26.00'
L121	S 74°43'42" W	10.00'
L122	N 15°16'18" W	26.00'
L123	N 74°43'42" E	10.00'
L124	S 15°16'18" E	26.00'
L125	S 74°43'42" W	10.00'
L126	N 43°13'53" W	44.48'
L127	S 15°16'18" E	11.22'
L128	N 74°43'42" E	19.79'
L129	N 74°45'57" W	46.75'
L130	N 12°55'58" W	29.99'
L131	N 77°48'37" W	34.12'
L132	S 42°13'53" E	44.48'
L133	S 45°46'50" W	24.44'
L134	S 83°49'24" W	33.74'
L135	N 72°27'54" W	23.85'
L136	S 83°39'22" W	3.54'
L137	S 09°17'39" W	17.46'
L138	N 77°55'26" E	21.26'
L139	S 04°45'39" W	27.61'
L140	N 81°00'20" E	22.55'
L141	N 47°48'37" E	21.67'
L142	N 59°39'48" E	20.50'
L143	S 76°43'42" W	13.28'
L144	N 01°50'45" E	35.25'

City Approval Certificate

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

Chairperson, Planning and Zoning Commission — Date

ATTEST:

Signature — Date

Name & Title

The Managing Director of Community Development and Engineering 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.

Managing Director of Community Development & Engineering — Date

ATTEST:

Signature — Date

Name & Title

REALSEARCH OF TEXAS, LLC
P.O. Box 1066, Godley, Texas 76044
ph. 682-206-8650, plat@realsearch.org, www.realsearch.org
"Plats shall not receive the recognition to remark" Sec. 9.14
Texas Land Surveyors Act (SB 300) — Rules for Surveyors Page 1 Rule

Surveyor's Certification

KNOW ALL MEN BY THESE PRESENTS

That I, Tommy Lake Seal, 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 _____ day of _____, in the year of our Lord 2022.

Tommy Lake Seal
Registered Professional Land Surveyor
Texas Registration No. 5656

STATE OF TEXAS §
COUNTY OF JOHNSON §

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

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

Notary Public in and for the State of Texas

Signature:_____ Seal:_____

Private Street Easement Statement

This plat is approved by the City of Rowlett and accepted by the Owner, subject to the following conditions, which shall be binding upon the Owner, its heirs, grantees, successors and assigns.

The Private Street Easement Area as designated within the limits of this addition will be maintained by a property owner's association and/or the individual lot owners of the lot or lots that are traversed by or adjacent to the Private Street Easement. The City of Rowlett will not be responsible for the maintenance and operation of the Private Street Easement Area or for any damage to private property or person that results from the use or condition of the Private Street Easement Area. In the event that the City of Rowlett does elect to repair paving in the shared access area after work on water, wastewater, or stormwater systems, or for any other reason, the pavement repair will be to minimum standards set forth in the City of Rowlett pavement cut and repair standards manual or its successor, and any special pavers or other surface treatments must be repaired or replaced by the property owners association at its option.

Sapphire Bay Exclusive Easement Dedication

The I/We, Sapphire Bay Land Holdings I, LLC, Owner, do hereby reserve unto itself an exclusive easement in gross in, on, and under the "Sapphire Bay Exclusive Easement" shown shown on this plat to construct, install, use, maintain, repair, replace, improve, remove, operate and license or allow others to do the same, any and all utility systems, lines, conduits and facilities, including without limitation, water, wastewater, storm water and drainage, gas, electric, telephone, cable television, fiber optic, and electronic data transmission lines and systems, as Owner may desire, and the right of ingress and egress thereto. Owner may assign, convey, transfer, lease, license, or otherwise dispose of all or any portion of its right, title, and interest in and to the Sapphire Bay Exclusive Easement. Utility easements herein retained in its sole and absolute discretion. The easement areas labeled "Sapphire Bay Exclusive Easement" also dedicate to the public use forever an easement exclusively for pedestrian ingress and egress.

Amenity Zone Easement Statement

The Amenity Zone Easements shall hereby grant to Sapphire Bay Property Owner's Association forever an easement for landscaping, street furniture, pedestrian lighting, ramps and irrigation amenities. Amenity Zone Easements are reserved exclusively for aboveground streetscape amenities such as street trees, landscape planters, benches, trashcans, sidewalk ramps, pedestrian level lighting, and underground infrastructure for support of the same, but shall expressly exclude any telecommunication or fiber infrastructure. The maintenance of such amenities in the Amenity Zone Easements is the responsibility of the property owner or property owner's association.

City Utility Easement

The easement areas labeled City Utility Easement reserve an easement exclusively for public water, wastewater, and stormwater systems below grade (surface access on, over and across the City Utility Easement is permissible). The City of Rowlett Public Works department has 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 in the City Utility Easement area and shall have the right of ingress and egress to and from and on, over and across the said easement for the purpose of constructing, reconstructing, installing, maintaining, removing, replacing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone.

SAPPHIRE BAY

LOTS 1R-1 – 1R4, 53R-1 – 53R-3 and 55-76, BLOCK A, LOTS 1R-1 – 1R4, BLOCK B, LOTS 1R-1 – 1R-9, BLOCK C

BEING A REPLAT OF LOT 1, BLOCK A, LOT 53, BLOCK A, LOT 1, BLOCK B, AND LOT 1, BLOCK C situated in the H. McMillan Survey Abstract Number 853 and the William Crabtree Survey, Abstract Number 346, Dallas County, Texas and the H. McMillan Survey, Abstract Number 143, Rockwall County, Texas

71.353 Acres – 42 Lots

Prepared: March 28, 2022

Project Number: 190138 Date: November 30, 2021
Revised Date:
Revision Notes:

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APPENDIX B-1
PID FUNDED SOUTH IMPROVEMENTS

BAYSIDE PID - SOUTH IMPROVEMENT AREA
SAPPHIRE BAY BUDGET UPDATE 09/2025

SOUTH IMPROVEMENTS - PID FUNDED

	BUDGET FOR COMPLETION	PID FUNDS SPENT TO DATE[1]	CITY FUNDS SPENT TO DATE[2,3]	REMAINING FUNDS AVAILABLE
Roadway Improvements				
Earthwork	$2,305,515	$2,305,515	$0	$0
Paving	$4,464,471	$4,464,471	$0	$0
Subtotal: Roadway Improvements	*$6,769,986*	*$6,769,986*	*$0*	*$0*
Water Improvements	$3,082,899	$3,082,899	$0	$0
Sanitary Sewer Improvements	$2,069,913	$2,069,913	$0	$0
Storm Sewer Improvements	$2,845,770	$2,845,770	$0	$0
Professional and other Development Fees	$4,486,757	$4,486,757	$0	$0
Other Improvements				
Crystal Lagoon Licensing Fee	$3,142,520	$3,142,520	$0	$0
Landscape, Hardscape, Surf Lagoon, Beach, Trails, Parl	$1,807,254	$0	$0	$1,807,254
Seawall	$1,200,000	$1,126,032	$0	$73,968
TXDOT Bridge Enhancements	$1,000,000	$732,338	$0	$267,662
Subtotal: Other Improvements	*$7,149,774*	*$5,000,891*	*$0*	*$2,148,884*
Additional Offsite Improvements				
Offsite wastewater improvements	$2,907,084	$546,365	$2,360,719	$0
Contingency	$787,919	$780,623	$0	$7,296
Total	**$30,100,102**	**$25,583,203**	**$2,360,719**	**$2,156,180**

1-PID funds spent to date reflect amounts spent through Draw #19 as approved by the City on July 26, 2022 and excess funds available to reimburse Additional Offsite Improvements.

2 - Total estimated budget and amount allocated are provided by the City as of September 13, 2023.

3 - $546,365 is being reimbursed to the City from excess PID funds and the remaining Additional Offsite Improvements may be reimbursed to the City from future excess PID funds, if available.

APPENDIX B-2
SUBSEQUENT THIRD-PARTY OWNER FUNDED SOUTH IMPROVEMENTS

BAYSIDE PID - SOUTH IMPROVEMENT AREA
SAPPHIRE BAY BUDGET UPDATE 09/2025

SOUTH IMPROVEMENTS - SUBSEQUENT THIRD PARTY OWNER FUNDED

	BUDGET FOR COMPLETION	FUNDS SPENT TO DATE[1]	REMAINING FUNDS AVAILABLE
Lagoon Construction Costs	$12,000,000	$0	$12,000,000
Total	**$12,000,000**	**$0**	**$12,000,000**

1-According to the Subsequent Third Party Owner .

APPENDIX C

SOUTH IMPROVEMENT AREA CURRENT DEVELOPMENT PLAN

Bayside Public Improvement District
South Improvement Area
Subsequent Third Party Owner's Current Development Plan

POD Number	Lot Type[1,2]	Units/SF[1,2]	Estimated Value per Unit[1]	Estimated Build Out Value	Total Assessment Percentage	Total Outstanding Assessment
1	Retail	11,700	$175	$2,047,500	0.23%	$64,869
2	Restaurant	8,500	$225	$1,912,500	0.22%	$60,592
3	Retail	22,800	$175	$3,990,000	0.45%	$126,412
4	Retail	45,000	$175	$7,875,000	0.90%	$249,496
5	Limited Service Hotel	150	$160,000	$24,000,000	2.73%	$760,370
	Restaurant	6,500	$225	$1,462,500	0.17%	$46,335
6	Townhomes	19	$700,000	$13,300,000	1.51%	$421,372
6	Townhomes (Prepaid)	2	$700,000	$1,400,000	PREPAID	PREPAID
7	Townhomes	26	$700,000	$18,200,000	2.07%	$576,614
8	Urban MF (5 Story/90 per acre)	393	$150,000	$58,950,000	PREPAID	PREPAID
	Townhomes	0	$700,000	$0	0.00%	$0
9	Urban MF (5 Story/90 per acre)	377	$150,000	$56,550,000	6.43%	$1,791,622
	Townhomes	0	$700,000	$0	0.00%	$0
10	Retail	30,000	$175	$5,250,000	0.60%	$166,331
	Restaurant	30,000	$225	$6,750,000	0.77%	$213,854
	Office	150,000	$175	$26,250,000	2.99%	$831,655
	Resort	250	$325,000	$81,250,000	9.24%	$2,574,169
11	Surf and Beach Club	36,070	$950	$34,266,500	3.90%	$1,085,634
12	Resort	512	$325,000	$166,400,000	18.93%	$5,271,898
	Full Service Spa	0	$0	$0	0.00%	$0
	Restaurant	0	$0	$0	0.00%	$0
	Office	0	$0	$0	0.00%	$0
13	Restaurant	15,000	$225	$3,375,000	0.38%	$106,927
	Condominium	100	$750,000	$75,000,000	8.53%	$2,376,156
14	Condominium	200	$750,000	$150,000,000	17.06%	$4,752,312
	Townhomes	29	$700,000	$20,300,000	2.31%	$643,146
15	Retail	55,000	$175	$9,625,000	1.09%	$304,940
	Restaurant	20,000	$225	$4,500,000	0.51%	$142,569
	Office	150,000	$175	$26,250,000	2.99%	$831,655
16	Retail	48,250	$175	$8,443,750	0.96%	$267,516
	Restaurant	20,000	$225	$4,500,000	0.51%	$142,569
	Office	150,000	$175	$26,250,000	2.99%	$831,655
17	Retail	48,250	$175	$8,443,750	0.96%	$267,516
	Restaurant	20,000	$225	$4,500,000	0.51%	$142,569
	Office	150,000	$175	$26,250,000	2.99%	$831,655
18	Urban MF (5 Story/90 per acre)	317	$150,000	$47,550,000	PREPAID	PREPAID
19	Urban MF (5 Story/90 per acre)	317	$150,000	$47,550,000	5.41%	$1,506,483
20	Restaurant	7,500	$225	$1,687,500	0.19%	$53,464
21	Restaurant	7,500	$225	$1,687,500	0.19%	$53,464
22	Limited Service Hotel	150	$160,000	$24,000,000	2.63%	$764,662
23	Restaurant	5,000	$225	$1,125,000	0.12%	$35,844
	Retail	5,000	$175	$875,000	0.10%	$27,878
	Marina Maintenance	20,000	$150	$3,000,000	0.33%	$95,583
24	Retail	20,000	$175	$3,500,000	0.40%	$110,887
25	Retail	30,000	$175	$5,250,000	0.60%	$166,331
	Retail	15,000	$175	$2,625,000	0.30%	$83,165
HOA	HOA				1.12%	$326,206
	Total	**1,129,912**		**$1,016,141,500**	**100.00%**	**$29,106,372**

1 - Pod #12 - The projected resort and convention center is to include a full-service spa, three restaurants, and approximately 77,000 SF of conference space. The estimated build out value for pod #12 for all projected amenities and uses is captured in the estimated development of the Resort Lot Type classification contemplated within pod #12.
2 - POD #9 - The Subsequent Third Party Owner as of 9/26/2022 proposed changes for POD 9 from 58 Townhomes to 377 multifamily units.

APPENDIX D-1

ASSESSMENT ROLL SUMMARY – 2026-27

Bayside PID
South Improvement Area
Assessment Roll Summary
2026-27

Parcel ID	Other Parcel ID[1]	POD	Proposed Development	No. of Units (Units/SF)	Total Outstanding Assessments	% of Assessment for allocating Annual Installment	Principal	Interest	Administrative Expense	Excess Interest for Reserves	Annual Installment
447550000A1R10000	-	1	Retail	11,700	$64,869.06	0.22%	$1,437.50	$4,333.25	$124.81	$324.35	$6,219.91
447550000A1R20000	-	2	Restaurant	8,500	$60,591.98	0.21%	$1,342.72	$4,047.54	$116.58	$302.96	$5,809.81
447550000A1R30000	-	3	Retail	22,800	$126,411.50	0.43%	$2,801.29	$8,444.29	$243.21	$632.06	$12,120.85
447550000A1R40000	-	4	Retail	45,000	$249,496.39	0.86%	$5,528.86	$16,666.36	$480.03	$1,247.48	$23,922.73
447550000A0020000	-	5	Limited Service Hotel	150	$760,369.95	2.61%	$16,849.87	$50,792.71	$1,462.93	$3,801.85	$72,907.37
			Restaurant	6,500	$46,335.04	0.16%	$1,026.79	$3,095.18	$89.15	$231.68	$4,442.79
447550000A0040000	-	6 & 7	Townhomes	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
447550000A0050000	-	6 & 7	Townhomes	1	$22,177.46	0.08%	$491.45	$1,481.45	$42.67	$110.89	$2,126.46
447550000A0060000	-	6 & 7	Townhomes	1	$22,177.46	0.08%	$491.45	$1,481.45	$42.67	$110.89	$2,126.46
447550000A0070000	-	6 & 7	Townhomes	1	$22,177.46	0.08%	$491.45	$1,481.45	$42.67	$110.89	$2,126.46
447550000A0080000	-	6 & 7	Townhomes	1	$22,177.46	0.08%	$491.45	$1,481.45	$42.67	$110.89	$2,126.46
447550000A0090000	-	6 & 7	Townhomes	1	$22,177.46	0.08%	$491.45	$1,481.45	$42.67	$110.89	$2,126.46
447550000A0100000	-	6 & 7	Townhomes	1	$22,177.46	0.08%	$491.45	$1,481.45	$42.67	$110.89	$2,126.46
447550000A0110000	-	6 & 7	Townhomes	1	$22,177.46	0.08%	$491.45	$1,481.45	$42.67	$110.89	$2,126.46
447550000A0120000	-	6 & 7	Townhomes	1	$22,177.46	0.08%	$491.45	$1,481.45	$42.67	$110.89	$2,126.46
447550000A0130000	-	6 & 7	Townhomes	1	$22,177.46	0.08%	$491.45	$1,481.45	$42.67	$110.89	$2,126.46
447550000A0140000	-	6 & 7	Townhomes	1	$22,177.46	0.08%	$491.45	$1,481.45	$42.67	$110.89	$2,126.46
447550000A0150000	-	6 & 7	Townhomes	1	$22,177.46	0.08%	$491.45	$1,481.45	$42.67	$110.89	$2,126.46
447550000A0160000	-	6 & 7	Townhomes	1	$22,177.46	0.08%	$491.45	$1,481.45	$42.67	$110.89	$2,126.46
447550000A0170000	-	6 & 7	Townhomes	1	$22,177.46	0.08%	$491.45	$1,481.45	$42.67	$110.89	$2,126.46
447550000A0180000	-	6 & 7	Townhomes	1	$22,177.46	0.08%	$491.45	$1,481.45	$42.67	$110.89	$2,126.46
447550000A0190000	-	6 & 7	Townhomes	1	$22,177.46	0.08%	$491.45	$1,481.45	$42.67	$110.89	$2,126.46
447550000A0200000	-	6 & 7	Townhomes	1	$22,177.46	0.08%	$491.45	$1,481.45	$42.67	$110.89	$2,126.46
447550000A0210000	-	6 & 7	Townhomes	1	$22,177.46	0.08%	$491.45	$1,481.45	$42.67	$110.89	$2,126.46
447550000A0220000	-	6 & 7	Townhomes	1	$22,177.46	0.08%	$491.45	$1,481.45	$42.67	$110.89	$2,126.46
447550000A0230000	-	6 & 7	Townhomes	1	$22,177.46	0.08%	$491.45	$1,481.45	$42.67	$110.89	$2,126.46
447550000A0240000	-	6 & 7	Townhomes	1	$22,177.46	0.08%	$491.45	$1,481.45	$42.67	$110.89	$2,126.46
447550000A0250000	-	6 & 7	Townhomes	1	$22,177.46	0.08%	$491.45	$1,481.45	$42.67	$110.89	$2,126.46
447550000A0260000	-	6 & 7	Townhomes	1	$22,177.46	0.08%	$491.45	$1,481.45	$42.67	$110.89	$2,126.46
447550000A0270000	-	6 & 7	Townhomes	1	$22,177.46	0.08%	$491.45	$1,481.45	$42.67	$110.89	$2,126.46
447550000A0280000	-	6 & 7	Open Space/HOA	0	$0.00	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
447550000A0290000	-	6 & 7	Townhomes	1	$22,177.46	0.08%	$491.45	$1,481.45	$42.67	$110.89	$2,126.46
447550000A0300000	-	6 & 7	Townhomes	1	$22,177.46	0.08%	$491.45	$1,481.45	$42.67	$110.89	$2,126.46
447550000A0310000	-	6 & 7	Townhomes	1	$22,177.46	0.08%	$491.45	$1,481.45	$42.67	$110.89	$2,126.46
447550000A0320000	-	6 & 7	Townhomes	1	$22,177.46	0.08%	$491.45	$1,481.45	$42.67	$110.89	$2,126.46
447550000A0330000	-	6 & 7	Townhomes	1	$22,177.46	0.08%	$491.45	$1,481.45	$42.67	$110.89	$2,126.46
447550000A0340000	-	6 & 7	Townhomes	1	$22,177.46	0.08%	$491.45	$1,481.45	$42.67	$110.89	$2,126.46
447550000A0350000	-	6 & 7	Townhomes	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
447550000A0360000	-	6 & 7	Townhomes	1	$22,177.46	0.08%	$491.45	$1,481.45	$42.67	$110.89	$2,126.46
447550000A0370000	-	6 & 7	Townhomes	1	$22,177.46	0.08%	$491.45	$1,481.45	$42.67	$110.89	$2,126.46
447550000A0380000	-	6 & 7	Townhomes	1	$22,177.46	0.08%	$491.45	$1,481.45	$42.67	$110.89	$2,126.46
447550000A0390000	-	6 & 7	Townhomes	1	$22,177.46	0.08%	$491.45	$1,481.45	$42.67	$110.89	$2,126.46
447550000A0400000	-	6 & 7	Townhomes	1	$22,177.46	0.08%	$491.45	$1,481.45	$42.67	$110.89	$2,126.46
447550000A0410000	-	6 & 7	Townhomes	1	$22,177.46	0.08%	$491.45	$1,481.45	$42.67	$110.89	$2,126.46
447550000A0420000	-	6 & 7	Townhomes	1	$22,177.46	0.08%	$491.45	$1,481.45	$42.67	$110.89	$2,126.46
447550000A0430000	-	6 & 7	Townhomes	1	$22,177.46	0.08%	$491.45	$1,481.45	$42.67	$110.89	$2,126.46
447550000A0440000	-	6 & 7	Townhomes	1	$22,177.46	0.08%	$491.45	$1,481.45	$42.67	$110.89	$2,126.46
447550000A0450000	-	6 & 7	Townhomes	1	$22,177.46	0.08%	$491.45	$1,481.45	$42.67	$110.89	$2,126.46
447550000A0460000	-	6 & 7	Townhomes	1	$22,177.46	0.08%	$491.45	$1,481.45	$42.67	$110.89	$2,126.46
447550000A0470000	-	6 & 7	Townhomes	1	$22,177.46	0.08%	$491.45	$1,481.45	$42.67	$110.89	$2,126.46
447550000A0480000	-	6 & 7	Open Space/HOA	0	$0.00	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00

Bayside PID
South Improvement Area
Assessment Roll Summary
2026-27

Parcel ID	Other Parcel ID[1]	POD	Proposed Development	No. of Units (Units/SF)	Total Outstanding Assessments	% of Assessment for allocating Annual Installment	Principal	Interest	Administrative Expense	Excess Interest for Reserves	Annual Installment
447550000A0490000	-	6 & 7	Townhomes	1	$22,177.46	0.08%	$491.45	$1,481.45	$42.67	$110.89	$2,126.46
447550000A0500000	-	6 & 7	Townhomes	1	$22,177.46	0.08%	$491.45	$1,481.45	$42.67	$110.89	$2,126.46
447550000A0510000	-	6 & 7	Townhomes	1	$22,177.46	0.08%	$491.45	$1,481.45	$42.67	$110.89	$2,126.46
447550000A0520000	-	6 & 7	Townhomes	1	$22,177.46	0.08%	$491.45	$1,481.45	$42.67	$110.89	$2,126.46
447550000D0010000	117388	8	Urban MF (5 Story/90 per acre)	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
117389	-	9	Urban MF (5 Story/90 per acre)	377	$1,791,621.70	6.16%	$39,702.51	$119,680.33	$3,447.04	$8,958.11	$171,787.99
447550000C1R10000	-	10	Retail	30,000	$166,330.93	0.57%	$3,685.91	$11,110.91	$320.02	$831.65	$15,948.49
			Restaurant	30,000	$213,854.05	0.73%	$4,739.03	$14,285.45	$411.45	$1,069.27	$20,505.20
			Office	150,000	$831,654.64	2.86%	$18,429.55	$55,554.53	$1,600.08	$4,158.27	$79,742.43
			Resort	250	$2,574,169.11	8.84%	$57,043.83	$171,954.50	$4,952.64	$12,870.85	$246,821.82
447550000C1R20000	330139	11	Surf and Beach Club	36,070	$1,085,634.04	3.73%	$24,057.75	$72,520.35	$2,088.74	$5,428.17	$104,095.01
330145	-	12	Resort	512	$5,271,898.34	18.11%	$116,825.77	$352,162.81	$10,143.01	$26,359.49	$505,491.09
330146	-	12	Open Space/Water	0	$0.00	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
330144	-	13	Restaurant	15,000	$106,927.02	0.37%	$2,369.51	$7,142.73	$205.73	$534.64	$10,252.60
			Condominium	100	$2,376,156.10	8.16%	$52,655.85	$158,727.23	$4,571.67	$11,880.78	$227,835.53
330143	-	14	Condominium	200	$4,752,312.21	16.33%	$105,311.69	$317,454.46	$9,143.34	$23,761.56	$455,671.05
			Townhomes (Unplatted)	7	$155,242.20	0.53%	$3,440.18	$10,370.18	$298.68	$776.21	$14,885.25
333737	-	14	Townhomes	1	$22,177.46	0.08%	$491.45	$1,481.45	$42.67	$110.89	$2,126.46
333738	-	14	Townhomes	1	$22,177.46	0.08%	$491.45	$1,481.45	$42.67	$110.89	$2,126.46
333739	-	14	Townhomes	1	$22,177.46	0.08%	$491.45	$1,481.45	$42.67	$110.89	$2,126.46
333740	-	14	Townhomes	1	$22,177.46	0.08%	$491.45	$1,481.45	$42.67	$110.89	$2,126.46
333741	-	14	Townhomes	1	$22,177.46	0.08%	$491.45	$1,481.45	$42.67	$110.89	$2,126.46
333742	-	14	Townhomes	1	$22,177.46	0.08%	$491.45	$1,481.45	$42.67	$110.89	$2,126.46
333743	-	14	Townhomes	1	$22,177.46	0.08%	$491.45	$1,481.45	$42.67	$110.89	$2,126.46
333744	-	14	Townhomes	1	$22,177.46	0.08%	$491.45	$1,481.45	$42.67	$110.89	$2,126.46
333745	-	14	Townhomes	1	$22,177.46	0.08%	$491.45	$1,481.45	$42.67	$110.89	$2,126.46
333746	-	14	Townhomes	1	$22,177.46	0.08%	$491.45	$1,481.45	$42.67	$110.89	$2,126.46
333747	-	14	Townhomes	1	$22,177.46	0.08%	$491.45	$1,481.45	$42.67	$110.89	$2,126.46
333748	-	14	Townhomes	1	$22,177.46	0.08%	$491.45	$1,481.45	$42.67	$110.89	$2,126.46
333749	-	14	Townhomes	1	$22,177.46	0.08%	$491.45	$1,481.45	$42.67	$110.89	$2,126.46
333750	-	14	Townhomes	1	$22,177.46	0.08%	$491.45	$1,481.45	$42.67	$110.89	$2,126.46
333751	-	14	Townhomes	1	$22,177.46	0.08%	$491.45	$1,481.45	$42.67	$110.89	$2,126.46
333752	-	14	Townhomes	1	$22,177.46	0.08%	$491.45	$1,481.45	$42.67	$110.89	$2,126.46
333753	-	14	Townhomes	1	$22,177.46	0.08%	$491.45	$1,481.45	$42.67	$110.89	$2,126.46
333754	-	14	Townhomes	1	$22,177.46	0.08%	$491.45	$1,481.45	$42.67	$110.89	$2,126.46
333755	-	14	Townhomes	1	$22,177.46	0.08%	$491.45	$1,481.45	$42.67	$110.89	$2,126.46
333756	-	14	Townhomes	1	$22,177.46	0.08%	$491.45	$1,481.45	$42.67	$110.89	$2,126.46
333757	-	14	Townhomes	1	$22,177.46	0.08%	$491.45	$1,481.45	$42.67	$110.89	$2,126.46
333758	-	14	Townhomes	1	$22,177.46	0.08%	$491.45	$1,481.45	$42.67	$110.89	$2,126.46
330142	-	15	Retail	55,000	$304,940.03	1.05%	$6,757.50	$20,369.99	$586.70	$1,524.70	$29,238.89
			Restaurant	20,000	$142,569.37	0.49%	$3,159.35	$9,523.63	$274.30	$712.85	$13,670.13
			Office	150,000	$831,654.64	2.86%	$18,429.55	$55,554.53	$1,600.08	$4,158.27	$79,742.43
447550000C1R30000	330140	16	Retail	48,250	$267,515.57	0.92%	$5,928.17	$17,870.04	$514.69	$1,337.58	$25,650.48
			Restaurant	20,000	$142,569.37	0.49%	$3,159.35	$9,523.63	$274.30	$712.85	$13,670.13
			Office	150,000	$831,654.64	2.86%	$18,429.55	$55,554.53	$1,600.08	$4,158.27	$79,742.43
330141	-	17	Retail	48,250	$267,515.57	0.92%	$5,928.17	$17,870.04	$514.69	$1,337.58	$25,650.48
			Restaurant	20,000	$142,569.37	0.49%	$3,159.35	$9,523.63	$274.30	$712.85	$13,670.13
			Office	150,000	$831,654.64	2.86%	$18,429.55	$55,554.53	$1,600.08	$4,158.27	$79,742.43
447550000F0010000	-	18	Urban MF (5 Story/90 per acre)	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
447550000H0010000	117391	19	Urban MF (5 Story/90 per acre)	317	$1,506,482.97	5.18%	$33,383.81	$100,633.06	$2,898.44	$7,532.41	$144,447.72
330133	-	20	Restaurant	7,500	$53,463.51	0.18%	$1,184.76	$3,571.36	$102.86	$267.32	$5,126.30

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Bayside PID
South Improvement Area
Assessment Roll Summary
2026-27

Parcel ID	Other Parcel ID[1]	POD	Proposed Development	No. of Units (Units/SF)	Total Outstanding Assessments	% of Assessment for allocating Annual Installment	Principal	Interest	Administrative Expense	Excess Interest for Reserves	Annual Installment
330134	-	21	Public Services	0	$0.00	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
117384	-	22	Limited Service Hotel	150	$764,661.66	2.63%	$16,944.98	$51,079.40	$1,471.19	$3,823.31	$73,318.87
117383	-	23	Restaurant	5,000	$35,843.52	0.12%	$794.30	$2,394.35	$68.96	$179.22	$3,436.82
			Retail	5,000	$27,878.29	0.10%	$617.79	$1,862.27	$53.64	$139.39	$2,673.08
			Marina Maintenance	20,000	$95,582.71	0.33%	$2,118.12	$6,384.92	$183.90	$477.91	$9,164.86
330137	-	24	Retail	20,000	$110,887.28	0.38%	$2,457.27	$7,407.27	$213.34	$554.44	$10,632.32
447550000B1R10000	330135	25	Retail	15,000	$83,165.46	0.29%	$1,842.95	$5,555.45	$160.01	$415.83	$7,974.24
447550000B1R20000	330136	25	Retail	30,000	$166,330.93	0.57%	$3,685.91	$11,110.91	$320.02	$831.65	$15,948.49
		21	Restaurant	7,500	$53,463.51	0.18%	$1,184.76	$3,571.36	$102.86	$267.32	$5,126.30
447550000A0030000	-	HOA	Open Space/HOA	1	$326,205.53	1.12%	$7,228.75	$21,790.53	$627.61	$1,631.03	$31,277.91
447550000A53R1000	-	0	Open Space/HOA	0	$0.00	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
447550000G0010000	-	0	Open Space/HOA	0	$0.00	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
117390	-	0	Open Space/HOA	0	$0.00	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
330132	-	0	Open Space/HOA	0	$0.00	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
330138	-	0		0	$0.00	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
447550000B1R40000	-	0		0	$0.00	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
					$29,106,372.46	**100.00%**	**$645,000.00**	**$1,944,305.68**	**$56,000.00**	**$145,531.86**	**$2,790,837.54**

1 - Other Parcel ID represents Parcels located within the South Improvement Area of the PID that have a parcel boundary bisected by the county lines of Dallas and Rockwall Counties.

APPENDIX D-2

PROJECTED ASSESSMENT SCHEDULE – 2026-27

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

Lot Type **Townhomes**
Outstanding Assessment **$22,177**

Year[1]	Cumulative Outstanding Principal	Bond Principal[2]	Bond Interest[2]	Administrative Expenses[3]	Total Annual Installment
2026	$22,177	$491	$1,592	$43	$2,126
2027	$21,686	$526	$1,560	$28	$2,114
2028	$21,160	$560	$1,522	$28	$2,111
2029	$20,600	$602	$1,482	$29	$2,113
2030	$19,998	$644	$1,439	$30	$2,112
2031	$19,354	$690	$1,393	$30	$2,112
2032	$18,665	$739	$1,343	$31	$2,113
2033	$17,926	$789	$1,290	$31	$2,110
2034	$17,137	$846	$1,233	$32	$2,111
2035	$16,291	$907	$1,173	$33	$2,112
2036	$15,385	$971	$1,108	$33	$2,112
2037	$14,413	$1,040	$1,038	$34	$2,112
2038	$13,373	$1,116	$963	$35	$2,114
2039	$12,257	$1,196	$883	$35	$2,115
2040	$11,061	$1,276	$797	$36	$2,109
2041	$9,784	$1,372	$705	$37	$2,114
2042	$8,413	$1,471	$607	$38	$2,115
2043	$6,942	$1,570	$501	$38	$2,109
2044	$5,373	$1,684	$389	$39	$2,112
2045	$3,689	$1,802	$268	$40	$2,110
2046	$1,887	$1,887	$138	$41	$2,066
Total		**$22,177**	**$21,424**	**$720**	**$44,322**

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 2017 South 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
South Improvement Area
****APPLICABLE FOR PODS 22 OR 23 OF DEVELOPMENT****

Lot Type	**Restaurant**
Outstanding Assessment (per 1,000 SF)	**$7,169**

Year[1]	Cumulative Outstanding Principal	Bond Principal[2]	Bond Interest[2]	Administrative Expenses[3]	Total Annual Installment
2026	$7,169	$159	$515	$14	$687
2027	$7,010	$170	$504	$9	$683
2028	$6,840	$181	$492	$9	$682
2029	$6,659	$195	$479	$9	$683
2030	$6,464	$208	$465	$10	$683
2031	$6,256	$223	$450	$10	$683
2032	$6,033	$239	$434	$10	$683
2033	$5,794	$255	$417	$10	$682
2034	$5,539	$273	$399	$10	$682
2035	$5,266	$293	$379	$11	$683
2036	$4,973	$314	$358	$11	$683
2037	$4,659	$336	$335	$11	$683
2038	$4,323	$361	$311	$11	$683
2039	$3,962	$387	$285	$11	$684
2040	$3,575	$413	$258	$12	$682
2041	$3,163	$443	$228	$12	$683
2042	$2,719	$475	$196	$12	$684
2043	$2,244	$507	$162	$12	$682
2044	$1,737	$544	$126	$13	$683
2045	$1,192	$582	$87	$13	$682
2046	$610	$610	$45	$13	$668
Total		**$7,169**	**$6,925**	**$233**	**$14,327**

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Bayside Public Improvement District
Schedule of Projected Annual Installments
South Improvement Area
****APPLICABLE FOR PODS 1-21, 24-25 OF DEVELOPMENT****

Lot Type	**Restaurant**
Outstanding Assessment (per 1,000 SF)	**$7,128**

Year[1]	Cumulative Outstanding Principal	Bond Principal[2]	Bond Interest[2]	Administrative Expenses[3]	Total Annual Installment
2026	$7,128	$158	$512	$14	$684
2027	$6,971	$169	$501	$9	$679
2028	$6,802	$180	$489	$9	$678
2029	$6,622	$193	$476	$9	$679
2030	$6,428	$207	$462	$10	$679
2031	$6,221	$222	$448	$10	$679
2032	$5,999	$238	$432	$10	$679
2033	$5,762	$253	$415	$10	$678
2034	$5,508	$272	$396	$10	$679
2035	$5,237	$291	$377	$10	$679
2036	$4,945	$312	$356	$11	$679
2037	$4,633	$334	$334	$11	$679
2038	$4,299	$359	$310	$11	$680
2039	$3,940	$385	$284	$11	$680
2040	$3,555	$410	$256	$12	$678
2041	$3,145	$441	$227	$12	$679
2042	$2,704	$473	$195	$12	$680
2043	$2,231	$505	$161	$12	$678
2044	$1,727	$541	$125	$13	$679
2045	$1,186	$579	$86	$13	$678
2046	$606	$606	$44	$13	$664
Total		**$7,128**	**$6,886**	**$231**	**$14,246**

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

Lot Type **Condominium**
Outstanding Assessment **$23,762**

Year[1]	Cumulative Outstanding Principal	Bond Principal[2]	Bond Interest[2]	Administrative Expenses[3]	Total Annual Installment
2026	$23,762	$527	$1,706	$46	$2,278
2027	$23,235	$563	$1,671	$30	$2,265
2028	$22,672	$600	$1,631	$30	$2,261
2029	$22,072	$645	$1,588	$31	$2,264
2030	$21,427	$690	$1,542	$32	$2,263
2031	$20,737	$739	$1,492	$32	$2,263
2032	$19,998	$792	$1,439	$33	$2,264
2033	$19,206	$845	$1,382	$34	$2,261
2034	$18,361	$906	$1,321	$34	$2,262
2035	$17,455	$971	$1,256	$35	$2,263
2036	$16,484	$1,041	$1,187	$36	$2,263
2037	$15,443	$1,114	$1,112	$36	$2,263
2038	$14,328	$1,196	$1,032	$37	$2,265
2039	$13,132	$1,282	$946	$38	$2,266
2040	$11,851	$1,367	$854	$39	$2,260
2041	$10,483	$1,469	$756	$39	$2,265
2042	$9,014	$1,576	$650	$40	$2,266
2043	$7,438	$1,682	$537	$41	$2,260
2044	$5,757	$1,804	$416	$42	$2,262
2045	$3,952	$1,931	$287	$43	$2,260
2046	$2,022	$2,022	$148	$43	$2,213
Total		**$23,762**	**$22,955**	**$771**	**$47,487**

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Bayside Public Improvement District
Schedule of Projected Annual Installments
South Improvement Area
****APPLICABLE FOR PODS 22 OR 23 OF DEVELOPMENT****

Lot Type	**Retail**
Outstanding Assessment (per 1,000 SF)	**$5,576**

Year[1]	Cumulative Outstanding Principal	Bond Principal[2]	Bond Interest[2]	Administrative Expenses[3]	Total Annual Installment
2026	$5,576	$124	$400	$11	$535
2027	$5,452	$132	$392	$7	$531
2028	$5,320	$141	$383	$7	$531
2029	$5,179	$151	$373	$7	$531
2030	$5,028	$162	$362	$7	$531
2031	$4,866	$173	$350	$8	$531
2032	$4,693	$186	$338	$8	$531
2033	$4,507	$198	$324	$8	$530
2034	$4,308	$213	$310	$8	$531
2035	$4,096	$228	$295	$8	$531
2036	$3,868	$244	$278	$8	$531
2037	$3,624	$261	$261	$9	$531
2038	$3,362	$281	$242	$9	$531
2039	$3,082	$301	$222	$9	$532
2040	$2,781	$321	$200	$9	$530
2041	$2,460	$345	$177	$9	$531
2042	$2,115	$370	$153	$9	$532
2043	$1,745	$395	$126	$10	$530
2044	$1,351	$423	$98	$10	$531
2045	$927	$453	$67	$10	$530
2046	$474	$474	$35	$10	$519
Total		**$5,576**	**$5,386**	**$181**	**$11,143**

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Bayside Public Improvement District
Schedule of Projected Annual Installments
South Improvement Area
****APPLICABLE FOR PODS 1-21, 24-25 OF DEVELOPMENT****

Lot Type	**Retail**
Outstanding Assessment (per 1,000 SF)	**$5,544**

Year[1]	Cumulative Outstanding Principal	Bond Principal[2]	Bond Interest[2]	Administrative Expenses[3]	Total Annual Installment
2026	$5,544	$123	$398	$11	$532
2027	$5,422	$131	$390	$7	$528
2028	$5,290	$140	$381	$7	$528
2029	$5,150	$150	$371	$7	$528
2030	$5,000	$161	$360	$7	$528
2031	$4,839	$172	$348	$8	$528
2032	$4,666	$185	$336	$8	$528
2033	$4,481	$197	$323	$8	$527
2034	$4,284	$211	$308	$8	$528
2035	$4,073	$227	$293	$8	$528
2036	$3,846	$243	$277	$8	$528
2037	$3,603	$260	$259	$8	$528
2038	$3,343	$279	$241	$9	$529
2039	$3,064	$299	$221	$9	$529
2040	$2,765	$319	$199	$9	$527
2041	$2,446	$343	$176	$9	$528
2042	$2,103	$368	$152	$9	$529
2043	$1,736	$392	$125	$10	$527
2044	$1,343	$421	$97	$10	$528
2045	$922	$451	$67	$10	$527
2046	$472	$472	$35	$10	$516
Total		**$5,544**	**$5,356**	**$180**	**$11,080**

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

Lot Type **Multi-Family**
Outstanding Assessment (Per Multi-Family Unit) **$4,752**

Year[1]	Cumulative Outstanding Principal	Bond Principal[2]	Bond Interest[2]	Administrative Expenses[3]	Total Annual Installment
2026	$4,752	$105	$341	$9	$456
2027	$4,647	$113	$334	$6	$453
2028	$4,534	$120	$326	$6	$452
2029	$4,414	$129	$318	$6	$453
2030	$4,285	$138	$308	$6	$453
2031	$4,147	$148	$298	$6	$453
2032	$4,000	$158	$288	$7	$453
2033	$3,841	$169	$276	$7	$452
2034	$3,672	$181	$264	$7	$452
2035	$3,491	$194	$251	$7	$453
2036	$3,297	$208	$237	$7	$453
2037	$3,089	$223	$222	$7	$453
2038	$2,866	$239	$206	$7	$453
2039	$2,626	$256	$189	$8	$453
2040	$2,370	$273	$171	$8	$452
2041	$2,097	$294	$151	$8	$453
2042	$1,803	$315	$130	$8	$453
2043	$1,488	$336	$107	$8	$452
2044	$1,151	$361	$83	$8	$452
2045	$790	$386	$57	$9	$452
2046	$404	$404	$30	$9	$443
Total		**$4,752**	**$4,591**	**$154**	**$9,497**

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

Lot Type **Office**
Outstanding Assessment (Per 1,000 SF) **$5,544**

Year[1]	Cumulative Outstanding Principal	Bond Principal[2]	Bond Interest[2]	Administrative Expenses[3]	Total Annual Installment
2026	$5,544	$123	$398	$11	$532
2027	$5,422	$131	$390	$7	$528
2028	$5,290	$140	$381	$7	$528
2029	$5,150	$150	$371	$7	$528
2030	$5,000	$161	$360	$7	$528
2031	$4,839	$172	$348	$8	$528
2032	$4,666	$185	$336	$8	$528
2033	$4,481	$197	$323	$8	$527
2034	$4,284	$211	$308	$8	$528
2035	$4,073	$227	$293	$8	$528
2036	$3,846	$243	$277	$8	$528
2037	$3,603	$260	$259	$8	$528
2038	$3,343	$279	$241	$9	$529
2039	$3,064	$299	$221	$9	$529
2040	$2,765	$319	$199	$9	$527
2041	$2,446	$343	$176	$9	$528
2042	$2,103	$368	$152	$9	$529
2043	$1,736	$392	$125	$10	$527
2044	$1,343	$421	$97	$10	$528
2045	$922	$451	$67	$10	$527
2046	$472	$472	$35	$10	$516
Total		**$5,544**	**$5,356**	**$180**	**$11,080**

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

Lot Type **Resort**
Outstanding Assessment **$10,297**

Year[1]	Cumulative Outstanding Principal	Bond Principal[2]	Bond Interest[2]	Administrative Expenses[3]	Total Annual Installment
2026	$10,297	$228	$739	$20	$987
2027	$10,069	$244	$724	$13	$981
2028	$9,824	$260	$707	$13	$980
2029	$9,564	$279	$688	$13	$981
2030	$9,285	$299	$668	$14	$981
2031	$8,986	$320	$647	$14	$981
2032	$8,666	$343	$624	$14	$981
2033	$8,323	$366	$599	$15	$980
2034	$7,957	$393	$573	$15	$980
2035	$7,564	$421	$544	$15	$981
2036	$7,143	$451	$514	$15	$981
2037	$6,692	$483	$482	$16	$980
2038	$6,209	$518	$447	$16	$982
2039	$5,691	$555	$410	$16	$982
2040	$5,135	$593	$370	$17	$979
2041	$4,543	$637	$328	$17	$981
2042	$3,906	$683	$282	$17	$982
2043	$3,223	$729	$233	$18	$979
2044	$2,494	$782	$180	$18	$980
2045	$1,713	$837	$124	$18	$979
2046	$876	$876	$64	$19	$959
Total		**$10,297**	**$9,947**	**$334**	**$20,578**

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

Lot Type **Surf and Beach Club**
Outstanding Assessment (Per 1,000 SF) **$30,098**

Year[1]	Cumulative Outstanding Principal	Bond Principal[2]	Bond Interest[2]	Administrative Expenses[3]	Total Annual Installment
2026	$30,098	$667	$2,161	$58	$2,886
2027	$29,431	$714	$2,117	$38	$2,868
2028	$28,717	$760	$2,066	$39	$2,865
2029	$27,957	$817	$2,011	$39	$2,868
2030	$27,141	$874	$1,953	$40	$2,867
2031	$26,267	$936	$1,890	$41	$2,867
2032	$25,331	$1,003	$1,823	$42	$2,868
2033	$24,328	$1,070	$1,751	$43	$2,864
2034	$23,258	$1,148	$1,674	$43	$2,865
2035	$22,110	$1,231	$1,591	$44	$2,866
2036	$20,879	$1,318	$1,503	$45	$2,867
2037	$19,561	$1,412	$1,408	$46	$2,866
2038	$18,149	$1,515	$1,307	$47	$2,869
2039	$16,634	$1,623	$1,198	$48	$2,870
2040	$15,011	$1,732	$1,082	$49	$2,863
2041	$13,279	$1,861	$957	$50	$2,869
2042	$11,418	$1,996	$824	$51	$2,870
2043	$9,422	$2,130	$680	$52	$2,863
2044	$7,292	$2,285	$528	$53	$2,866
2045	$5,006	$2,446	$363	$54	$2,863
2046	$2,561	$2,561	$188	$55	$2,804
Total		**$30,098**	**$29,076**	**$977**	**$60,151**

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Bayside Public Improvement District
Schedule of Projected Annual Installments
South Improvement Area
****APPLICABLE FOR PODS 22 OR 23 OF DEVELOPMENT****

Lot Type — **Limited Service Hotel**
Outstanding Assessment — **$5,098**

Year[1]	Cumulative Outstanding Principal	Bond Principal[2]	Bond Interest[2]	Administrative Expenses[3]	Total Annual Installment
2026	$5,098	$113	$366	$10	$489
2027	$4,985	$121	$359	$6	$486
2028	$4,864	$129	$350	$7	$485
2029	$4,735	$138	$341	$7	$486
2030	$4,597	$148	$331	$7	$486
2031	$4,449	$159	$320	$7	$486
2032	$4,290	$170	$309	$7	$486
2033	$4,120	$181	$297	$7	$485
2034	$3,939	$194	$284	$7	$485
2035	$3,745	$208	$270	$8	$485
2036	$3,536	$223	$255	$8	$486
2037	$3,313	$239	$239	$8	$485
2038	$3,074	$257	$221	$8	$486
2039	$2,817	$275	$203	$8	$486
2040	$2,542	$293	$183	$8	$485
2041	$2,249	$315	$162	$8	$486
2042	$1,934	$338	$140	$9	$486
2043	$1,596	$361	$115	$9	$485
2044	$1,235	$387	$89	$9	$485
2045	$848	$414	$62	$9	$485
2046	$434	$434	$32	$9	$475
Total		**$5,098**	**$4,925**	**$165**	**$10,188**

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Bayside Public Improvement District
Schedule of Projected Annual Installments
South Improvement Area
****APPLICABLE FOR PODS 1-21, 24-25 OF DEVELOPMENT****

Lot Type	**Limited Service Hotel**
Outstanding Assessment	**$5,069**

Year[1]	Cumulative Outstanding Principal	Bond Principal[2]	Bond Interest[2]	Administrative Expenses[3]	Total Annual Installment
2026	$5,069	$112	$364	$10	$486
2027	$4,957	$120	$357	$6	$483
2028	$4,837	$128	$348	$6	$482
2029	$4,709	$138	$339	$7	$483
2030	$4,571	$147	$329	$7	$483
2031	$4,424	$158	$318	$7	$483
2032	$4,266	$169	$307	$7	$483
2033	$4,097	$180	$295	$7	$482
2034	$3,917	$193	$282	$7	$483
2035	$3,724	$207	$268	$7	$483
2036	$3,517	$222	$253	$8	$483
2037	$3,294	$238	$237	$8	$483
2038	$3,057	$255	$220	$8	$483
2039	$2,802	$273	$202	$8	$483
2040	$2,528	$292	$182	$8	$482
2041	$2,236	$313	$161	$8	$483
2042	$1,923	$336	$139	$9	$483
2043	$1,587	$359	$115	$9	$482
2044	$1,228	$385	$89	$9	$483
2045	$843	$412	$61	$9	$482
2046	$431	$431	$32	$9	$472
Total		**$5,069**	**$4,897**	**$165**	**$10,131**

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

Lot Type **Marina Maintenance**
Outstanding Assessment (Per 1,000 SF) **$4,779**

Year[1]	Cumulative Outstanding Principal	Bond Principal[2]	Bond Interest[2]	Administrative Expenses[3]	Total Annual Installment
2026	$4,779	$106	$343	$9	$458
2027	$4,673	$113	$336	$6	$455
2028	$4,560	$121	$328	$6	$455
2029	$4,439	$130	$319	$6	$455
2030	$4,310	$139	$310	$6	$455
2031	$4,171	$149	$300	$6	$455
2032	$4,022	$159	$289	$7	$455
2033	$3,863	$170	$278	$7	$455
2034	$3,693	$182	$266	$7	$455
2035	$3,511	$195	$253	$7	$455
2036	$3,315	$209	$239	$7	$455
2037	$3,106	$224	$224	$7	$455
2038	$2,882	$241	$208	$7	$456
2039	$2,641	$258	$190	$8	$456
2040	$2,384	$275	$172	$8	$455
2041	$2,108	$296	$152	$8	$455
2042	$1,813	$317	$131	$8	$456
2043	$1,496	$338	$108	$8	$455
2044	$1,158	$363	$84	$8	$455
2045	$795	$388	$58	$9	$455
2046	$407	$407	$30	$9	$445
Total		**$4,779**	**$4,617**	**$155**	**$9,551**

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Schedule of Projected Annual Installments
South Improvement Area

Lot Type **HOA**
Outstanding Assessment **$326,206**

Year[1]	Cumulative Outstanding Principal	Bond Principal[2]	Bond Interest[2]	Administrative Expenses[3]	Total Annual Installment
2026	$326,206	$7,229	$23,422	$628	$31,278
2027	$318,977	$7,733	$22,946	$410	$31,089
2028	$311,244	$8,237	$22,390	$418	$31,046
2029	$303,006	$8,854	$21,799	$426	$31,079
2030	$294,152	$9,470	$21,163	$435	$31,068
2031	$284,682	$10,143	$20,483	$444	$31,070
2032	$274,540	$10,871	$19,755	$453	$31,079
2033	$263,668	$11,600	$18,975	$462	$31,036
2034	$252,069	$12,440	$18,142	$471	$31,053
2035	$239,629	$13,337	$17,248	$480	$31,065
2036	$226,292	$14,289	$16,291	$490	$31,070
2037	$212,003	$15,298	$15,265	$500	$31,063
2038	$196,705	$16,419	$14,167	$510	$31,095
2039	$180,286	$17,596	$12,988	$520	$31,103
2040	$162,690	$18,772	$11,724	$530	$31,027
2041	$143,918	$20,173	$10,376	$541	$31,090
2042	$123,745	$21,630	$8,928	$552	$31,110
2043	$102,114	$23,087	$7,375	$563	$31,025
2044	$79,027	$24,768	$5,717	$574	$31,059
2045	$54,259	$26,505	$3,939	$585	$31,030
2046	$27,754	$27,754	$2,036	$597	$30,387
Total		**$326,206**	**$315,129**	**$10,586**	**$651,921**

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 2017 South 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.

APPENDIX E
PREPAID PARCELS

Bayside Public Improvement District
South Improvement Area
Prepaid Parcels

Parcel ID	Lot Type	Amount	Full/Partial	Prepayment Date
447550000D0010000	Multifamily	$2,073,914.16	Full	2/10/2022
447550000A0350000	Townhome	$23,483.39	Full	10/30/2023
447550000A0040000	Townhome	$23,085.50	Full	10/29/2024
447550000F0010000	Multifamily	$1,568,144.49	Full	12/31/2024
TOTAL		**$3,688,627.54**		

APPENDIX F
PID ASSESSMENT NOTICE

PID Assessment Notice

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

[Insert Property Address]

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Rowlett, Texas (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the 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

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

Electronically Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
10/22/2026 11:49:39 AM
Fee: 269.00
Doc #: 20260000020023