



SANTORINI PUBLIC IMPROVEMENT DISTRICT
2025 ANNUAL SERVICE PLAN UPDATE

July 21, 2025

INTRODUCTION

Capitalized terms used in this 2025 Annual Service Plan Update shall have the meanings set forth in the Service and Assessment Plan (the “SAP”).

The District was created in accordance with the PID Act by the City Council on November 20, 2023, by adopting Resolution No. 95-R-2023 to finance certain Authorized Improvements for the benefit of the property in the District.

On March 18, 2024, the City approved the SAP for the District by adopting Ordinance No. 2024-05 which approved the levy of Assessments for Assessed Property within the District and approved the Assessment Rolls.

The SAP identified the Authorized Improvements to be constructed for the benefit of the Assessed Property within the District, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the District for the costs of the Authorized Improvements. Pursuant to the PID Act, the SAP must be reviewed and updated annually. This document is the Annual Service Plan Update for 2025.

The City Council also adopted an Assessment Roll identifying the Assessments on each Assessed Property within the District, based on the method of assessment identified in the SAP. This 2025 Annual Service Plan Update also updates the Assessment Roll for 2025.

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PARCEL SUBDIVISION

Improvement Area #1

- The final plat of Santorini Phase 1A was filed and recorded with the County on September 30, 2024, and consists of 264 residential Lots and 6 Non-Benefitted Properties. See **Exhibit C** for the Santorini Phase 1A Plat.

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

Improvement Area #1	
Lot Type	# of Lots
Lot Type 1	148
Lot Type 2	245
Total	393

See **Exhibit D** for the Lot Type classification map.

Major Improvement Area

There have not been any recorded plats in the Major Improvement Area.

LOT AND HOME SALES

Improvement Area #1

Per the Developer Quarterly Report dated March 31, 2025, the Lot ownership composition is provided below:

- Developer Owned:
 - Lot Type 1 and Lot Type 2: 289 Lots
- Homebuilders Owned:
 - Lot Type 1 and Lot Type 2: 69 Lots
- End-User Owned:
 - Lot Type 1 and Lot Type 2: 35 Lots

Major Improvement Area

Per the Quarterly Report dated March 31, 2025, no Lots have been sold and construction has not started on any homes.

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

AUTHORIZED IMPROVEMENTS

Improvement Area #1

The Developer has completed the Authorized Improvements listed in the SAP, and they were dedicated to the City on August 5, 2024.

Major Improvement Area

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

Major Improvement Area				
Authorized Improvements	Budget ^[a]	Actual Costs Spent to Date ^[b]	Percent of Budget Spent	Anticipated Completion Date
Major Improvement Area				
Excavation and Erosion Control	\$ 805,860	\$ 808,597	100.34%	Complete
Roads	2,985,779	2,261,019	75.73%	Complete
Offsite Utilities	2,638,418	1,687,000	63.94%	Complete
Water	505,113	500,886	99.16%	Complete
Sanitary Sewer	1,669,727	1,691,483	101.30%	Complete
Storm Sewer	2,567,960	2,288,405.32	89.11%	Complete
Landscaping	1,349,930	1,223,632.89	90.64%	Q3 2025
Soft Costs	4,020,061	1,018,160.94	25.33%	Q3 2025
	\$ 16,542,849	\$ 11,479,185	69.39%	

Footnotes:

[a] Per 2024 SAP.

[b] Per information provided by the Developer, as of 3/31/2025.

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OUTSTANDING ASSESSMENT

Improvement Area #1

Net the principal bond payment due September 15, Improvement Area #1 has an outstanding Assessment of \$17,783,000.00.

Major Improvement Area

Net the principal bond payment due September 15, the Major Improvement Area has an outstanding Assessment of \$15,873,000.00.

TIRZ NO. 1 ANNUAL CREDIT

The TIRZ No. 1 Annual Credit Amount will not be applied to the Annual Installment principal and interest component due January 31, 2026, due to insufficient TIRZ No. 1 Revenues, as further described in the SAP. Application of qualifying property tax exemptions may decrease or eliminate the amount of the TIRZ No. 1 Annual Credit Amount on a parcel-by-parcel basis. The projected TIRZ No. 1 Annual Credit Amount by Parcel, when available, will be reflected in the Improvement Area #1 Assessment Roll attached hereto as **Exhibit A-1**.

ANNUAL INSTALLMENT DUE 1/31/2026

Improvement Area #1

- **Principal and Interest** – The total principal and interest required for the Annual Installment is \$1,321,610.00.
- **TIRZ No. 1 Annual Credit Amount** – The total TIRZ No. 1 Annual Credit Amount, will not be applied to the Annual Installment principal and interest component due January 31, 2026, due to insufficient TIRZ No. 1 Revenues.
- **Additional Interest** – The total Delinquency and Prepayment Reserve Requirement, as defined in the Indenture, is equal to \$978,065.00 and has not been met. As such, the Delinquency and Prepayment Reserve Account will be funded with Additional Interest on the outstanding Assessment, resulting in an Additional Interest amount due of \$88,915.00.

- **Annual Collection Costs** – The cost of administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs budgeted for the Annual Installment is \$68,646.40.

Improvement Area #1	
Annual Collection Costs Breakdown	
Administration	\$ 24,390.47
City Auditor	531.38
City Administration	3,000.00
Filing Fees	531.38
Collection Fee	3,765.00
PID Trustee Fees	4,500.00
Dissemination Agent	3,500.00
Draw Request Review	10,000.00
P3Works Dev/Issuer CDA Review	3,500.00
Past Due P3Works, LLC Invoices	3,428.17
Collection Cost Maintenance Balance	10,000.00
Less CCMB Credit from Prior Years	-
Arbitrage Calculation	1,500.00
Total Annual Collection Costs	\$ 68,646.40

Improvement Area #1	
Due January 31, 2026	
Principal	\$ 230,000.00
Interest	1,091,610.00
TIRZ No. 1 Annual Credit Amount ^[a]	-
	\$ 1,321,610.00
Additional Interest	\$ 88,915.00
Annual Collection Costs	\$ 68,646.40
Total Annual Installment	\$ 1,479,171.40

[a] The total TIRZ No. 1 Annual Credit Amount, will not be applied to the Annual Installment principal and interest component due January 31, 2026, due to insufficient TIRZ No. 1 Revenues.

See the Limited Offering Memorandum for the pay period for Improvement Area #1. See **Exhibit B-1** for the debt service schedule for the Improvement Area #1 Bonds as shown in the Limited Offering Memorandum.

Major Improvement Area

- **Principal and Interest** – The total principal and interest required for the Annual Installment is \$1,286,110.00.
- **Additional Interest** – The total Delinquency and Prepayment Reserve Requirement, as defined in the Indenture, is equal to \$873,015.00 and has not been met. As such, the Delinquency and Prepayment Reserve Account will be funded with Additional Interest on the outstanding Assessment, resulting in an Additional Interest amount due of \$79,365.00.
- **Annual Collection Costs** – The cost of administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs budgeted for the Annual Installment is \$61,524.15.

Major Improvement Area	
Annual Collection Costs Breakdown	
Administration	\$ 21,509.53
City Auditor	468.62
City Administration	3,000.00
Filing Fees	468.62
Collection Fee	1,860.00
PID Trustee Fees	4,500.00
Dissemination Agent	3,500.00
Draw Request Review	10,000.00
P3Works Dev/Issuer CDA Review	3,500.00
Past Due P3Works, LLC Invoices	1,217.38
Collection Cost Maintenance Balance	10,000.00
Less CCMB Credit from Prior Years	-
Arbitrage Calculation	1,500.00
Total Annual Collection Costs	\$ 61,524.15

Major Improvement Area	
Due January 31, 2026	
Principal	\$ 175,000.00
Interest	1,111,110.00
	\$ 1,286,110.00
Additional Interest	\$ 79,365.00
Annual Collection Costs	\$ 61,524.15
Total Annual Installment	\$ 1,426,999.15

See the Limited Offering Memorandum for the pay period for the Major Improvement Area. See **Exhibit B-2** for the debt service schedule for the Major Improvement Area Bonds as shown in the Limited Offering Memorandum.

PREPAYMENT OF ASSESSMENTS IN FULL

Improvement Area #1

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

Major Improvement Area

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

PARTIAL PREPAYMENT OF ASSESSMENTS

Improvement Area #1

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

Major Improvement Area

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

EXTRAORDINARY OPTIONAL REDEMPTIONS

Improvement Area #1

No extraordinary optional redemptions have occurred within Improvement Area #1.

Major Improvement Area

No extraordinary optional redemptions have occurred within the Major Improvement Area.

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SERVICE PLAN - FIVE YEAR BUDGET FORECAST

Improvement Area #1

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

Improvement Area #1						
Annual Installments Due		1/31/2026	1/31/2027	1/31/2028	1/31/2029	1/31/2030
Principal		\$ 230,000.00	\$ 244,000.00	\$ 259,000.00	\$ 275,000.00	\$ 292,000.00
Interest		\$ 1,091,610.00	1,077,810.00	1,063,170.00	1,047,630.00	1,031,130.00
TIRZ No. 1 Annual Credit Amount ^[a]		\$ -	-	-	-	-
	(1)	\$ 1,321,610.00	\$ 1,321,810.00	\$ 1,322,170.00	\$ 1,322,630.00	\$ 1,323,130.00
Annual Collection Costs	(2)	\$ 68,646.40	\$ 54,792.59	\$ 55,888.45	\$ 57,006.22	\$ 58,146.34
Additional Interest	(3)	\$ 88,915.00	\$ 87,765.00	\$ 86,545.00	\$ 85,250.00	\$ 83,875.00
Total Annual Installment	(4) = (1) + (2) + (3)	\$ 1,479,171.40	\$ 1,464,367.59	\$ 1,464,603.45	\$ 1,464,886.22	\$ 1,465,151.34

Notes:

[a] The TIRZ No. 1 Revenue generated by each Lot shall be applied to the Improvement Area #1 Annual Installment, up to the Maximum TIRZ No. 1 Annual Credit Amount. The TIRZ No. 1 Annual Credit Amount will not be applied to the Annual Installment due January 31, 2026 due to insufficient TIRZ No. 1 Revenue. The TIRZ No. 1 Annual Credit Amount shall be updated each year in the Annual Service Plan Update as TIRZ No. 1 Revenue is generated.

Major Improvement Area

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

Major Improvement Area						
Annual Installments Due		1/31/2026	1/31/2027	1/31/2028	1/31/2029	1/31/2030
Principal		\$ 175,000.00	\$ 188,000.00	\$ 201,000.00	\$ 215,000.00	\$ 231,000.00
Interest		\$ 1,111,110.00	1,098,860.00	1,085,700.00	1,071,630.00	1,056,580.00
	(1)	\$ 1,286,110.00	\$ 1,286,860.00	\$ 1,286,700.00	\$ 1,286,630.00	\$ 1,287,580.00
Annual Collection Costs	(2)	\$ 61,524.15	\$ 49,782.91	\$ 50,778.56	\$ 51,794.13	\$ 52,830.02
Additional Interest	(3)	\$ 79,365.00	\$ 78,490.00	\$ 77,550.00	\$ 76,545.00	\$ 75,470.00
Total Annual Installment	(4) = (1) + (2) + (3)	\$ 1,426,999.15	\$ 1,415,132.91	\$ 1,415,028.56	\$ 1,414,969.13	\$ 1,415,880.02

ASSESSMENT ROLL

The list of current Parcels within District, the corresponding total outstanding Assessments, and current Annual Installment are shown on the Assessment Rolls, attached hereto as **Exhibit A-1** and **Exhibit A-2**. The Parcels shown on the Assessment Rolls will receive the bills for the 2025 Annual Installments which will be delinquent if not paid by January 31, 2026. The list of Parcels shown on the Assessment Rolls are subject to change based on the final certified rolls provided by the County prior to billing.

EXHIBIT A-1 – IMPROVEMENT AREA #1 ASSESSMENT ROLL

Property ID ^{[b],[c]}	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2026 ^[d]
9462	Improvement Area #1 Initial Parcel Remainder Property	\$ 407,486.59	\$ 33,894.31
9467	Improvement Area #1 Initial Parcel Remainder Property	\$ 517,047.49	\$ 43,007.47
239201	Improvement Area #1 Initial Parcel Remainder Property	\$ 1,381,457.75	\$ 114,908.22
9465	Improvement Area #1 Initial Parcel Remainder Property	\$ 3,093,944.05	\$ 257,351.04
241170	Improvement Area #1 Initial Parcel Remainder Property	\$ 608,188.95	\$ 50,588.52
239225	2	\$ 47,225.44	\$ 3,928.16
239226	2	\$ 47,225.44	\$ 3,928.16
239227	2	\$ 47,225.44	\$ 3,928.16
239228	2	\$ 47,225.44	\$ 3,928.16
239229	2	\$ 47,225.44	\$ 3,928.16
239230	2	\$ 47,225.44	\$ 3,928.16
239231	2	\$ 47,225.44	\$ 3,928.16
239232	2	\$ 47,225.44	\$ 3,928.16
239233	2	\$ 47,225.44	\$ 3,928.16
239234	2	\$ 47,225.44	\$ 3,928.16
239235	2	\$ 47,225.44	\$ 3,928.16
239236	2	\$ 47,225.44	\$ 3,928.16
239237	2	\$ 47,225.44	\$ 3,928.16
239238	2	\$ 47,225.44	\$ 3,928.16
239239	2	\$ 47,225.44	\$ 3,928.16
239240	2	\$ 47,225.44	\$ 3,928.16
239241	2	\$ 47,225.44	\$ 3,928.16
239242	2	\$ 47,225.44	\$ 3,928.16
239243	2	\$ 47,225.44	\$ 3,928.16
239244	2	\$ 47,225.44	\$ 3,928.16
239245	2	\$ 47,225.44	\$ 3,928.16
239246	2	\$ 47,225.44	\$ 3,928.16
239247	2	\$ 47,225.44	\$ 3,928.16
239248	Non-Benefited Property	\$ -	\$ -
239249	2	\$ 47,225.44	\$ 3,928.16
239250	2	\$ 47,225.44	\$ 3,928.16
239251	2	\$ 47,225.44	\$ 3,928.16
239252	2	\$ 47,225.44	\$ 3,928.16
239253	2	\$ 47,225.44	\$ 3,928.16
239254	2	\$ 47,225.44	\$ 3,928.16
239255	2	\$ 47,225.44	\$ 3,928.16
239256	2	\$ 47,225.44	\$ 3,928.16
239257	2	\$ 47,225.44	\$ 3,928.16
239258	2	\$ 47,225.44	\$ 3,928.16
239259	2	\$ 47,225.44	\$ 3,928.16

Property ID ^{[b],[c]}	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2026 ^[d]
239260	2	\$ 47,225.44	\$ 3,928.16
239261	2	\$ 47,225.44	\$ 3,928.16
239262	2	\$ 47,225.44	\$ 3,928.16
239263	2	\$ 47,225.44	\$ 3,928.16
239264	2	\$ 47,225.44	\$ 3,928.16
239265	2	\$ 47,225.44	\$ 3,928.16
239266	2	\$ 47,225.44	\$ 3,928.16
239267	2	\$ 47,225.44	\$ 3,928.16
239268	2	\$ 47,225.44	\$ 3,928.16
239269	2	\$ 47,225.44	\$ 3,928.16
239270	2	\$ 47,225.44	\$ 3,928.16
239271	2	\$ 47,225.44	\$ 3,928.16
239272	2	\$ 47,225.44	\$ 3,928.16
239273	2	\$ 47,225.44	\$ 3,928.16
239274	2	\$ 47,225.44	\$ 3,928.16
239275	2	\$ 47,225.44	\$ 3,928.16
239276	2	\$ 47,225.44	\$ 3,928.16
239277	2	\$ 47,225.44	\$ 3,928.16
239278	2	\$ 47,225.44	\$ 3,928.16
239279	Non-Benefited Property	\$ -	\$ -
239280	2	\$ 47,225.44	\$ 3,928.16
239281	2	\$ 47,225.44	\$ 3,928.16
239282	2	\$ 47,225.44	\$ 3,928.16
239283	2	\$ 47,225.44	\$ 3,928.16
239284	2	\$ 47,225.44	\$ 3,928.16
239285	2	\$ 47,225.44	\$ 3,928.16
239286	2	\$ 47,225.44	\$ 3,928.16
239287	Non-Benefited Property	\$ -	\$ -
239288	1	\$ 41,978.16	\$ 3,491.70
239289	1	\$ 41,978.16	\$ 3,491.70
239290	1	\$ 41,978.16	\$ 3,491.70
239291	1	\$ 41,978.16	\$ 3,491.70
239292	1	\$ 41,978.16	\$ 3,491.70
239293	1	\$ 41,978.16	\$ 3,491.70
239294	1	\$ 41,978.16	\$ 3,491.70
239295	1	\$ 41,978.16	\$ 3,491.70
239296	1	\$ 41,978.16	\$ 3,491.70
239297	1	\$ 41,978.16	\$ 3,491.70
239298	1	\$ 41,978.16	\$ 3,491.70
239299	1	\$ 41,978.16	\$ 3,491.70

Property ID ^{[b],[c]}	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2026 ^[d]
239300	1	\$ 41,978.16	\$ 3,491.70
239301	1	\$ 41,978.16	\$ 3,491.70
239302	1	\$ 41,978.16	\$ 3,491.70
239303	1	\$ 41,978.16	\$ 3,491.70
239304	1	\$ 41,978.16	\$ 3,491.70
239305	1	\$ 41,978.16	\$ 3,491.70
239306	1	\$ 41,978.16	\$ 3,491.70
239307	1	\$ 41,978.16	\$ 3,491.70
239308	1	\$ 41,978.16	\$ 3,491.70
239309	1	\$ 41,978.16	\$ 3,491.70
239310	1	\$ 41,978.16	\$ 3,491.70
239311	1	\$ 41,978.16	\$ 3,491.70
239312	1	\$ 41,978.16	\$ 3,491.70
239313	1	\$ 41,978.16	\$ 3,491.70
239314	1	\$ 41,978.16	\$ 3,491.70
239315	1	\$ 41,978.16	\$ 3,491.70
239316	1	\$ 41,978.16	\$ 3,491.70
239317	1	\$ 41,978.16	\$ 3,491.70
239318	1	\$ 41,978.16	\$ 3,491.70
239319	1	\$ 41,978.16	\$ 3,491.70
239320	1	\$ 41,978.16	\$ 3,491.70
239321	1	\$ 41,978.16	\$ 3,491.70
239322	1	\$ 41,978.16	\$ 3,491.70
239323	1	\$ 41,978.16	\$ 3,491.70
239324	1	\$ 41,978.16	\$ 3,491.70
239325	1	\$ 41,978.16	\$ 3,491.70
239326	1	\$ 41,978.16	\$ 3,491.70
239327	1	\$ 41,978.16	\$ 3,491.70
239328	1	\$ 41,978.16	\$ 3,491.70
239329	1	\$ 41,978.16	\$ 3,491.70
239330	1	\$ 41,978.16	\$ 3,491.70
239331	1	\$ 41,978.16	\$ 3,491.70
239332	1	\$ 41,978.16	\$ 3,491.70
239333	1	\$ 41,978.16	\$ 3,491.70
239334	1	\$ 41,978.16	\$ 3,491.70
239335	1	\$ 41,978.16	\$ 3,491.70
239336	1	\$ 41,978.16	\$ 3,491.70
239337	1	\$ 41,978.16	\$ 3,491.70
239338	1	\$ 41,978.16	\$ 3,491.70
239339	1	\$ 41,978.16	\$ 3,491.70

Property ID ^{[b],[c]}	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2026 ^[d]
239340	1	\$ 41,978.16	\$ 3,491.70
239341	1	\$ 41,978.16	\$ 3,491.70
239342	1	\$ 41,978.16	\$ 3,491.70
239343	1	\$ 41,978.16	\$ 3,491.70
239344	1	\$ 41,978.16	\$ 3,491.70
239345	1	\$ 41,978.16	\$ 3,491.70
239346	1	\$ 41,978.16	\$ 3,491.70
239347	1	\$ 41,978.16	\$ 3,491.70
239348	1	\$ 41,978.16	\$ 3,491.70
239349	1	\$ 41,978.16	\$ 3,491.70
239350	2	\$ 47,225.44	\$ 3,928.16
239351	2	\$ 47,225.44	\$ 3,928.16
239352	2	\$ 47,225.44	\$ 3,928.16
239353	2	\$ 47,225.44	\$ 3,928.16
239354	2	\$ 47,225.44	\$ 3,928.16
239355	2	\$ 47,225.44	\$ 3,928.16
239356	2	\$ 47,225.44	\$ 3,928.16
239357	2	\$ 47,225.44	\$ 3,928.16
239358	2	\$ 47,225.44	\$ 3,928.16
239359	2	\$ 47,225.44	\$ 3,928.16
239360	2	\$ 47,225.44	\$ 3,928.16
239361	2	\$ 47,225.44	\$ 3,928.16
239362	2	\$ 47,225.44	\$ 3,928.16
239363	2	\$ 47,225.44	\$ 3,928.16
239364	2	\$ 47,225.44	\$ 3,928.16
239365	1	\$ 41,978.16	\$ 3,491.70
239366	1	\$ 41,978.16	\$ 3,491.70
239367	1	\$ 41,978.16	\$ 3,491.70
239368	1	\$ 41,978.16	\$ 3,491.70
239369	1	\$ 41,978.16	\$ 3,491.70
239370	1	\$ 41,978.16	\$ 3,491.70
239371	1	\$ 41,978.16	\$ 3,491.70
239372	1	\$ 41,978.16	\$ 3,491.70
239373	1	\$ 41,978.16	\$ 3,491.70
239374	1	\$ 41,978.16	\$ 3,491.70
239375	1	\$ 41,978.16	\$ 3,491.70
239376	1	\$ 41,978.16	\$ 3,491.70
239377	1	\$ 41,978.16	\$ 3,491.70
239378	1	\$ 41,978.16	\$ 3,491.70
239379	1	\$ 41,978.16	\$ 3,491.70

Property ID ^{[b],[c]}	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2026 ^[d]
239380	2	\$ 47,225.44	\$ 3,928.16
239381	2	\$ 47,225.44	\$ 3,928.16
239382	2	\$ 47,225.44	\$ 3,928.16
239383	2	\$ 47,225.44	\$ 3,928.16
239384	2	\$ 47,225.44	\$ 3,928.16
239385	2	\$ 47,225.44	\$ 3,928.16
239386	2	\$ 47,225.44	\$ 3,928.16
239387	2	\$ 47,225.44	\$ 3,928.16
239388	2	\$ 47,225.44	\$ 3,928.16
239389	2	\$ 47,225.44	\$ 3,928.16
239390	2	\$ 47,225.44	\$ 3,928.16
239391	2	\$ 47,225.44	\$ 3,928.16
239392	2	\$ 47,225.44	\$ 3,928.16
239393	2	\$ 47,225.44	\$ 3,928.16
239394	2	\$ 47,225.44	\$ 3,928.16
239395	2	\$ 47,225.44	\$ 3,928.16
239396	2	\$ 47,225.44	\$ 3,928.16
239397	2	\$ 47,225.44	\$ 3,928.16
239398	2	\$ 47,225.44	\$ 3,928.16
239401	2	\$ 47,225.44	\$ 3,928.16
239402	2	\$ 47,225.44	\$ 3,928.16
239403	2	\$ 47,225.44	\$ 3,928.16
239404	2	\$ 47,225.44	\$ 3,928.16
239405	2	\$ 47,225.44	\$ 3,928.16
239406	2	\$ 47,225.44	\$ 3,928.16
239407	2	\$ 47,225.44	\$ 3,928.16
239408	2	\$ 47,225.44	\$ 3,928.16
239409	Non-Benefited Property	\$ -	\$ -
239410	2	\$ 47,225.44	\$ 3,928.16
239411	2	\$ 47,225.44	\$ 3,928.16
239412	2	\$ 47,225.44	\$ 3,928.16
239413	2	\$ 47,225.44	\$ 3,928.16
239414	2	\$ 47,225.44	\$ 3,928.16
239415	2	\$ 47,225.44	\$ 3,928.16
239416	2	\$ 47,225.44	\$ 3,928.16
239417	2	\$ 47,225.44	\$ 3,928.16
239418	2	\$ 47,225.44	\$ 3,928.16
239419	2	\$ 47,225.44	\$ 3,928.16
239420	2	\$ 47,225.44	\$ 3,928.16
239421	2	\$ 47,225.44	\$ 3,928.16

Property ID ^{[b],[c]}	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2026 ^[d]
239422	2	\$ 47,225.44	\$ 3,928.16
239423	2	\$ 47,225.44	\$ 3,928.16
239424	2	\$ 47,225.44	\$ 3,928.16
239425	2	\$ 47,225.44	\$ 3,928.16
239426	2	\$ 47,225.44	\$ 3,928.16
239427	2	\$ 47,225.44	\$ 3,928.16
239428	2	\$ 47,225.44	\$ 3,928.16
239429	2	\$ 47,225.44	\$ 3,928.16
239430	2	\$ 47,225.44	\$ 3,928.16
239431	2	\$ 47,225.44	\$ 3,928.16
239432	Non-Benefited Property	\$ -	\$ -
239434	1	\$ 41,978.16	\$ 3,491.70
239435	1	\$ 41,978.16	\$ 3,491.70
239436	1	\$ 41,978.16	\$ 3,491.70
239438	1	\$ 41,978.16	\$ 3,491.70
239439	1	\$ 41,978.16	\$ 3,491.70
239447	1	\$ 41,978.16	\$ 3,491.70
239450	1	\$ 41,978.16	\$ 3,491.70
239451	1	\$ 41,978.16	\$ 3,491.70
239452	1	\$ 41,978.16	\$ 3,491.70
239453	1	\$ 41,978.16	\$ 3,491.70
239454	1	\$ 41,978.16	\$ 3,491.70
239455	1	\$ 41,978.16	\$ 3,491.70
239456	1	\$ 41,978.16	\$ 3,491.70
239457	1	\$ 41,978.16	\$ 3,491.70
239458	1	\$ 41,978.16	\$ 3,491.70
239459	1	\$ 41,978.16	\$ 3,491.70
239460	1	\$ 41,978.16	\$ 3,491.70
239461	1	\$ 41,978.16	\$ 3,491.70
239462	1	\$ 41,978.16	\$ 3,491.70
239463	1	\$ 41,978.16	\$ 3,491.70
239464	1	\$ 41,978.16	\$ 3,491.70
239465	1	\$ 41,978.16	\$ 3,491.70
239466	1	\$ 41,978.16	\$ 3,491.70
239467	1	\$ 41,978.16	\$ 3,491.70
239468	1	\$ 41,978.16	\$ 3,491.70
239469	1	\$ 41,978.16	\$ 3,491.70
239477	1	\$ 41,978.16	\$ 3,491.70
239478	1	\$ 41,978.16	\$ 3,491.70
239479	1	\$ 41,978.16	\$ 3,491.70

Property ID ^{[b],[c]}	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2026 ^[d]
239480	1	\$ 41,978.16	\$ 3,491.70
239481	1	\$ 41,978.16	\$ 3,491.70
239482	1	\$ 41,978.16	\$ 3,491.70
239483	1	\$ 41,978.16	\$ 3,491.70
239484	1	\$ 41,978.16	\$ 3,491.70
239485	1	\$ 41,978.16	\$ 3,491.70
239486	1	\$ 41,978.16	\$ 3,491.70
239487	1	\$ 41,978.16	\$ 3,491.70
239488	1	\$ 41,978.16	\$ 3,491.70
239489	1	\$ 41,978.16	\$ 3,491.70
239490	1	\$ 41,978.16	\$ 3,491.70
239491	1	\$ 41,978.16	\$ 3,491.70
239492	1	\$ 41,978.16	\$ 3,491.70
239493	1	\$ 41,978.16	\$ 3,491.70
239494	1	\$ 41,978.16	\$ 3,491.70
239495	1	\$ 41,978.16	\$ 3,491.70
239496	1	\$ 41,978.16	\$ 3,491.70
239497	1	\$ 41,978.16	\$ 3,491.70
239498	1	\$ 41,978.16	\$ 3,491.70
239499	1	\$ 41,978.16	\$ 3,491.70
239500	1	\$ 41,978.16	\$ 3,491.70
239501	1	\$ 41,978.16	\$ 3,491.70
239502	1	\$ 41,978.16	\$ 3,491.70
239503	1	\$ 41,978.16	\$ 3,491.70
239504	1	\$ 41,978.16	\$ 3,491.70
239505	1	\$ 41,978.16	\$ 3,491.70
239506	2	\$ 47,225.44	\$ 3,928.16
239507	2	\$ 47,225.44	\$ 3,928.16
239508	2	\$ 47,225.44	\$ 3,928.16
239509	2	\$ 47,225.44	\$ 3,928.16
239510	2	\$ 47,225.44	\$ 3,928.16
239511	2	\$ 47,225.44	\$ 3,928.16
239512	2	\$ 47,225.44	\$ 3,928.16
239513	Non-Benefited Property	\$ -	\$ -
241888	2	\$ 47,225.44	\$ 3,928.16
Total^[a]		\$ 17,783,000.00	\$ 1,479,171.08

Footnotes:

- [a] Totals may not match the outstanding Assessment or Annual Installment due to rounding.
- [b] Subject to change based on the final certified rolls provided by the County prior to billing.
- [c] The Improvement Area #1 Initial Parcel Remainder Property consists of all Parcels withing Improvement Area #1 save and expect the Parcels within the Santorini Phase 1A Plat. The Improvement Area #1 Initial Parcel Remainder Property outstanding Assessment shall be allocated to each Parcel within the Improvement Area #1 Initial Parcel Remainder Property pro rata based on acreage until a plat is recorded. The entire Improvement Area #1 Initial Parcel Remainder Property is currently contained within Property IDs 9462, 9467, 239201, 9465, and 241170.
- [d] The TIRZ No. 1 Annual Credit Amount will not be applied to the Annual Installment due January 31, 2026 due to insufficient TIRZ No. 1 Revenue.

EXHIBIT A-2 – MAJOR IMPROVEMENT AREA ASSESSMENT ROLL

Property ID ^{[b],[c]}	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2026
9465	Major Improvement Area Initial Parcel	\$ 1,242,776.85	\$ 111,726.93
241170	Major Improvement Area Initial Parcel	\$ 244,297.61	\$ 21,962.61
9466	Major Improvement Area Initial Parcel	\$ 2,260,370.63	\$ 203,209.66
9469	Major Improvement Area Initial Parcel	\$ 108,886.94	\$ 9,789.05
9470	Major Improvement Area Initial Parcel	\$ 425,775.84	\$ 38,277.69
9471	Major Improvement Area Initial Parcel	\$ 649,831.65	\$ 58,420.54
9472	Major Improvement Area Initial Parcel	\$ 643,026.21	\$ 57,808.72
9477	Major Improvement Area Initial Parcel	\$ 264,539.41	\$ 23,782.37
9483	Major Improvement Area Initial Parcel	\$ 23,731.77	\$ 2,133.51
12570	Major Improvement Area Initial Parcel	\$ 3,041,526.20	\$ 273,436.36
12604	Major Improvement Area Initial Parcel	\$ 914,894.56	\$ 82,249.97
12613	Major Improvement Area Initial Parcel	\$ 104,454.68	\$ 9,390.58
215348	Major Improvement Area Initial Parcel	\$ 2,610,040.78	\$ 234,645.37
227759	Major Improvement Area Initial Parcel	\$ 233,129.72	\$ 20,958.60
65174264510010000	Major Improvement Area Initial Parcel	\$ 1,724,092.00	\$ 154,997.66
65085008010230000	Major Improvement Area Initial Parcel	\$ 990,846.68	\$ 89,078.14
65085008510140900	Major Improvement Area Initial Parcel	\$ 390,778.46	\$ 35,131.39
Total^[a]		\$ 15,873,000.00	\$ 1,426,999.15

Footnotes:

[a] Totals may not match the outstanding Assessment or Annual Installment due to rounding.

[b] Subject to change based on the final certified rolls provided by the County prior to billing.

[c] The entire Major Improvement Area is contained within Property ID 9465, 241170, 9466, 9469, 9470, 9471, 9472, 9477, 9483, 12570, 12604, 12613, 215348, 227759, 65174264510010000, 65085008010230000, and 65085008510140900. For billing purposes, the Annual Installment due 1/31/2026 shall be allocated pro rata based on acreage.

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

DEBT SERVICE REQUIREMENTS

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

<u>Year Ending</u> <u>(September 30)</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2024	–	\$ 512,397.75	\$ 512,397.75
2025	\$ 216,000.00	1,104,570.00	1,320,570.00
2026	230,000.00	1,091,610.00	1,321,610.00
2027	244,000.00	1,077,810.00	1,321,810.00
2028	259,000.00	1,063,170.00	1,322,170.00
2029	275,000.00	1,047,630.00	1,322,630.00
2030	292,000.00	1,031,130.00	1,323,130.00
2031	310,000.00	1,013,610.00	1,323,610.00
2032	329,000.00	995,010.00	1,324,010.00
2033	350,000.00	975,270.00	1,325,270.00
2034	371,000.00	954,270.00	1,325,270.00
2035	395,000.00	932,010.00	1,327,010.00
2036	419,000.00	908,310.00	1,327,310.00
2037	446,000.00	883,170.00	1,329,170.00
2038	474,000.00	856,410.00	1,330,410.00
2039	503,000.00	827,970.00	1,330,970.00
2040	535,000.00	797,790.00	1,332,790.00
2041	569,000.00	765,690.00	1,334,690.00
2042	604,000.00	731,550.00	1,335,550.00
2043	643,000.00	695,310.00	1,338,310.00
2044	683,000.00	656,730.00	1,339,730.00
2045	727,000.00	615,750.00	1,342,750.00
2046	774,000.00	570,312.50	1,344,312.50
2047	825,000.00	521,937.50	1,346,937.50
2048	880,000.00	470,375.00	1,350,375.00
2049	938,000.00	415,375.00	1,353,375.00
2050	1,000,000.00	356,750.00	1,356,750.00
2051	1,066,000.00	294,250.00	1,360,250.00
2052	1,137,000.00	227,625.00	1,364,625.00
2053	1,212,000.00	156,562.50	1,368,562.50
2054	<u>1,293,000.00</u>	<u>80,812.50</u>	<u>1,373,812.50</u>
Total	<u>\$17,999,000.00</u>	<u>\$22,631,167.75</u>	<u>\$40,630,167.75</u>

EXHIBIT B-2 – MAJOR IMPROVEMENT AREA DEBT SERVICE SCHEDULE

DEBT SERVICE REQUIREMENTS

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

<u>Year Ending (September 30)</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2024	-	\$ 515,431.58	\$ 515,431.58
2025	-	1,111,110.00	1,111,110.00
2026	\$ 175,000.00	1,111,110.00	1,286,110.00
2027	188,000.00	1,098,860.00	1,286,860.00
2028	201,000.00	1,085,700.00	1,286,700.00
2029	215,000.00	1,071,630.00	1,286,630.00
2030	231,000.00	1,056,580.00	1,287,580.00
2031	247,000.00	1,040,410.00	1,287,410.00
2032	265,000.00	1,023,120.00	1,288,120.00
2033	283,000.00	1,004,570.00	1,287,570.00
2034	304,000.00	984,760.00	1,288,760.00
2035	326,000.00	963,480.00	1,289,480.00
2036	349,000.00	940,660.00	1,289,660.00
2037	374,000.00	916,230.00	1,290,230.00
2038	401,000.00	890,050.00	1,291,050.00
2039	430,000.00	861,980.00	1,291,980.00
2040	462,000.00	831,880.00	1,293,880.00
2041	495,000.00	799,540.00	1,294,540.00
2042	531,000.00	764,890.00	1,295,890.00
2043	570,000.00	727,720.00	1,297,720.00
2044	612,000.00	687,820.00	1,299,820.00
2045	656,000.00	644,980.00	1,300,980.00
2046	704,000.00	599,060.00	1,303,060.00
2047	756,000.00	549,780.00	1,305,780.00
2048	811,000.00	496,860.00	1,307,860.00
2049	871,000.00	440,090.00	1,311,090.00
2050	935,000.00	379,120.00	1,314,120.00
2051	1,004,000.00	313,670.00	1,317,670.00
2052	1,078,000.00	243,390.00	1,321,390.00
2053	1,157,000.00	167,930.00	1,324,930.00
2054	<u>1,242,000.00</u>	<u>86,940.00</u>	<u>1,328,940.00</u>
Total	<u>\$15,873,000.00</u>	<u>\$23,409,351.58</u>	<u>\$39,282,351.58</u>

EXHIBIT C – SANTORINI PHASE 1A PLAT

Kaufman County
Laura Hughes
County Clerk

Instrument Number: 2024-0030341

Billable Pages: 4
Number of Pages: 5

FILED AND RECORDED – REAL RECORDS	CLERKS COMMENTS
On: 09/30/2024 at 01:07 PM	WALK IN
Document Number: <u>2024-0030341</u>	
Receipt No: <u>24-26540</u>	
Amount: \$ <u>300.00</u>	
Vol/Pg: <u>V:8687 P:125</u>	



STATE OF TEXAS
COUNTY OF KAUFMAN

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Kaufman County, Texas.

Laura A. Hughes

Laura Hughes, County Clerk

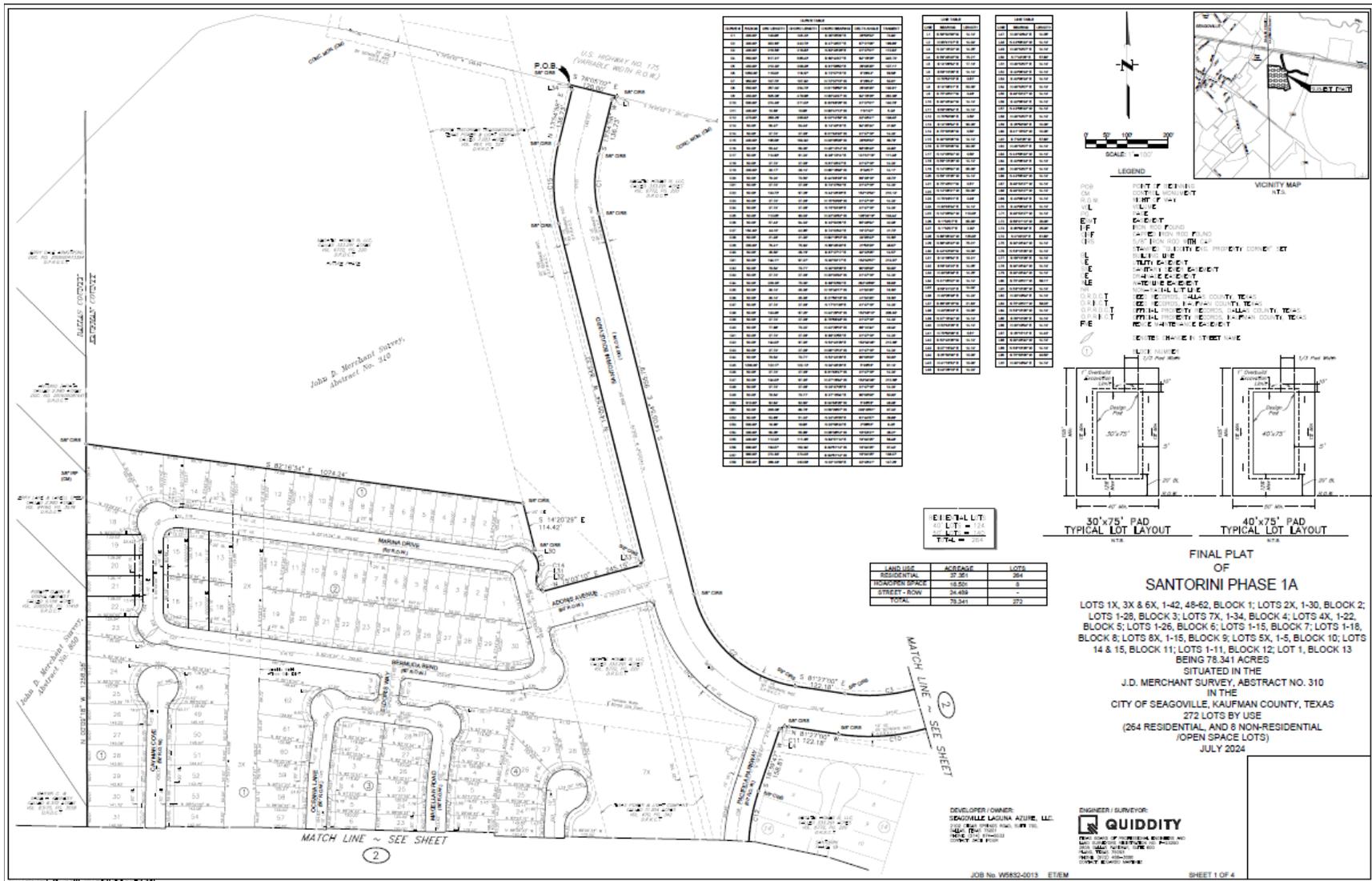
Recorded By: Jessica Moya, Deputy

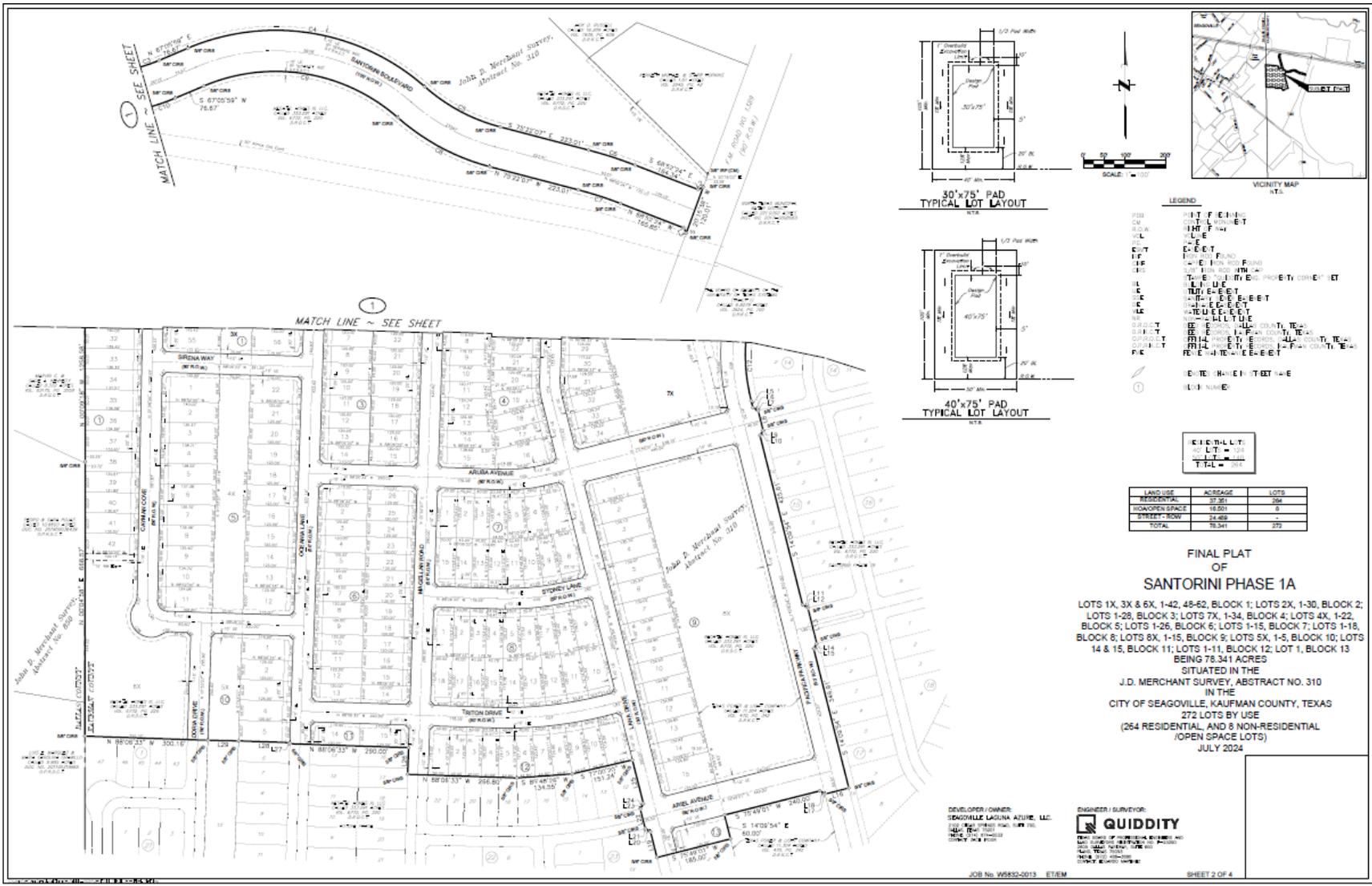
ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

Record and Return To:

SEAGOVILLE LAGUNA AZURE LLC
2101 CEDAR SPRING RD
SUITE 700
DALLAS, TX 75201







OWNERS CERTIFICATION

STATE OF TEXAS; COUNTY OF KAUFMAN;

WHEREAS, Magreal Home II, LLC, is the owner of a 78.361 acre tract, situated in the John D. Merchant Survey, Abstract No. 310, part of Tract 1, a called 333.291 acre tract of land described in deed to Magreal Home II, LLC, recorded in Volume 4772, Page 230, Deed Records of Kaufman County, Texas (D.R.A.C.T.) and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with cap stamped "QUIDDITY ENG. PROPERTY CORNER" set for corner in the northern line of said 333.291 acre tract and the southern right-of-way line of U.S. Highway No. 175 from which a concrete monument found bears North 76 Degree 05 Minutes 03 Seconds East, a distance 548.34 feet;

THENCE South 76 Degree 05 Minutes 03 Seconds East, along the common line between said 333.291 acre tract and said U.S. Highway No. 175, a distance of 120.00 feet to a 5/8" iron rod with cap stamped "QUIDDITY ENG. PROPERTY CORNER" set for corner from which a concrete monument found bears South 76 Degree 05 Minutes 03 Seconds East, a distance of 251.36 feet;

THENCE departing said southern right-of-way line of said U.S. Highway No. 175, over and across said 333.291 acre tract, the following courses:

South 58 Degree 54 Minutes 58 Seconds West, a distance of 34.14 feet to a 5/8" iron rod with cap stamped "QUIDDITY ENG. PROPERTY CORNER" set for corner;

South 13 Degree 54 Minutes 58 Seconds West, a distance of 136.73 feet to a 5/8" iron rod with cap stamped "QUIDDITY ENG. PROPERTY CORNER" set for corner at the beginning of a tangent curve to the left;

Southwesterly, along said tangent curve to the left having a central angle of 38 Degree 00 Minutes 53 Seconds, a radius of 300.00 feet, an arc distance of 166.68 feet and a chord bearing and distance of South 40 Degree 08 Minutes 28 Seconds East, 145.23 feet to a 5/8" iron rod with cap stamped "QUIDDITY ENG. PROPERTY CORNER" set for corner;

South 14 Degree 05 Minutes 54 Seconds East, a distance of 955.79 feet to a 5/8" iron rod with cap stamped "QUIDDITY ENG. PROPERTY CORNER" set for corner at the beginning of a tangent curve to the left;

Southwesterly, along said tangent curve to the left having a central angle of 47 Degree 21 Minutes 06 Seconds, a radius of 300.00 feet, an arc distance of 302.65 feet and a chord bearing and distance of South 47 Degree 46 Minutes 27 Seconds East, 332.70 feet to a 5/8" iron rod with cap stamped "QUIDDITY ENG. PROPERTY CORNER" set for corner;

South 81 Degree 27 Minutes 00 Seconds East, a distance of 122.18 feet to a 5/8" iron rod with cap stamped "QUIDDITY ENG. PROPERTY CORNER" set for corner at the beginning of a tangent curve to the left;

Northwesterly, along said tangent curve to the left having a central angle of 31 Degree 27 Minutes 01 Seconds, a radius of 400.00 feet, an arc distance of 218.50 feet and a chord bearing and distance of North 52 Degree 49 Minutes 29 Seconds East, 216.83 feet to a 5/8" iron rod with cap stamped "QUIDDITY ENG. PROPERTY CORNER" set for corner;

North 07 Degree 05 Minutes 59 Seconds East, a distance of 76.67 feet to a 5/8" iron rod with cap stamped "QUIDDITY ENG. PROPERTY CORNER" set for corner at the beginning of a tangent curve to the right;

Southwesterly, along said tangent curve to the right having a central angle of 64 Degree 18 Minutes 29 Seconds, a radius of 550.00 feet, an arc distance of 617.83 feet and a chord bearing and distance of South 80 Degree 44 Minutes 47 Seconds East, 585.42 feet to a 5/8" iron rod with cap stamped "QUIDDITY ENG. PROPERTY CORNER" set for corner at the beginning of a tangent curve to the left;

Southwesterly, along said reverse curve to the left having a central angle of 26 Degree 46 Minutes 35 Seconds, a radius of 450.00 feet, an arc distance of 210.30 feet and a chord bearing and distance of South 01 Degree 58 Minutes 50 Seconds East, 208.38 feet to a 5/8" iron rod with cap stamped "QUIDDITY ENG. PROPERTY CORNER" set for corner;

South 75 Degree 22 Minutes 07 Seconds East, a distance of 233.03 feet to a 5/8" iron rod with cap stamped "QUIDDITY ENG. PROPERTY CORNER" set for corner at the beginning of a tangent curve to the right;

Southwesterly, along said tangent curve to the right having a central angle of 06 Degree 29 Minutes 43 Seconds, a radius of 150.00 feet, an arc distance of 182.03 feet and a chord bearing and distance of North 72 Degree 07 Minutes 15 Seconds East, 181.89 feet to a 5/8" iron rod with cap stamped "QUIDDITY ENG. PROPERTY CORNER" set for corner;

South 68 Degree 52 Minutes 34 Seconds East, a distance of 164.34 feet to a 5/8" iron rod with cap stamped "QUIDDITY ENG. PROPERTY CORNER" set for corner;

North 05 Degree 41 Minutes 37 Seconds East, a distance of 14.54 feet to a 5/8" iron rod with cap stamped "QUIDDITY ENG. PROPERTY CORNER" set for corner in the common line between the eastern line of said 333.291 acre tract and the western right-of-way line of said F.M. Road No. 1389 from which a 3/8" iron rod found bears North 20 Degree 16 Minutes 03 Seconds East, a distance of 33.28 feet;

THENCE South 20 Degree 15 Minutes 38 Seconds West, along the common line between said 333.291 acre tract and said F.M. Road No. 1389, a distance of 120.00 feet to a 5/8" iron rod with cap stamped "QUIDDITY ENG. PROPERTY CORNER" set for corner;

THENCE departing the west right-of-way line of said F.M. Road No. 1389, over and across said 333.291 acre tract, the following courses:

North 24 Degree 58 Minutes 23 Seconds West, a distance of 14.25 feet to a 5/8" iron rod with cap stamped "QUIDDITY ENG. PROPERTY CORNER" set for corner;

North 68 Degree 52 Minutes 34 Seconds West, a distance of 165.85 feet to a 5/8" iron rod with cap stamped "QUIDDITY ENG. PROPERTY CORNER" set for corner at the beginning of a tangent curve to the left;

Northwesterly, along said tangent curve to the left having a central angle of 06 Degree 29 Minutes 43 Seconds, a radius of 150.00 feet, an arc distance of 182.70 feet and a chord bearing and distance of North 72 Degree 07 Minutes 15 Seconds East, 187.69 feet to a 5/8" iron rod with cap stamped "QUIDDITY ENG. PROPERTY CORNER" set for corner;

North 75 Degree 22 Minutes 07 Seconds West, a distance of 233.03 feet to a 5/8" iron rod with cap stamped "QUIDDITY ENG. PROPERTY CORNER" set for corner at the beginning of a tangent curve to the right;

Northwesterly, along said tangent curve to the right having a central angle of 16 Degree 46 Minutes 35 Seconds, a radius of 550.00 feet, an arc distance of 233.94 feet and a chord bearing and distance of North 61 Degree 58 Minutes 50 Seconds West, 254.70 feet to a 5/8" iron rod with cap stamped "QUIDDITY ENG. PROPERTY CORNER" set for corner at the beginning of a reverse curve to the left;

Northwesterly, along said reverse curve to the left having a central angle of 04 Degree 18 Minutes 29 Seconds, a radius of 450.00 feet, an arc distance of 205.38 feet and a chord bearing and distance of North 80 Degree 44 Minutes 47 Seconds West, 476.88 feet to a 5/8" iron rod with cap stamped "QUIDDITY ENG. PROPERTY CORNER" set for corner;

South 07 Degree 05 Minutes 59 Seconds West, a distance of 76.67 feet to a 5/8" iron rod with cap stamped "QUIDDITY ENG. PROPERTY CORNER" set for corner at the beginning of a tangent curve to the right;

Southwesterly, along said tangent curve to the right having a central angle of 31 Degree 27 Minutes 01 Seconds, a radius of 500.00 feet, an arc distance of 274.48 feet and a chord bearing and distance of South 82 Degree 49 Minutes 29 Seconds West, 271.02 feet to a 5/8" iron rod with cap stamped "QUIDDITY ENG. PROPERTY CORNER" set for corner;

North 81 Degree 27 Minutes 00 Seconds West, a distance of 122.18 feet to a 5/8" iron rod with cap stamped "QUIDDITY ENG. PROPERTY CORNER" set for corner at the beginning of a tangent curve to the right;

Northwesterly, along said tangent curve to the right having a central angle of 01 Degree 31 Minutes 37 Seconds, a radius of 400.00 feet, an arc distance of 10.66 feet and a chord bearing and distance of North 80 Degree 41 Minutes 12 Seconds West, 10.66 feet to a 5/8" iron rod with cap stamped "QUIDDITY ENG. PROPERTY CORNER" set for corner;

South 59 Degree 46 Minutes 40 Seconds West, a distance of 15.21 feet to a 5/8" iron rod with cap stamped "QUIDDITY ENG. PROPERTY CORNER" set for corner;

South 18 Degree 39 Minutes 47 Seconds West, a distance of 158.61 feet to a 5/8" iron rod with cap stamped "QUIDDITY ENG. PROPERTY CORNER" set for corner at the beginning of a tangent curve to the left;

Southwesterly, along said tangent curve to the left having a central angle of 32 Degree 49 Minutes 41 Seconds, a radius of 470.00 feet, an arc distance of 262.29 feet and a chord bearing and distance of South 02 Degree 14 Minutes 56 Seconds West, 262.82 feet to a 5/8" iron rod with cap stamped "QUIDDITY ENG. PROPERTY CORNER" set for corner;

South 14 Degree 09 Minutes 54 Seconds East, a distance of 17.13 feet to a 5/8" iron rod with cap stamped "QUIDDITY ENG. PROPERTY CORNER" set for corner;

South 59 Degree 10 Minutes 26 Seconds East, a distance of 14.14 feet to a 5/8" iron rod with cap stamped "QUIDDITY ENG. PROPERTY CORNER" set for corner;

North 75 Degree 52 Minutes 15 Seconds East, a distance of 0.51 feet to a 5/8" iron rod with cap stamped "QUIDDITY ENG. PROPERTY CORNER" set for corner;

South 14 Degree 09 Minutes 31 Seconds East, a distance of 50.00 feet to a 5/8" iron rod with cap stamped "QUIDDITY ENG. PROPERTY CORNER" set for corner;

South 75 Degree 49 Minutes 01 Seconds West, a distance of 0.49 feet to a 5/8" iron rod with cap stamped "QUIDDITY ENG. PROPERTY CORNER" set for corner;

South 30 Degree 49 Minutes 34 Seconds West, a distance of 14.14 feet to a 5/8" iron rod with cap stamped "QUIDDITY ENG. PROPERTY CORNER" set for corner;

South 14 Degree 09 Minutes 54 Seconds East, a distance of 425.61 feet to a 5/8" iron rod with cap stamped "QUIDDITY ENG. PROPERTY CORNER" set for corner;

South 59 Degree 09 Minutes 54 Seconds East, a distance of 14.14 feet to a 5/8" iron rod with cap stamped "QUIDDITY ENG. PROPERTY CORNER" set for corner;

North 75 Degree 50 Minutes 06 Seconds East, a distance of 0.50 feet to a 5/8" iron rod with cap stamped "QUIDDITY ENG. PROPERTY CORNER" set for corner;

South 14 Degree 09 Minutes 54 Seconds East, a distance of 90.00 feet to a 5/8" iron rod with cap stamped "QUIDDITY ENG. PROPERTY CORNER" set for corner;

South 75 Degree 50 Minutes 06 Seconds West, a distance of 0.50 feet to a 5/8" iron rod with cap stamped "QUIDDITY ENG. PROPERTY CORNER" set for corner;

South 30 Degree 50 Minutes 06 Seconds West, a distance of 14.14 feet to a 5/8" iron rod with cap stamped "QUIDDITY ENG. PROPERTY CORNER" set for corner;

South 14 Degree 09 Minutes 54 Seconds East, a distance of 349.91 feet to a 5/8" iron rod with cap stamped "QUIDDITY ENG. PROPERTY CORNER" set for corner;

South 75 Degree 50 Minutes 06 Seconds West, a distance of 60.00 feet to a 5/8" iron rod with cap stamped "QUIDDITY ENG. PROPERTY CORNER" set for corner;

North 14 Degree 09 Minutes 54 Seconds West, a distance of 0.50 feet to a 5/8" iron rod with cap stamped "QUIDDITY ENG. PROPERTY CORNER" set for corner;

North 59 Degree 10 Minutes 26 Seconds West, a distance of 14.14 feet to a 5/8" iron rod with cap stamped "QUIDDITY ENG. PROPERTY CORNER" set for corner;

South 75 Degree 49 Minutes 01 Seconds West, a distance of 240.00 feet to a 5/8" iron rod with cap stamped "QUIDDITY ENG. PROPERTY CORNER" set for corner;

South 14 Degree 09 Minutes 54 Seconds East, a distance of 60.00 feet to a 5/8" iron rod with cap stamped "QUIDDITY ENG. PROPERTY CORNER" set for corner;

South 75 Degree 49 Minutes 01 Seconds West, a distance of 185.00 feet to a 5/8" iron rod with cap stamped "QUIDDITY ENG. PROPERTY CORNER" set for corner;

North 14 Degree 09 Minutes 54 Seconds West, a distance of 45.00 feet to a 5/8" iron rod with cap stamped "QUIDDITY ENG. PROPERTY CORNER" set for corner;

North 59 Degree 10 Minutes 26 Seconds West, a distance of 14.14 feet to a 5/8" iron rod with cap stamped "QUIDDITY ENG. PROPERTY CORNER" set for corner;

North 75 Degree 49 Minutes 01 Seconds West, a distance of 0.51 feet to a 5/8" iron rod with cap stamped "QUIDDITY ENG. PROPERTY CORNER" set for corner;

North 14 Degree 08 Minutes 31 Seconds West, a distance of 50.00 feet to a 5/8" iron rod with cap stamped "QUIDDITY ENG. PROPERTY CORNER" set for corner;

North 75 Degree 49 Minutes 01 Seconds East, a distance of 0.49 feet to a 5/8" iron rod with cap stamped "QUIDDITY ENG. PROPERTY CORNER" set for corner;

North 30 Degree 49 Minutes 34 Seconds East, a distance of 14.14 feet to a 5/8" iron rod with cap stamped "QUIDDITY ENG. PROPERTY CORNER" set for corner;

North 14 Degree 09 Minutes 54 Seconds West, a distance of 110.00 feet to a 5/8" iron rod with cap stamped "QUIDDITY ENG. PROPERTY CORNER" set for corner;

South 77 Degree 00 Minutes 20 Seconds West, a distance of 151.34 feet to a 5/8" iron rod with cap stamped "QUIDDITY ENG. PROPERTY CORNER" set for corner;

South 85 Degree 48 Minutes 24 Seconds West, a distance of 134.05 feet to a 5/8" iron rod with cap stamped "QUIDDITY ENG. PROPERTY CORNER" set for corner;

North 88 Degree 06 Minutes 33 Seconds West, a distance of 266.80 feet to a 5/8" iron rod with cap stamped "QUIDDITY ENG. PROPERTY CORNER" set for corner;

North 01 Degree 53 Minutes 27 Seconds East, a distance of 45.00 feet to a 5/8" iron rod with cap stamped "QUIDDITY ENG. PROPERTY CORNER" set for corner;

North 88 Degree 06 Minutes 33 Seconds West, a distance of 290.00 feet to a 5/8" iron rod with cap stamped "QUIDDITY ENG. PROPERTY CORNER" set for corner;

North 01 Degree 53 Minutes 27 Seconds East, a distance of 2.83 feet to a 5/8" iron rod with cap stamped "QUIDDITY ENG. PROPERTY CORNER" set for corner;

North 88 Degree 06 Minutes 33 Seconds West, a distance of 125.00 feet to a 5/8" iron rod with cap stamped "QUIDDITY ENG. PROPERTY CORNER" set for corner;

North 88 Degree 48 Minutes 32 Seconds West, a distance of 75.01 feet to a 5/8" iron rod with cap stamped "QUIDDITY ENG. PROPERTY CORNER" set for corner;

North 88 Degree 06 Minutes 33 Seconds West, a distance of 306.10 feet to a 5/8" iron rod with cap stamped "QUIDDITY ENG. PROPERTY CORNER" set for corner in the western line of said 333.291 acre tract and the eastern line of a called 9.885 acre tract described in deed to Luis C. Manrique & Maria Carolina Granillo, recorded in Document No. 20130319646, O.P.A.D.C.T. same being the County line between Dallas and Kaufman County;

THENCE North 00 Degree 04 Minutes 56 Seconds East, along said county line, a distance of 688.57 feet to a 5/8" iron rod with cap stamped "QUIDDITY ENG. PROPERTY CORNER" set for corner;

THENCE North 00 Degree 09 Minutes 18 Seconds West, continuing along said county line, a distance of 1258.58 feet to a 5/8" iron rod with cap stamped "QUIDDITY ENG. PROPERTY CORNER" set for corner;

THENCE departing said county line, over and across said 333.291 acre tract, the following courses:

South 82 Degree 16 Minutes 34 Seconds East, a distance of 1074.24 feet to a 5/8" iron rod with cap stamped "QUIDDITY ENG. PROPERTY CORNER" set for corner;

South 14 Degree 20 Minutes 29 Seconds East, a distance of 114.43 feet to a 5/8" iron rod with cap stamped "QUIDDITY ENG. PROPERTY CORNER" set for corner;

South 43 Degree 03 Minutes 00 Seconds West, a distance of 10.00 feet to a 5/8" iron rod with cap stamped "QUIDDITY ENG. PROPERTY CORNER" set for corner at the beginning of a non-tangent curve to the right;

Southwesterly, along said non-tangent curve to the right having a central angle of 64 Degree 35 Minutes 34 Seconds, a radius of 50.00 feet, an arc distance of 56.37 feet and a chord bearing and distance of South 14 Degree 40 Minutes 18 Seconds East, 53.43 feet to a 5/8" iron rod with cap stamped "QUIDDITY ENG. PROPERTY CORNER" set for corner at the beginning of a reverse curve to the left;

Southwesterly, along said reverse curve to the left having a central angle of 31 Degree 47 Minutes 18 Seconds, a radius of 50.00 feet, an arc distance of 27.74 feet and a chord bearing and distance of South 03 Degree 43 Minutes 45 Seconds West, 27.34 feet to a 5/8" iron rod with cap stamped "QUIDDITY ENG. PROPERTY CORNER" set for corner;

South 14 Degree 05 Minutes 54 Seconds East, a distance of 10.31 feet to a 5/8" iron rod with cap stamped "QUIDDITY ENG. PROPERTY CORNER" set for corner;

South 59 Degree 33 Minutes 22 Seconds East, a distance of 14.05 feet to a 5/8" iron rod with cap stamped "QUIDDITY ENG. PROPERTY CORNER" set for corner;

North 75 Degree 03 Minutes 10 Seconds East, a distance of 245.15 feet to a 5/8" iron rod with cap stamped "QUIDDITY ENG. PROPERTY CORNER" set for corner;

North 30 Degree 28 Minutes 38 Seconds East, a distance of 14.25 feet to a 5/8" iron rod with cap stamped "QUIDDITY ENG. PROPERTY CORNER" set for corner;

North 14 Degree 05 Minutes 54 Seconds West, a distance of 445.33 feet to a 5/8" iron rod with cap stamped "QUIDDITY ENG. PROPERTY CORNER" set for corner at the beginning of a tangent curve to the right;

Northwesterly, along said tangent curve to the right having a central angle of 28 Degree 00 Minutes 53 Seconds, a radius of 400.00 feet, an arc distance of 145.58 feet and a chord bearing and distance of North 30 Degree 05 Minutes 50 Seconds West, 143.64 feet to a 5/8" iron rod with cap stamped "QUIDDITY ENG. PROPERTY CORNER" set for corner;

North 13 Degree 54 Minutes 56 Seconds East, a distance of 136.73 feet to a 5/8" iron rod with cap stamped "QUIDDITY ENG. PROPERTY CORNER" set for corner;

North 31 Degree 05 Minutes 02 Seconds West, a distance of 14.14 feet to the POINT OF BEGINNING and containing 3,412.56 square feet or 78.341 acres of land more or less.

FINAL PLAT OF SANTORINI PHASE 1A

LOTS 1X, 3X & 6X, 1-42, 48-62, BLOCK 1; LOTS 2X, 1-30, BLOCK 2; LOTS 1-28, BLOCK 3; LOTS 7X, 1-34, BLOCK 4; LOTS 4X, 1-22, BLOCK 5; LOTS 1-26, BLOCK 6; LOTS 1-15, BLOCK 7; LOTS 1-15, BLOCK 8; LOTS 8X, 1-15, BLOCK 9; LOTS 5X, 1-5, BLOCK 10; LOTS 14 & 15, BLOCK 11; LOTS 1-11, BLOCK 12; LOT 1, BLOCK 13 BEING 78.341 ACRES SITUATED IN THE J.D. MERCHANT SURVEY, ABSTRACT NO. 310 IN THE CITY OF SEAGOVILLE, KAUFMAN COUNTY, TEXAS 272 LOTS BY USE (264 RESIDENTIAL AND 8 NON-RESIDENTIAL /OPEN SPACE LOTS) JULY 2024

DEVELOPER / OWNER: SEAGOVILLE LACINA AZULLE, L.L.C. 1204 W. WYATT STREET SEAGOVILLE, TEXAS 75758 PHONE: (940) 261-1100 FAX: (940) 261-1100 TITLE: (940) 261-1100 COUNTY: KAUFMAN



JOB NO. W9852-2013 ETAM

SHEET 3 OF 4

STATE OF TEXAS
COUNTY OF KAUFMAN

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Magental Homes II, LLC, acting herein by and through its (its) duly authorized officer(s), does hereby adopt this plat designating the herein above described property as Santorini Phase IA, an addition to the city and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No building, fence, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the city. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, and use by public utilities being subordinate to the public's and city's use thereof. The city and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The city and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinance, rule, regulations and resolutions of the City of Seagoville, Texas

WITNES, my hand, this _____ day of _____, 20____.

By:

Seagoville Laguna Azule, LLC.

By: _____

Name: _____

Title: _____

STATE OF TEXAS
COUNTY OF KAUFMAN

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, Owner, 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 considerations therein expressed.

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

Notary Public in and for the State of Texas

My Commission Expires On: _____

GENERAL NOTES:

1. Bearings are based on the Texas State Plane Coordinate System, NAD 83, North Central Zone 4302.
2. All lots set flow are perpendicular or parallel to street frontage unless otherwise noted (Not Road) (N/R).
3. All lots shown are Single-Family residential unless otherwise designated with an "R" with the lot number. all "R" lots are open space lots.
4. 17' side and 20' rear yard setbacks required on all residential lots unless otherwise noted.
5. All common areas to be owned and maintained by the Home Owners Association, and/or the Public Improvement District.
6. All Dedicated Public Roads Will be Maintained by The Fresh Water Supply District.
7. Set monuments are 5/8" iron rods with yellow plastic cap stamped "Covea Carter", unless stated otherwise.
8. No Construction shall be allowed within FEMA Designated Flood Plain without a Hydraulic Study.
9. All Floodplain information on this plat is for graphical depiction only, as scaled off of FRM Panel No. 48257C01500, dated July 8, 2024 from Kaufman County, Texas and off of FRM Panel No. 48134D046, dated July 7, 2024 from Dallas County, Texas. All of the property is located within Zone 1, area determined to be outside of the 0.2% annual chance floodplain.

STATE OF TEXAS
COUNTY OF KAUFMAN

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Eduardo Martinez, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that I prepared this Plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Seagoville.

Signature: _____

Date: _____

STATE OF TEXAS
COUNTY OF KAUFMAN

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Eduardo Martinez, Registered Public Land Surveyor, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

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

Notary Public in and for the State of Texas

My Commission Expires On: _____

NOTICE: Making a portion of the addition by notes and bounds is a violation of city ordinance and state law, and is subject to fines and withholding of utilities and building permits.

FINAL PLAT
OF
SANTORINI PHASE 1A

LOTS 1X, 3X & 6X, 1-42, 48-62, BLOCK 1; LOTS 2X, 1-30, BLOCK 2;
LOTS 1-28, BLOCK 3; LOTS 7X, 1-34, BLOCK 4; LOTS 4X, 1-22,
BLOCK 5; LOTS 1-26, BLOCK 6; LOTS 1-15, BLOCK 7; LOTS 1-18,
BLOCK 8; LOTS 8X, 1-15, BLOCK 9; LOTS 5X, 1-5, BLOCK 10; LOTS
14 & 15, BLOCK 11; LOTS 1-11, BLOCK 12; LOT 1, BLOCK 13
BEING 78.341 ACRES
SITUATED IN THE
J.D. MERCHANT SURVEY, ABSTRACT NO. 310
IN THE
CITY OF SEAGOVILLE, KAUFMAN COUNTY, TEXAS
272 LOTS BY USE
(264 RESIDENTIAL, AND 8 NON-RESIDENTIAL
OPEN SPACE LOTS)
JULY 2024

DEVELOPER / OWNER:
SEAGOVILLE LAGUNA AZULE, LLC.
1221 E. FM 1702, SUITE 100
SEAGOVILLE, TEXAS 75158
TEL: 972.774.1100
FAX: 972.774.1100
WWW.SLAZULE.COM

ENGINEER / SURVEYOR:
 **QUIDDITY**
A DIVISION OF PROFESSIONAL BUSINESS AND
CONSULTING SERVICES, INC.
1221 E. FM 1702, SUITE 100
SEAGOVILLE, TEXAS 75158
TEL: 972.774.1100
FAX: 972.774.1100
WWW.QUIDDITY.COM

JOB No. W5852-0013 ET/EM

SHEET 4 OF 4

EXHIBIT D – LOT TYPE CLASSIFICATION MAP

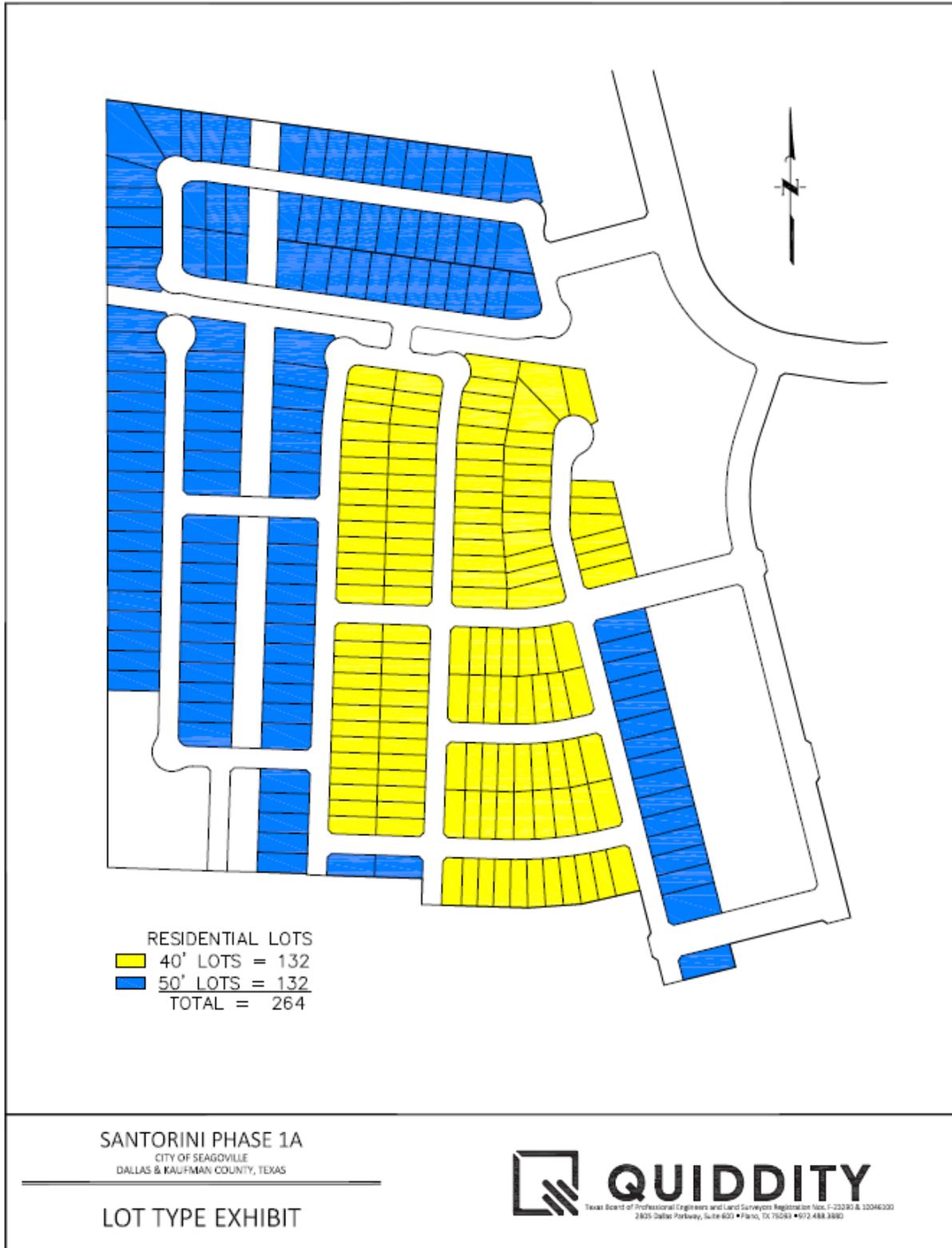


EXHIBIT E – BUYER DISCLOSURES

Buyer disclosures for the following Lot Types are found in this Exhibit:

Improvement Area #1

- Improvement Area #1 Initial Parcel Remainder Property
- Lot Type 1
- Lot Type 2

Major Improvement Area

- Major Improvement Area Initial Parcel

[Remainder of page intentionally left blank.]

**SANTORINI PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #1 INITIAL
PARCEL REMAINDER PROPERTY – BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

**IMPROVEMENT AREA #1 INITIAL PARCEL REMAINDER PROPERTY PRINCIPAL
ASSESSMENT: \$6,008,124.82**

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Seagoville, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the ***Santorini Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

The exact amount of the assessment may be obtained from the City of Seagoville. The exact amount of each annual installment will be approved each year by the Seagoville City Council in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Seagoville.

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.

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

COUNTY OF _____

§

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

COUNTY OF _____

§
§
§

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

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

Notary Public, State of Texas]⁴

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

**ANNUAL INSTALLMENTS – IMPROVEMENT AREA #1 INITIAL PARCEL
REMAINDER PROPERTY**

Annual Installment Due 1/31	Principal	Interest ^[a]	Additional Interest	Annual Collection Costs	Annual Installment ^[b]
2026	\$ 77,707.29	\$ 368,808.93	\$ 30,040.62	\$ 23,192.72	\$ 499,749.56
2027	\$ 82,437.30	\$ 364,146.49	\$ 29,652.09	\$ 18,512.10	\$ 494,747.98
2028	\$ 87,505.16	\$ 359,200.25	\$ 29,239.90	\$ 18,882.35	\$ 494,827.66
2029	\$ 92,910.89	\$ 353,949.94	\$ 28,802.38	\$ 19,259.99	\$ 494,923.20
2030	\$ 98,654.47	\$ 348,375.29	\$ 28,337.82	\$ 19,645.19	\$ 495,012.77
2031	\$ 104,735.91	\$ 342,456.02	\$ 27,844.55	\$ 20,038.10	\$ 495,074.58
2032	\$ 111,155.21	\$ 336,171.86	\$ 27,320.87	\$ 20,438.86	\$ 495,086.80
2033	\$ 118,250.22	\$ 329,502.55	\$ 26,765.09	\$ 20,847.64	\$ 495,365.50
2034	\$ 125,345.23	\$ 322,407.54	\$ 26,173.84	\$ 21,264.59	\$ 495,191.20
2035	\$ 133,453.82	\$ 314,886.83	\$ 25,547.12	\$ 21,689.88	\$ 495,577.64
2036	\$ 141,562.41	\$ 306,879.60	\$ 24,879.85	\$ 22,123.68	\$ 495,445.53
2037	\$ 150,684.57	\$ 298,385.85	\$ 24,172.03	\$ 22,566.15	\$ 495,808.61
2038	\$ 160,144.59	\$ 289,344.78	\$ 23,418.61	\$ 23,017.47	\$ 495,925.45
2039	\$ 169,942.46	\$ 279,736.10	\$ 22,617.89	\$ 23,477.82	\$ 495,774.28
2040	\$ 180,753.91	\$ 269,539.55	\$ 21,768.18	\$ 23,947.38	\$ 496,009.02
2041	\$ 192,241.07	\$ 258,694.32	\$ 20,864.41	\$ 24,426.33	\$ 496,226.13
2042	\$ 204,066.10	\$ 247,159.86	\$ 19,903.20	\$ 24,914.85	\$ 496,044.01
2043	\$ 217,242.55	\$ 234,915.89	\$ 18,882.87	\$ 25,413.15	\$ 496,454.46
2044	\$ 230,756.86	\$ 221,881.34	\$ 17,796.66	\$ 25,921.41	\$ 496,356.27
2045	\$ 245,622.60	\$ 208,035.93	\$ 16,642.87	\$ 26,439.84	\$ 496,741.24
2046	\$ 261,501.92	\$ 192,684.51	\$ 15,414.76	\$ 26,968.64	\$ 496,569.83
2047	\$ 278,732.66	\$ 176,340.64	\$ 14,107.25	\$ 27,508.01	\$ 496,688.57
2048	\$ 297,314.84	\$ 158,919.85	\$ 12,713.59	\$ 28,058.17	\$ 497,006.45
2049	\$ 316,910.59	\$ 140,337.67	\$ 11,227.01	\$ 28,619.34	\$ 497,094.62
2050	\$ 337,857.78	\$ 120,530.76	\$ 9,642.46	\$ 29,191.72	\$ 497,222.72
2051	\$ 360,156.39	\$ 99,414.65	\$ 7,953.17	\$ 29,775.56	\$ 497,299.77
2052	\$ 384,144.29	\$ 76,904.88	\$ 6,152.39	\$ 30,371.07	\$ 497,572.63
2053	\$ 409,483.62	\$ 52,895.86	\$ 4,231.67	\$ 30,978.49	\$ 497,589.64
2054	\$ 436,850.10	\$ 27,303.13	\$ 2,184.25	\$ 31,598.06	\$ 33,782.31
Total	\$ 6,008,124.82	\$ 7,099,810.86	\$ 574,297.40	\$ 709,088.58	\$ 13,927,168.43

Notes:

[a] Interest is calculated at a 6.00% and 6.25% rate for term bonds due in 2044 and 2054 respectively.

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

**SANTORINI PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #1 BUYER
DISCLOSURE – LOT TYPE 1**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

- 10) under a court order or foreclosure sale;
- 11) by a trustee in bankruptcy;
- 12) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 13) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 14) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 15) from one co-owner to another co-owner of an undivided interest in the real property;
- 16) to a spouse or a person in the lineal line of consanguinity of the seller;
- 17) to or from a governmental entity; or
- 18) of only a mineral interest, leasehold interest, or security interest

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

IMPROVEMENT AREA #1 LOT TYPE 1 PRINCIPAL ASSESSMENT: \$41,978.16

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Seagoville, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the *Santorini Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

The exact amount of the assessment may be obtained from the City of Seagoville. The exact amount of each annual installment will be approved each year by the Seagoville City Council in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Seagoville.

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

COUNTY OF _____

§

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

COUNTY OF _____

§

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 LOT TYPE 1

Annual Installment Due 1/31	Principal	Interest ^[a]	Additional Interest	Annual Collection Costs	Annual Installment ^[b]
2026	\$ 542.93	\$ 2,576.83	\$ 209.89	\$ 162.05	\$ 3,491.70
2027	\$ 575.98	\$ 2,544.25	\$ 207.18	\$ 129.34	\$ 3,456.75
2028	\$ 611.39	\$ 2,509.70	\$ 204.30	\$ 131.93	\$ 3,457.31
2029	\$ 649.16	\$ 2,473.01	\$ 201.24	\$ 134.57	\$ 3,457.98
2030	\$ 689.29	\$ 2,434.06	\$ 197.99	\$ 137.26	\$ 3,458.60
2031	\$ 731.78	\$ 2,392.71	\$ 194.55	\$ 140.00	\$ 3,459.04
2032	\$ 776.63	\$ 2,348.80	\$ 190.89	\$ 142.80	\$ 3,459.12
2033	\$ 826.20	\$ 2,302.20	\$ 187.01	\$ 145.66	\$ 3,461.07
2034	\$ 875.77	\$ 2,252.63	\$ 182.87	\$ 148.57	\$ 3,459.85
2035	\$ 932.43	\$ 2,200.08	\$ 178.50	\$ 151.55	\$ 3,462.55
2036	\$ 989.08	\$ 2,144.14	\$ 173.83	\$ 154.58	\$ 3,461.63
2037	\$ 1,052.82	\$ 2,084.79	\$ 168.89	\$ 157.67	\$ 3,464.16
2038	\$ 1,118.91	\$ 2,021.62	\$ 163.62	\$ 160.82	\$ 3,464.98
2039	\$ 1,187.37	\$ 1,954.49	\$ 158.03	\$ 164.04	\$ 3,463.93
2040	\$ 1,262.91	\$ 1,883.25	\$ 152.09	\$ 167.32	\$ 3,465.57
2041	\$ 1,343.17	\$ 1,807.47	\$ 145.78	\$ 170.66	\$ 3,467.08
2042	\$ 1,425.79	\$ 1,726.88	\$ 139.06	\$ 174.08	\$ 3,465.81
2043	\$ 1,517.85	\$ 1,641.33	\$ 131.93	\$ 177.56	\$ 3,468.68
2044	\$ 1,612.28	\$ 1,550.26	\$ 124.34	\$ 181.11	\$ 3,467.99
2045	\$ 1,716.14	\$ 1,453.53	\$ 116.28	\$ 184.73	\$ 3,470.68
2046	\$ 1,827.09	\$ 1,346.27	\$ 107.70	\$ 188.43	\$ 3,469.48
2047	\$ 1,947.48	\$ 1,232.07	\$ 98.57	\$ 192.20	\$ 3,470.31
2048	\$ 2,077.31	\$ 1,110.36	\$ 88.83	\$ 196.04	\$ 3,472.53
2049	\$ 2,214.22	\$ 980.53	\$ 78.44	\$ 199.96	\$ 3,473.15
2050	\$ 2,360.58	\$ 842.14	\$ 67.37	\$ 203.96	\$ 3,474.05
2051	\$ 2,516.38	\$ 694.60	\$ 55.57	\$ 208.04	\$ 3,474.58
2052	\$ 2,683.98	\$ 537.33	\$ 42.99	\$ 212.20	\$ 3,476.49
2053	\$ 2,861.02	\$ 369.58	\$ 29.57	\$ 216.44	\$ 3,476.61
2054	\$ 3,052.23	\$ 190.76	\$ 15.26	\$ 220.77	\$ 3,479.03
Total	\$ 41,978.16	\$ 49,605.67	\$ 4,012.56	\$ 4,954.33	\$ 100,550.72

Footnotes:

[a] Interest is calculated at a 6.00% and 6.25% rate for term bonds due in 2044 and 2054 respectively.

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

**SANTORINI PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #1 BUYER
DISCLOSURE – LOT TYPE 2**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

IMPROVEMENT AREA #1 LOT TYPE 2 PRINCIPAL ASSESSMENT: \$47,225.44

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Seagoville, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the *Santorini Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

The exact amount of the assessment may be obtained from the City of Seagoville. The exact amount of each annual installment will be approved each year by the Seagoville City Council in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Seagoville.

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

COUNTY OF _____

§

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

COUNTY OF _____

§

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 LOT TYPE 2

Annual Installment Due 1/31	Principal	Interest ^[a]	Additional Interest	Annual Collection Costs	Annual Installment ^[b]
2026	\$ 610.80	\$ 2,898.93	\$ 236.13	\$ 182.30	\$ 3,928.16
2027	\$ 647.98	\$ 2,862.29	\$ 233.07	\$ 145.51	\$ 3,888.85
2028	\$ 687.81	\$ 2,823.41	\$ 229.83	\$ 148.42	\$ 3,889.48
2029	\$ 730.30	\$ 2,782.14	\$ 226.39	\$ 151.39	\$ 3,890.23
2030	\$ 775.45	\$ 2,738.32	\$ 222.74	\$ 154.42	\$ 3,890.93
2031	\$ 823.25	\$ 2,691.79	\$ 218.87	\$ 157.50	\$ 3,891.42
2032	\$ 873.71	\$ 2,642.40	\$ 214.75	\$ 160.65	\$ 3,891.51
2033	\$ 929.48	\$ 2,589.98	\$ 210.38	\$ 163.87	\$ 3,893.70
2034	\$ 985.25	\$ 2,534.21	\$ 205.73	\$ 167.15	\$ 3,892.33
2035	\$ 1,048.98	\$ 2,475.09	\$ 200.81	\$ 170.49	\$ 3,895.37
2036	\$ 1,112.72	\$ 2,412.15	\$ 195.56	\$ 173.90	\$ 3,894.33
2037	\$ 1,184.42	\$ 2,345.39	\$ 190.00	\$ 177.38	\$ 3,897.19
2038	\$ 1,258.78	\$ 2,274.33	\$ 184.08	\$ 180.92	\$ 3,898.10
2039	\$ 1,335.79	\$ 2,198.80	\$ 177.78	\$ 184.54	\$ 3,896.92
2040	\$ 1,420.77	\$ 2,118.65	\$ 171.10	\$ 188.23	\$ 3,898.76
2041	\$ 1,511.07	\$ 2,033.41	\$ 164.00	\$ 192.00	\$ 3,900.47
2042	\$ 1,604.01	\$ 1,942.74	\$ 156.44	\$ 195.84	\$ 3,899.04
2043	\$ 1,707.58	\$ 1,846.50	\$ 148.42	\$ 199.75	\$ 3,902.26
2044	\$ 1,813.81	\$ 1,744.05	\$ 139.89	\$ 203.75	\$ 3,901.49
2045	\$ 1,930.66	\$ 1,635.22	\$ 130.82	\$ 207.82	\$ 3,904.52
2046	\$ 2,055.47	\$ 1,514.55	\$ 121.16	\$ 211.98	\$ 3,903.17
2047	\$ 2,190.91	\$ 1,386.08	\$ 110.89	\$ 216.22	\$ 3,904.10
2048	\$ 2,336.97	\$ 1,249.15	\$ 99.93	\$ 220.54	\$ 3,906.60
2049	\$ 2,491.00	\$ 1,103.09	\$ 88.25	\$ 224.96	\$ 3,907.29
2050	\$ 2,655.65	\$ 947.40	\$ 75.79	\$ 229.45	\$ 3,908.30
2051	\$ 2,830.92	\$ 781.43	\$ 62.51	\$ 234.04	\$ 3,908.91
2052	\$ 3,019.47	\$ 604.49	\$ 48.36	\$ 238.72	\$ 3,911.05
2053	\$ 3,218.65	\$ 415.78	\$ 33.26	\$ 243.50	\$ 3,911.18
2054	\$ 3,433.76	\$ 214.61	\$ 17.17	\$ 248.37	\$ 3,913.90
Total	\$ 47,225.44	\$ 55,806.37	\$ 4,514.13	\$ 5,573.62	\$ 113,119.56

Footnotes:

[a] Interest is calculated at a 6.00% and 6.25% rate for term bonds due in 2044 and 2054 respectively.

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

**SANTORINI PUBLIC IMPROVEMENT DISTRICT – MAJOR IMPROVEMENT AREA
INITIAL PARCEL – BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

**MAJOR IMPROVEMENT AREA INITIAL PARCEL PRINCIPAL ASSESSMENT:
\$15,873,000.00**

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Seagoville, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the ***Santorini Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

The exact amount of the assessment may be obtained from the City of Seagoville. The exact amount of each annual installment will be approved each year by the City of Seagoville City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City of Seagoville.

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

COUNTY OF _____

§

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

COUNTY OF _____

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§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS – MAJOR IMPROVEMENT AREA INITIAL PARCEL

Annual Installment Due 1/31	Principal	Interest^[a]	Additional Interest	Annual Collection Costs	Annual Installment^[b]
2026	\$ 175,000.00	\$ 1,111,110.00	\$ 79,365.00	\$ 61,524.15	\$ 1,426,999.15
2027	\$ 188,000.00	\$ 1,098,860.00	\$ 78,490.00	\$ 49,782.91	\$ 1,415,132.91
2028	\$ 201,000.00	\$ 1,085,700.00	\$ 77,550.00	\$ 50,778.56	\$ 1,415,028.56
2029	\$ 215,000.00	\$ 1,071,630.00	\$ 76,545.00	\$ 51,794.13	\$ 1,414,969.13
2030	\$ 231,000.00	\$ 1,056,580.00	\$ 75,470.00	\$ 52,830.02	\$ 1,415,880.02
2031	\$ 247,000.00	\$ 1,040,410.00	\$ 74,315.00	\$ 53,886.62	\$ 1,415,611.62
2032	\$ 265,000.00	\$ 1,023,120.00	\$ 73,080.00	\$ 54,964.35	\$ 1,416,164.35
2033	\$ 283,000.00	\$ 1,004,570.00	\$ 71,755.00	\$ 56,063.64	\$ 1,415,388.64
2034	\$ 304,000.00	\$ 984,760.00	\$ 70,340.00	\$ 57,184.91	\$ 1,416,284.91
2035	\$ 326,000.00	\$ 963,480.00	\$ 68,820.00	\$ 58,328.61	\$ 1,416,628.61
2036	\$ 349,000.00	\$ 940,660.00	\$ 67,190.00	\$ 59,495.18	\$ 1,416,345.18
2037	\$ 374,000.00	\$ 916,230.00	\$ 65,445.00	\$ 60,685.08	\$ 1,416,360.08
2038	\$ 401,000.00	\$ 890,050.00	\$ 63,575.00	\$ 61,898.79	\$ 1,416,523.79
2039	\$ 430,000.00	\$ 861,980.00	\$ 61,570.00	\$ 63,136.76	\$ 1,416,686.76
2040	\$ 462,000.00	\$ 831,880.00	\$ 59,420.00	\$ 64,399.50	\$ 1,417,699.50
2041	\$ 495,000.00	\$ 799,540.00	\$ 57,110.00	\$ 65,687.49	\$ 1,417,337.49
2042	\$ 531,000.00	\$ 764,890.00	\$ 54,635.00	\$ 67,001.24	\$ 1,417,526.24
2043	\$ 570,000.00	\$ 727,720.00	\$ 51,980.00	\$ 68,341.26	\$ 1,418,041.26
2044	\$ 612,000.00	\$ 687,820.00	\$ 49,130.00	\$ 69,708.09	\$ 1,418,658.09
2045	\$ 656,000.00	\$ 644,980.00	\$ 46,070.00	\$ 71,102.25	\$ 1,418,152.25
2046	\$ 704,000.00	\$ 599,060.00	\$ 42,790.00	\$ 72,524.29	\$ 1,418,374.29
2047	\$ 756,000.00	\$ 549,780.00	\$ 39,270.00	\$ 73,974.78	\$ 1,419,024.78
2048	\$ 811,000.00	\$ 496,860.00	\$ 35,490.00	\$ 75,454.27	\$ 1,418,804.27
2049	\$ 871,000.00	\$ 440,090.00	\$ 31,435.00	\$ 76,963.36	\$ 1,419,488.36
2050	\$ 935,000.00	\$ 379,120.00	\$ 27,080.00	\$ 78,502.63	\$ 1,419,702.63
2051	\$ 1,004,000.00	\$ 313,670.00	\$ 22,405.00	\$ 80,072.68	\$ 1,420,147.68
2052	\$ 1,078,000.00	\$ 243,390.00	\$ 17,385.00	\$ 81,674.13	\$ 1,420,449.13
2053	\$ 1,157,000.00	\$ 167,930.00	\$ 11,995.00	\$ 83,307.62	\$ 1,420,232.62
2054	\$ 1,242,000.00	\$ 86,940.00	\$ 6,210.00	\$ 84,973.77	\$ 1,420,123.77
Total	\$ 15,873,000.00	\$ 21,782,810.00	\$ 1,555,915.00	\$ 1,906,041.05	\$ 41,117,766.05

Footnotes:

[a] Interest is calculated at a 7.00% rate.

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