

ORDINANCE NO. 2025-09-08 (6)

**AN ORDINANCE OF THE CITY OF ROCKDALE, TEXAS APPROVING
THE 2025 ANNUAL UPDATE TO THE SERVICE AND ASSESSMENT
PLAN AND ASSESSMENT ROLL FOR THE CORNERSTONE
PUBLIC IMPROVEMENT DISTRICT INCLUDING THE COLLECTION
OF THE 2025 ANNUAL INSTALLMENTS.**

* * * * *

WHEREAS, the City of Rockdale, Texas (the "City") received a petition meeting the requirements of Sec. 372.005 of the Public Improvement District Assessment Act (the "Act" requesting the creation of a public improvement district over a portion of the area within the corporate limits of the City to be known as the Cornerstone Public Improvement District (the "District"); and

WHEREAS, the petition contained the signatures of the owners of taxable property representing more than fifty percent of the appraised value of taxable real property liable for assessment within the boundaries of the proposed District, as determined by the then current ad valorem tax rolls of the Milam County Appraisal District and the signatures of property owners who own taxable real property that constitutes more than fifty percent of the area of all taxable property that is liable for assessment by the City; and

WHEREAS, on January 9, 2023, the City Council accepted the Petition and called a public hearing for February 13, 2023, on creation of the District and the advisability of the improvements; and

WHEREAS, notice of the hearing was published in a newspaper of general circulation in the City in which the District is to be located on January 26, 2023; and

WHEREAS, on January 22, 2023, notice to the owners of the property within the proposed District was sent by first-class mail to the owners of 100% of the property subject to assessment under the proposed District containing the information required by the Act such that such owners had actual knowledge of the public hearing to be held on January 9, 2023; and

WHEREAS, the City Council opened and conducted such public hearing on the advisability of the improvements and the creation of the District, and closed such hearing on January 9, 2023; and

WHEREAS, the City Council approved the creation of the PID by Resolution No. 2023-2-13(8A) approved on February 13, 2023 (the "Original Creation Resolution") and published the Original Creation Resolution as authorized by the Act; and

WHEREAS, the District is to be developed in phases and assessments are anticipated to be levied in each development phase (each an "Improvement Area"); and

WHEREAS, pursuant to Sections 372.013, 372.014, and 372.016 of the Act, the City Council directed the preparation of Preliminary Service and Assessment Plans for Authorized Improvements within Improvement Area #1 of the District (the "Service and Assessment Plan") and

an assessment roll for Improvement Area #1 of the District (the "Assessment Roll") that states the assessment against each parcel of land within Improvement Area #1 of the District (the "Assessments"); and

WHEREAS, the City called a public hearing regarding the proposed levy of Assessments pursuant to the Preliminary Plan and the proposed Assessment Roll on property within Improvement Area #1 of the District, pursuant to Section 372.016 of the Act; and

WHEREAS, the City, pursuant to Section 372.016(b) of the Act, published notice in newspaper of general circulation within the City to consider the proposed Service and Assessment Plans for the District and the levy of the Assessments, as defined in the Service and Assessment Plan, on property in the District; and

WHEREAS, the City Council, pursuant to Section 372.016(c) of the Act, caused the mailing of notices of the public hearing to consider the proposed Service and Assessment Plan and the Assessment Roll attached to the Service and Assessment Plan and the levy of Assessments on property in Improvement Area #1 of the District to the last known address of the owners of the property liable for the Assessments; and

WHEREAS, the City Council convened the public hearing at which all persons who appeared, or requested to appear, in person or by their attorney, were given the opportunity to contend for or contest the Service and Assessment Plan, the Assessment Roll, and the proposed Assessments, and to offer testimony pertinent to any issue presented on the amount of the Assessments, the allocation of the costs of the Authorized Improvements, the purposes of the Assessments, the special benefits of the Assessments, and the penalties and interest on annual installments and on delinquent annual installments of the Assessments; and

WHEREAS, the City Council approved an Ordinance levying Assessments on property within Improvement Area #1 of the District; and

WHEREAS, pursuant to the Act, the Service and Assessment Plan and Assessment Roll is required to be reviewed and updated annually as described in Sections 372.013 and 372.014 of the PID Act; and

WHEREAS, the City Council has directed that an update to the Service and Assessment Plan and the Assessment Roll for the District be prepared for 2025 (the "2025 Update"); and

WHEREAS, the City Council now desires to proceed with the adoption of this Ordinance approving the 2025 Update attached thereto, in conformity with the requirements of the PID Act; and

WHEREAS, the City Council finds the passage of this Ordinance to be in the best interest for the citizens of Rockdale, Texas.

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

SECTION 1: That all matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

SECTION 2: That the 2025 Update attached hereto as Exhibit A is hereby approved and accepted as provided.

SECTION 3: If any portion of this Ordinance shall, for any reason, be declared invalid by any court of competent jurisdiction, such invalidity shall not affect the remaining provisions hereof and the Council hereby determines that it would have adopted this Ordinance without the invalid provision.

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

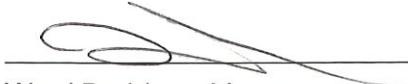
SECTION 5: It is hereby declared to be the intention of the City Council of the City of Rockdale, Texas, that sections, paragraphs, clauses and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared legally invalid or unconstitutional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

SECTION 6: This ordinance shall take effect immediately from and after its passage as the law in such case provides.

READING:

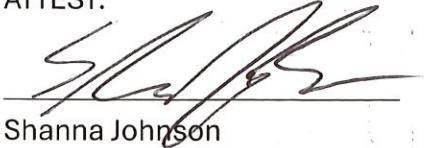
READ, PASSED AND APPROVED AS SET OUT BELOW AT THE MEETING OF THE CITY COUNCIL OF THE CITY OF ROCKDALE HELD ON THE 8TH DAY OF SEPTEMBER 2025.

MAYOR PROTEM/COUNCILMEMBER PERRY	<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
COUNCILMEMBER WILLIE	<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
COUNCILMEMBER RUELAS-OLIVARES	<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
COUNCILMEMBER MELTON	<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
COUNCILMEMBER CAFFEY	<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
COUNCILMEMBER STARNES	<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>



Ward Roddam, Mayor

ATTEST:



Shanna Johnson
City Secretary

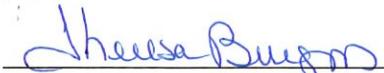
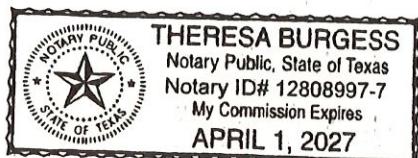
STATE OF TEXAS \$

 \$

COUNTY OF MILAM \$

Before me, the undersigned authority, on this day personally appeared Ward Roddam the Mayor of the City of Rockdale, known to me to be such persons who signed the above and acknowledged to me that such persons executed the above and foregoing Ordinance in my presence for the purposes stated therein.

Given under my hand and seal of office this September 8, 2025.



Theresa Burgess
Notary Public, State of Texas

EXHIBIT A
2025 SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL UPDATE

Document Number:



**CORNERSTONE
PUBLIC IMPROVEMENT DISTRICT
2025 ANNUAL SERVICE PLAN UPDATE**

AUGUST 11, 2025

INTRODUCTION

Capitalized terms used in this 2025 Annual Service Plan Update shall have the meanings given to them in the Service and Assessment Plan (the “SAP”), used for levying the Assessment.

The District was created pursuant to the PID Act by Resolution No. 2023-2-13(8A) on February 13, 2023, by the City to finance certain Authorized Improvements for the benefit of the property in the District.

On October 30, 2023, the City Council approved the Service and Assessment Plan for the District by adopting Ordinance No. 2023-10-30 (9A) which approved the levy of Assessments for Assessed Property within the District and approved the Assessment Rolls.

On July 8, 2024, the City Council approved the 2024 Annual Service Plan Update for the District by Ordinance No. 2024-07-08(8D), which updated the Assessment Roll for 2024.

The SAP identified the Authorized Improvements to be constructed for the benefit of the Assessed Parcels 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 Lot 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.

PARCEL SUBDIVISION

Improvement Area #1

- The final plat of Cornerstone Phase 1A, was filed and recorded within the County on December 1, 2023, and consists of 82 residential Lots and 4 Non-Benefited Property.
- The final plat of Cornerstone Phase 1B, attached hereto as **Exhibit C-1**, was filed and recorded within the County on May 15, 2024, and consists of 66 residential Lots and 2 Non-Benefited Property.
- The final plat of Cornerstone Phase 1C, attached hereto as **Exhibit C-2**, was filed and recorded within the County on April 17, 2025, and consists of 62 residential Lots and 3 Non-Benefited Property.

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

Improvement Area #1	
Lot Type	Number of Lots
Lot Type 1	231
Lot Type 2	162
Total	393

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

LOT AND HOME SALES

Improvement Area #1

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

- Developer Owned:
 - Lot Type 1 (40'): 162 Lots
 - Lot Type 2 (50'): 130 Lots
- Homebuilder Owned:
 - Lot Type 1(40'): 46 Lots
 - Lot Type 2(50'): 14 Lots
- End-User Owner:
 - Lot Type 1(40'): 23 Lots
 - Lot Type 2(50'): 18 Lots

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

AUTHORIZED IMPROVEMENTS

Improvement Area #1

Per Draw #11 completed on January 27, 2025, the Authorized Improvements listed in the SAP for Improvement Area #1 are currently under construction and projected to be completed in the 1st quarter of 2026. The budget for the Authorized Improvements remains unchanged as shown on the table below.

Authorized Improvements	Original Budget	Spent to Date ^[a]	Percent Complete	Forecast Completion Date
<i>Improvement Area #1 Improvements</i>				
Streets	\$ 3,895,183.00	\$ 2,862,492.04	73.49%	Q1 2026
Drainage	\$ 3,232,700.00	\$ 1,259,702.33	38.97%	Q1 2026
Water	\$ 2,241,877.00	\$ 1,309,937.00	58.43%	Q1 2026
Wastewater	\$ 2,126,928.00	\$ 1,124,245.00	52.86%	Q1 2026
Contingency	\$ 574,834.00	\$ 305,950.59	53.22%	Q1 2026
Soft Costs	\$ 1,034,702.00	\$ 1,034,702.00	100.00%	Q1 2026
	\$ 13,106,224.00	\$ 7,897,028.96	60.25%	
<i>Major Improvements</i>				
Streets	\$ 624,812.00	\$ 501,496.49	80.26%	Q1 2026
Contingency	\$ 31,241.00	\$ -	0.00%	Q1 2026
Soft Costs	\$ 56,233.00	\$ 56,233.12	100.00%	Q1 2026
	\$ 712,286.00	\$ 557,729.61	78.30%	
Total	\$ 13,818,510.00	\$ 8,454,758.57	61.18%	

Footnotes:

[a] As provided by the Developer as of Draw #11 processed on January 27, 2025.

OUTSTANDING ASSESSMENT

Improvement Area #1

Net of the principal bond payment due September 15, Improvement Area #1 has an outstanding Assessment of \$12,601,000.00.

TIRZ ANNUAL CREDIT

The TIRZ No. 1 Annual Credit Amount shall only be applied to principal and interest component of the Annual Installment, as further described in the 2024 SAP.

Lot Type	Units	TIRZ No. 1 Maximum Annual Credit Amount	
<i>Improvement Area #1</i>			
Lot Type 1	231	\$	1,443
Lot Type 2	162	\$	1,563

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 resulting TIRZ No. 1 Annual Credit Amount by Parcel is included in the Assessment Roll attached hereto as **Exhibit A**.

ANNUAL INSTALLMENT DUE 1/31/2026

Improvement Area #1

- **Principal and Interest** – The total principal and interest required for the Annual Installment is \$1,075,075.00.
 - **TIRZ Credit** – the total principal and interest credit from the TIRZ No. 1 Fund for the Annual Installment is \$0.00.
- **Delinquency and Prepayment Reserve** – The total Delinquency and Prepayment Reserve Requirement, as defined in the Indenture, has not been met. As such, the Delinquency and Prepayment Reserve will be funded with Additional Interest on the outstanding Assessments, resulting in an Additional Interest amount due of \$63,005.00.
- **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 for Improvement Area #1 is \$49,719.42. A breakdown of the Annual Collection Costs is shown below.

Improvement Area #1	
Annual Collection Costs Breakdown	
Administration	\$ 31,212.00
City Auditor	\$ 1,000.00
Filing Fees	\$ 1,000.00
County Collection	\$ 1,000.00
Trustee Fees	\$ 4,500.00
Draw Request Review	\$ 10,000.00
P3Works Dev/Issuer CDA Review	\$ 3,500.00
Collection Cost Maintenance Balance	\$ 10,000.00
Less CCMB Credit from Prior Years	\$(13,992.58)
Arbitrage Calculation	\$ 1,500.00
Total Annual Collection Costs	\$ 49,719.42

Improvement Area #1	
Due January 31, 2026	
Principal	\$ 130,000.00
Interest	\$ 945,075.00
Additional Interest	\$ 63,005.00
Annual Collection Costs	\$ 49,719.42
Total Annual Installment Due	\$ 1,187,799.42

See the limited offering memorandum for the pay period. See **Exhibit B** for the debt service schedule for the PID Bonds as shown in the limited offering memorandum.

PREPAYMENT OF ASSESSMENTS IN FULL

Improvement Area #1

No parcels in Improvement Area #1 have made full prepayments.

PARTIAL PREPAYMENT OF ASSESSMENTS

Improvement Area #1

No parcels in Improvement Area #1 have made partial prepayments.

EXTRAORDINARY OPTIONAL REDEMPTIONS

Improvement Area #1

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

SERVICE PLAN – FIVE YEAR BUDGET FORECAST

The PID Act requires the annual indebtedness and projected costs for the 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.

Annual Installments Due	1/31/2026	1/31/2027	1/31/2028	1/31/2029	1/31/2030
Principal	\$ 130,000.00	\$ 139,000.00	\$ 149,000.00	\$ 161,000.00	\$ 173,000.00
Interest	945,075.00	935,325.00	924,900.00	913,725.00	901,650.00
(1)	\$ 1,075,075.00	\$ 1,074,325.00	\$ 1,073,900.00	\$ 1,074,725.00	\$ 1,074,650.00
Annual Collection Costs	(2)	\$ 49,719.42	\$ 50,713.81	\$ 51,728.08	\$ 52,762.65
Additional Interest	(3)	\$ 63,005.00	\$ 62,355.00	\$ 61,660.00	\$ 60,915.00
Total Annual Installment	(4) = (1) + (2) + (3)	\$ 1,187,799.42	\$ 1,187,393.81	\$ 1,187,288.08	\$ 1,188,402.65
					\$ 1,188,577.90

ASSESSMENT ROLL

The list of current Parcels or Lots within Improvement Area #1, the corresponding total Assessments, and current Annual Installment are shown on the Improvement Area #1 Assessment Roll attached hereto as **Exhibit A**. The Parcels or Lots shown on the Assessment Roll will receive the bills for the 2025 Annual Installments which will be delinquent if not paid by January 31, 2026.

EXHIBIT A – IMPROVEMENT AREA #1 ASSESSMENT ROLL

Property ID	Lot Type	Legal Description	Improvement Area #1 ^[a]				
			Outstanding Assessment ^[b]	Annual Installment before TIRZ	TIRZ #1 Annual Credit Amount	Annual Installment Due 1/31/2026 ^{[c],[d]}	
20534360	2	PHASE 1A BLK A, LOT 1	\$ 33,582.00	\$ 3,165.52	\$ -	\$ -	\$ 3,165.52
20534361	2	PHASE 1A BLK A, LOT 2	\$ 33,582.00	\$ 3,165.52	\$ -	\$ -	\$ 3,165.52
20534362	2	PHASE 1A BLK A, LOT 3	\$ 33,582.00	\$ 3,165.52	\$ -	\$ -	\$ 3,165.52
20534363	2	PHASE 1A BLK A, LOT 4	\$ 33,582.00	\$ 3,165.52	\$ -	\$ -	\$ 3,165.52
20534364	2	PHASE 1A BLK A, LOT 5	\$ 33,582.00	\$ 3,165.52	\$ -	\$ -	\$ 3,165.52
20534365	2	PHASE 1A BLK A, LOT 6	\$ 33,582.00	\$ 3,165.52	\$ -	\$ -	\$ 3,165.52
20534366	2	PHASE 1A BLK A, LOT 7	\$ 33,582.00	\$ 3,165.52	\$ -	\$ -	\$ 3,165.52
20534367	2	PHASE 1A BLK A, LOT 8	\$ 33,582.00	\$ 3,165.52	\$ -	\$ -	\$ 3,165.52
20534368	2	PHASE 1A BLK A, LOT 9	\$ 33,582.00	\$ 3,165.52	\$ -	\$ -	\$ 3,165.52
20534369	2	PHASE 1A BLK A, LOT 10	\$ 33,582.00	\$ 3,165.52	\$ -	\$ -	\$ 3,165.52
20534370	2	PHASE 1A BLK A, LOT 11	\$ 33,582.00	\$ 3,165.52	\$ -	\$ -	\$ 3,165.52
20534371	2	PHASE 1A BLK A, LOT 12	\$ 33,582.00	\$ 3,165.52	\$ -	\$ -	\$ 3,165.52
20534372	2	PHASE 1A BLK A, LOT 13	\$ 33,582.00	\$ 3,165.52	\$ -	\$ -	\$ 3,165.52
20534373	2	PHASE 1A BLK A, LOT 14	\$ 33,582.00	\$ 3,165.52	\$ -	\$ -	\$ 3,165.52
20534374	2	PHASE 1A BLK A, LOT 15	\$ 33,582.00	\$ 3,165.52	\$ -	\$ -	\$ 3,165.52
20534375	2	PHASE 1A BLK A, LOT 16	\$ 33,582.00	\$ 3,165.52	\$ -	\$ -	\$ 3,165.52
20534376	2	PHASE 1A BLK A, LOT 17	\$ 33,582.00	\$ 3,165.52	\$ -	\$ -	\$ 3,165.52
20534377	2	PHASE 1A BLK A, LOT 18	\$ 33,582.00	\$ 3,165.52	\$ -	\$ -	\$ 3,165.52
20534378	2	PHASE 1A BLK A, LOT 19	\$ 33,582.00	\$ 3,165.52	\$ -	\$ -	\$ 3,165.52
20534380	2	PHASE 1A BLK B, LOT 1	\$ 33,582.00	\$ 3,165.52	\$ -	\$ -	\$ 3,165.52
20534381	2	PHASE 1A BLK B, LOT 2	\$ 33,582.00	\$ 3,165.52	\$ -	\$ -	\$ 3,165.52
20534382	2	PHASE 1A BLK B, LOT 3	\$ 33,582.00	\$ 3,165.52	\$ -	\$ -	\$ 3,165.52
20534383	2	PHASE 1A BLK B, LOT 4	\$ 33,582.00	\$ 3,165.52	\$ -	\$ -	\$ 3,165.52
20534384	2	PHASE 1A BLK B, LOT 5	\$ 33,582.00	\$ 3,165.52	\$ -	\$ -	\$ 3,165.52
20534385	2	PHASE 1A BLK B, LOT 6	\$ 33,582.00	\$ 3,165.52	\$ -	\$ -	\$ 3,165.52
20534386	2	PHASE 1A BLK B, LOT 7	\$ 33,582.00	\$ 3,165.52	\$ -	\$ -	\$ 3,165.52
20534387	2	PHASE 1A BLK B, LOT 8	\$ 33,582.00	\$ 3,165.52	\$ -	\$ -	\$ 3,165.52
20534388	2	PHASE 1A BLK B, LOT 9	\$ 33,582.00	\$ 3,165.52	\$ -	\$ -	\$ 3,165.52
20534389	2	PHASE 1A BLK B, LOT 10	\$ 33,582.00	\$ 3,165.52	\$ -	\$ -	\$ 3,165.52
20534390	2	PHASE 1A BLK B, LOT 11	\$ 33,582.00	\$ 3,165.52	\$ -	\$ -	\$ 3,165.52
20534391	2	PHASE 1A BLK B, LOT 12	\$ 33,582.00	\$ 3,165.52	\$ -	\$ -	\$ 3,165.52
20534392	2	PHASE 1A BLK B, LOT 13	\$ 33,582.00	\$ 3,165.52	\$ -	\$ -	\$ 3,165.52
20534393	Non-Benefited	PHASE 1A BLK B, Reserved LOT 25	\$ -	\$ -	\$ -	\$ -	\$ -
20534394	2	PHASE 1A BLK C, LOT 1	\$ 33,582.00	\$ 3,165.52	\$ -	\$ -	\$ 3,165.52
20534395	2	PHASE 1A BLK C, LOT 2	\$ 33,582.00	\$ 3,165.52	\$ -	\$ -	\$ 3,165.52
20534396	2	PHASE 1A BLK C, LOT 3	\$ 33,582.00	\$ 3,165.52	\$ -	\$ -	\$ 3,165.52
20534397	2	PHASE 1A BLK C, LOT 4	\$ 33,582.00	\$ 3,165.52	\$ -	\$ -	\$ 3,165.52
20534398	2	PHASE 1A BLK C, LOT 5	\$ 33,582.00	\$ 3,165.52	\$ -	\$ -	\$ 3,165.52
20534399	1	PHASE 1A BLK C, LOT 6	\$ 30,998.77	\$ 2,922.02	\$ -	\$ -	\$ 2,922.02
20534400	1	PHASE 1A BLK C, LOT 7	\$ 30,998.77	\$ 2,922.02	\$ -	\$ -	\$ 2,922.02

Property ID	Lot Type	Legal Description	Improvement Area #1 ^[a]				
			Outstanding Assessment ^[b]	Annual Installment before TIRZ	TIRZ #1 Annual Credit Amount	Annual Installment Due 1/31/2026 ^{[c],[d]}	
20534401	1	PHASE 1A BLK C, LOT 8	\$ 30,998.77	\$ 2,922.02	\$ -	\$ 2,922.02	
20534402	1	PHASE 1A BLK C, LOT 9	\$ 30,998.77	\$ 2,922.02	\$ -	\$ 2,922.02	
20534403	1	PHASE 1A BLK C, LOT 10	\$ 30,998.77	\$ 2,922.02	\$ -	\$ 2,922.02	
20534404	1	PHASE 1A BLK C, LOT 11	\$ 30,998.77	\$ 2,922.02	\$ -	\$ 2,922.02	
20534405	1	PHASE 1A BLK C, LOT 12	\$ 30,998.77	\$ 2,922.02	\$ -	\$ 2,922.02	
20534406	1	PHASE 1A BLK C, LOT 13	\$ 30,998.77	\$ 2,922.02	\$ -	\$ 2,922.02	
20534407	2	PHASE 1A BLK C, LOT 14	\$ 33,582.00	\$ 3,165.52	\$ -	\$ 3,165.52	
20534408	2	PHASE 1A BLK C, LOT 15	\$ 33,582.00	\$ 3,165.52	\$ -	\$ 3,165.52	
20534409	2	PHASE 1A BLK C, LOT 16	\$ 33,582.00	\$ 3,165.52	\$ -	\$ 3,165.52	
20534411	1	PHASE 1A BLK D, LOT 1	\$ 30,998.77	\$ 2,922.02	\$ -	\$ 2,922.02	
20534412	1	PHASE 1A BLK D, LOT 2	\$ 30,998.77	\$ 2,922.02	\$ -	\$ 2,922.02	
20534413	1	PHASE 1A BLK D, LOT 3	\$ 30,998.77	\$ 2,922.02	\$ -	\$ 2,922.02	
20534414	1	PHASE 1A BLK D, LOT 4	\$ 30,998.77	\$ 2,922.02	\$ -	\$ 2,922.02	
20534415	1	PHASE 1A BLK D, LOT 5	\$ 30,998.77	\$ 2,922.02	\$ -	\$ 2,922.02	
20534416	1	PHASE 1A BLK D, LOT 6	\$ 30,998.77	\$ 2,922.02	\$ -	\$ 2,922.02	
20534417	1	PHASE 1A BLK D, LOT 7	\$ 30,998.77	\$ 2,922.02	\$ -	\$ 2,922.02	
20534418	1	PHASE 1A BLK D, LOT 8	\$ 30,998.77	\$ 2,922.02	\$ -	\$ 2,922.02	
20534419	1	PHASE 1A BLK D, LOT 9	\$ 30,998.77	\$ 2,922.02	\$ -	\$ 2,922.02	
20534420	1	PHASE 1A BLK D, LOT 10	\$ 30,998.77	\$ 2,922.02	\$ -	\$ 2,922.02	
20534421	2	PHASE 1A BLK D, LOT 17	\$ 33,582.00	\$ 3,165.52	\$ -	\$ 3,165.52	
20534422	2	PHASE 1A BLK D, LOT 18	\$ 33,582.00	\$ 3,165.52	\$ -	\$ 3,165.52	
20534423	2	PHASE 1A BLK D, LOT 19	\$ 33,582.00	\$ 3,165.52	\$ -	\$ 3,165.52	
20534424	2	PHASE 1A BLK D, LOT 20	\$ 33,582.00	\$ 3,165.52	\$ -	\$ 3,165.52	
20534425	2	PHASE 1A BLK D, LOT 21	\$ 33,582.00	\$ 3,165.52	\$ -	\$ 3,165.52	
20534426	2	PHASE 1A BLK D, LOT 22	\$ 33,582.00	\$ 3,165.52	\$ -	\$ 3,165.52	
20534427	2	PHASE 1A BLK D, LOT 23	\$ 33,582.00	\$ 3,165.52	\$ -	\$ 3,165.52	
20534428	1	PHASE 1A BLK E, LOT 1	\$ 30,998.77	\$ 2,922.02	\$ -	\$ 2,922.02	
20534429	1	PHASE 1A BLK E, LOT 2	\$ 30,998.77	\$ 2,922.02	\$ -	\$ 2,922.02	
20534430	1	PHASE 1A BLK E, LOT 3	\$ 30,998.77	\$ 2,922.02	\$ -	\$ 2,922.02	
20534431	1	PHASE 1A BLK E, LOT 4	\$ 30,998.77	\$ 2,922.02	\$ -	\$ 2,922.02	
20534432	1	PHASE 1A BLK E, LOT 5	\$ 30,998.77	\$ 2,922.02	\$ -	\$ 2,922.02	
20534433	1	PHASE 1A BLK E, LOT 6	\$ 30,998.77	\$ 2,922.02	\$ -	\$ 2,922.02	
20534434	1	PHASE 1A BLK E, LOT 7	\$ 30,998.77	\$ 2,922.02	\$ -	\$ 2,922.02	
20534435	1	PHASE 1A BLK E, LOT 8	\$ 30,998.77	\$ 2,922.02	\$ -	\$ 2,922.02	
20534436	1	PHASE 1A BLK E, LOT 9	\$ 30,998.77	\$ 2,922.02	\$ -	\$ 2,922.02	
20534437	1	PHASE 1A BLK E, LOT 10	\$ 30,998.77	\$ 2,922.02	\$ -	\$ 2,922.02	
20534438	1	PHASE 1A BLK E, LOT 11	\$ 30,998.77	\$ 2,922.02	\$ -	\$ 2,922.02	
20534439	1	PHASE 1A BLK E, LOT 12	\$ 30,998.77	\$ 2,922.02	\$ -	\$ 2,922.02	
20534440	1	PHASE 1A BLK E, LOT 13	\$ 30,998.77	\$ 2,922.02	\$ -	\$ 2,922.02	
20534441	1	PHASE 1A BLK F, LOT 20	\$ 30,998.77	\$ 2,922.02	\$ -	\$ 2,922.02	

Property ID	Lot Type	Legal Description	Improvement Area #1 ^[a]				
			Outstanding Assessment ^[b]	Annual Installment before TIRZ	TIRZ #1 Annual Credit Amount	Annual Installment Due 1/31/2026 ^{[c],[d]}	
20534442	1	PHASE 1A BLK F, LOT 21	\$ 30,998.77	\$ 2,922.02	\$ -	\$ 2,922.02	
20534443	1	PHASE 1A BLK F, LOT 22	\$ 30,998.77	\$ 2,922.02	\$ -	\$ 2,922.02	
20534444	1	PHASE 1A BLK F, LOT 23	\$ 30,998.77	\$ 2,922.02	\$ -	\$ 2,922.02	
20534445	Non-Benefited	PHASE 1A BLK G Reserve LOT 60	\$ -	\$ -	\$ -	\$ -	
20534410	Non-Benefited	PHASE 1A BLK C Reserve LOT 17	\$ -	\$ -	\$ -	\$ -	
20534379	Non-Benefited	PHASE 1A BLK A Reserve LOT 20	\$ -	\$ -	\$ -	\$ -	
20535686	1	PHASE 1B BLK O LOT 76	\$ 30,998.77	\$ 2,922.02	\$ -	\$ 2,922.02	
20535722	1	PHASE 1B BLK S LOT 3	\$ 30,998.77	\$ 2,922.02	\$ -	\$ 2,922.02	
20535723	1	PHASE 1B BLK S LOT 4	\$ 30,998.77	\$ 2,922.02	\$ -	\$ 2,922.02	
20535724	1	PHASE 1B BLK S LOT 5	\$ 30,998.77	\$ 2,922.02	\$ -	\$ 2,922.02	
20535725	1	PHASE 1B BLK S LOT 6	\$ 30,998.77	\$ 2,922.02	\$ -	\$ 2,922.02	
20535726	1	PHASE 1B BLK S LOT 7	\$ 30,998.77	\$ 2,922.02	\$ -	\$ 2,922.02	
20535727	1	PHASE 1B BLK S LOT 8	\$ 30,998.77	\$ 2,922.02	\$ -	\$ 2,922.02	
20535728	1	PHASE 1B BLK S LOT 9	\$ 30,998.77	\$ 2,922.02	\$ -	\$ 2,922.02	
20535729	1	PHASE 1B BLK S LOT 10	\$ 30,998.77	\$ 2,922.02	\$ -	\$ 2,922.02	
20535730	1	PHASE 1B BLK S LOT 11	\$ 30,998.77	\$ 2,922.02	\$ -	\$ 2,922.02	
20535731	1	PHASE 1B BLK S LOT 12	\$ 30,998.77	\$ 2,922.02	\$ -	\$ 2,922.02	
20535732	1	PHASE 1B BLK S LOT 13	\$ 30,998.77	\$ 2,922.02	\$ -	\$ 2,922.02	
20535733	1	PHASE 1B BLK S LOT 14	\$ 30,998.77	\$ 2,922.02	\$ -	\$ 2,922.02	
20535734	1	PHASE 1B BLK S LOT 15	\$ 30,998.77	\$ 2,922.02	\$ -	\$ 2,922.02	
20535735	1	PHASE 1B BLK S LOT 16	\$ 30,998.77	\$ 2,922.02	\$ -	\$ 2,922.02	
20535721	1	PHASE 1B BLK S LOT 2	\$ 30,998.77	\$ 2,922.02	\$ -	\$ 2,922.02	
20535736	1	PHASE 1B BLK S LOT 17	\$ 30,998.77	\$ 2,922.02	\$ -	\$ 2,922.02	
20535738	1	PHASE 1B BLK S LOT 19	\$ 30,998.77	\$ 2,922.02	\$ -	\$ 2,922.02	
20535739	1	PHASE 1B BLK T LOT 1	\$ 30,998.77	\$ 2,922.02	\$ -	\$ 2,922.02	
20535740	1	PHASE 1B BLK T LOT 2	\$ 30,998.77	\$ 2,922.02	\$ -	\$ 2,922.02	
20535741	1	PHASE 1B BLK T LOT 3	\$ 30,998.77	\$ 2,922.02	\$ -	\$ 2,922.02	
20535742	1	PHASE 1B BLK T LOT 4	\$ 30,998.77	\$ 2,922.02	\$ -	\$ 2,922.02	
20535743	1	PHASE 1B BLK T LOT 5	\$ 30,998.77	\$ 2,922.02	\$ -	\$ 2,922.02	
20535744	1	PHASE 1B BLK T LOT 6	\$ 30,998.77	\$ 2,922.02	\$ -	\$ 2,922.02	
20535745	1	PHASE 1B BLK T LOT 7	\$ 30,998.77	\$ 2,922.02	\$ -	\$ 2,922.02	
20535746	1	PHASE 1B BLK T LOT 8	\$ 30,998.77	\$ 2,922.02	\$ -	\$ 2,922.02	
20535747	1	PHASE 1B BLK T LOT 9	\$ 30,998.77	\$ 2,922.02	\$ -	\$ 2,922.02	
20535748	1	PHASE 1B BLK T LOT 10	\$ 30,998.77	\$ 2,922.02	\$ -	\$ 2,922.02	
20535749	1	PHASE 1B BLK T LOT 11	\$ 30,998.77	\$ 2,922.02	\$ -	\$ 2,922.02	
20535750	1	PHASE 1B BLK T LOT 12	\$ 30,998.77	\$ 2,922.02	\$ -	\$ 2,922.02	
20535751	1	PHASE 1B BLK T LOT 13	\$ 30,998.77	\$ 2,922.02	\$ -	\$ 2,922.02	
20535737	1	PHASE 1B BLK S LOT 18	\$ 30,998.77	\$ 2,922.02	\$ -	\$ 2,922.02	
20535720	1	PHASE 1B BLK S LOT 1	\$ 30,998.77	\$ 2,922.02	\$ -	\$ 2,922.02	
20535719	Non-Benefited	PHASE 1B BLK O LOT 109, (OPEN SPACE)	\$ -	\$ -	\$ -	\$ -	

Property ID	Lot Type	Legal Description	Improvement Area #1 ^[a]				
			Outstanding Assessment ^[b]	Annual Installment before TIRZ	TIRZ #1 Annual Credit Amount	Annual Installment Due 1/31/2026 ^[c]	
20535718	1	PHASE 1B BLK O LOT 108	\$ 30,998.77	\$ 2,922.02	\$ -	\$ -	\$ 2,922.02
20535687	1	PHASE 1B BLK O LOT 77	\$ 30,998.77	\$ 2,922.02	\$ -	\$ -	\$ 2,922.02
20535688	1	PHASE 1B BLK O LOT 78	\$ 30,998.77	\$ 2,922.02	\$ -	\$ -	\$ 2,922.02
20535689	1	PHASE 1B BLK O LOT 79	\$ 30,998.77	\$ 2,922.02	\$ -	\$ -	\$ 2,922.02
20535690	1	PHASE 1B BLK O LOT 80	\$ 30,998.77	\$ 2,922.02	\$ -	\$ -	\$ 2,922.02
20535691	1	PHASE 1B BLK O LOT 81	\$ 30,998.77	\$ 2,922.02	\$ -	\$ -	\$ 2,922.02
20535692	1	PHASE 1B BLK O LOT 82	\$ 30,998.77	\$ 2,922.02	\$ -	\$ -	\$ 2,922.02
20535693	1	PHASE 1B BLK O LOT 83	\$ 30,998.77	\$ 2,922.02	\$ -	\$ -	\$ 2,922.02
20535694	1	PHASE 1B BLK O LOT 84	\$ 30,998.77	\$ 2,922.02	\$ -	\$ -	\$ 2,922.02
20535695	1	PHASE 1B BLK O LOT 85	\$ 30,998.77	\$ 2,922.02	\$ -	\$ -	\$ 2,922.02
20535696	1	PHASE 1B BLK O LOT 86	\$ 30,998.77	\$ 2,922.02	\$ -	\$ -	\$ 2,922.02
20535697	1	PHASE 1B BLK O LOT 87	\$ 30,998.77	\$ 2,922.02	\$ -	\$ -	\$ 2,922.02
20535698	1	PHASE 1B BLK O LOT 88	\$ 30,998.77	\$ 2,922.02	\$ -	\$ -	\$ 2,922.02
20535699	1	PHASE 1B BLK O LOT 89	\$ 30,998.77	\$ 2,922.02	\$ -	\$ -	\$ 2,922.02
20535700	1	PHASE 1B BLK O LOT 90	\$ 30,998.77	\$ 2,922.02	\$ -	\$ -	\$ 2,922.02
20535701	1	PHASE 1B BLK O LOT 91	\$ 30,998.77	\$ 2,922.02	\$ -	\$ -	\$ 2,922.02
20535702	1	PHASE 1B BLK O LOT 92	\$ 30,998.77	\$ 2,922.02	\$ -	\$ -	\$ 2,922.02
20535703	1	PHASE 1B BLK O LOT 93	\$ 30,998.77	\$ 2,922.02	\$ -	\$ -	\$ 2,922.02
20535717	1	PHASE 1B BLK O LOT 107	\$ 30,998.77	\$ 2,922.02	\$ -	\$ -	\$ 2,922.02
20535716	1	PHASE 1B BLK O LOT 106	\$ 30,998.77	\$ 2,922.02	\$ -	\$ -	\$ 2,922.02
20535715	1	PHASE 1B BLK O LOT 105	\$ 30,998.77	\$ 2,922.02	\$ -	\$ -	\$ 2,922.02
20535714	1	PHASE 1B BLK O LOT 104	\$ 30,998.77	\$ 2,922.02	\$ -	\$ -	\$ 2,922.02
20535713	1	PHASE 1B BLK O LOT 103	\$ 30,998.77	\$ 2,922.02	\$ -	\$ -	\$ 2,922.02
20535712	1	PHASE 1B BLK O LOT 102	\$ 30,998.77	\$ 2,922.02	\$ -	\$ -	\$ 2,922.02
20535752	1	PHASE 1B BLKT LOT 14	\$ 30,998.77	\$ 2,922.02	\$ -	\$ -	\$ 2,922.02
20535711	1	PHASE 1B BLK O LOT 101	\$ 30,998.77	\$ 2,922.02	\$ -	\$ -	\$ 2,922.02
20535709	1	PHASE 1B BLK O LOT 99	\$ 30,998.77	\$ 2,922.02	\$ -	\$ -	\$ 2,922.02
20535708	1	PHASE 1B BLK O LOT 98	\$ 30,998.77	\$ 2,922.02	\$ -	\$ -	\$ 2,922.02
20535707	1	PHASE 1B BLK O LOT 97	\$ 30,998.77	\$ 2,922.02	\$ -	\$ -	\$ 2,922.02
20535706	1	PHASE 1B BLK O LOT 96	\$ 30,998.77	\$ 2,922.02	\$ -	\$ -	\$ 2,922.02
20535705	1	PHASE 1B BLK O LOT 95	\$ 30,998.77	\$ 2,922.02	\$ -	\$ -	\$ 2,922.02
20535704	1	PHASE 1B BLK O LOT 94	\$ 30,998.77	\$ 2,922.02	\$ -	\$ -	\$ 2,922.02
20535710	1	PHASE 1B BLK O LOT 100	\$ 30,998.77	\$ 2,922.02	\$ -	\$ -	\$ 2,922.02
20535753	Non-Benefited 16861	Remainder Parcel	PHASE 1B BLKT LOT 15 A0740 Arnett	\$ - \$ 7,891,770.19	\$ - \$ 743,896.52	\$ - \$ -	\$ - \$ 743,896.52
			Total	\$ 12,601,000.00	\$ 1,187,799.98	\$ -	\$ 1,187,799.98

Footnotes:

[a] Totals may not match the Total Outstanding Assessment or Annual Installment due to rounding. Property IDs per Milam County Appraisal District and subject to change prior to billing.

[b] Outstanding Assessment prior to 1/31/2026 Annual Installment.

[c] Cumulative of TIRZ No. 1 Annual Credit Amount.

EXHIBIT B – IMPROVEMENT AREA #1 DEBT SERVICE SCHEDULE

DEBT SERVICE REQUIREMENTS

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

Fiscal Year Ending (September 30)	Principal	Interest	Total
2024	\$ -	\$ 789,824	\$ 789,824
2025	121,000	954,150	1,075,150
2026	130,000	945,075	1,075,075
2027	139,000	935,325	1,074,325
2028	149,000	924,900	1,073,900
2029	161,000	913,725	1,074,725
2030	173,000	901,650	1,074,650
2031	186,000	888,675	1,074,675
2032	200,000	874,725	1,074,725
2033	215,000	859,725	1,074,725
2034	231,000	843,600	1,074,600
2035	248,000	826,275	1,074,275
2036	267,000	807,675	1,074,675
2037	288,000	787,650	1,075,650
2038	310,000	766,050	1,076,050
2039	333,000	742,800	1,075,800
2040	359,000	717,825	1,076,825
2041	387,000	690,900	1,077,900
2042	417,000	661,875	1,078,875
2043	449,000	630,600	1,079,600
2044	484,000	596,925	1,080,925
2045	521,000	560,625	1,081,625
2046	561,000	521,550	1,082,550
2047	605,000	479,475	1,084,475
2048	652,000	434,100	1,086,100
2049	703,000	385,200	1,088,200
2050	758,000	332,475	1,090,475
2051	817,000	275,625	1,092,625
2052	882,000	214,350	1,096,350
2053	951,000	148,200	1,099,200
2054	1,025,000	76,875	1,101,875
Total⁽¹⁾	<u>\$12,722,000</u>	<u>\$20,488,424</u>	<u>\$33,210,424</u>

⁽¹⁾ Totals may not add due to rounding.

EXHIBIT C-1 – PHASE 1B PLAT

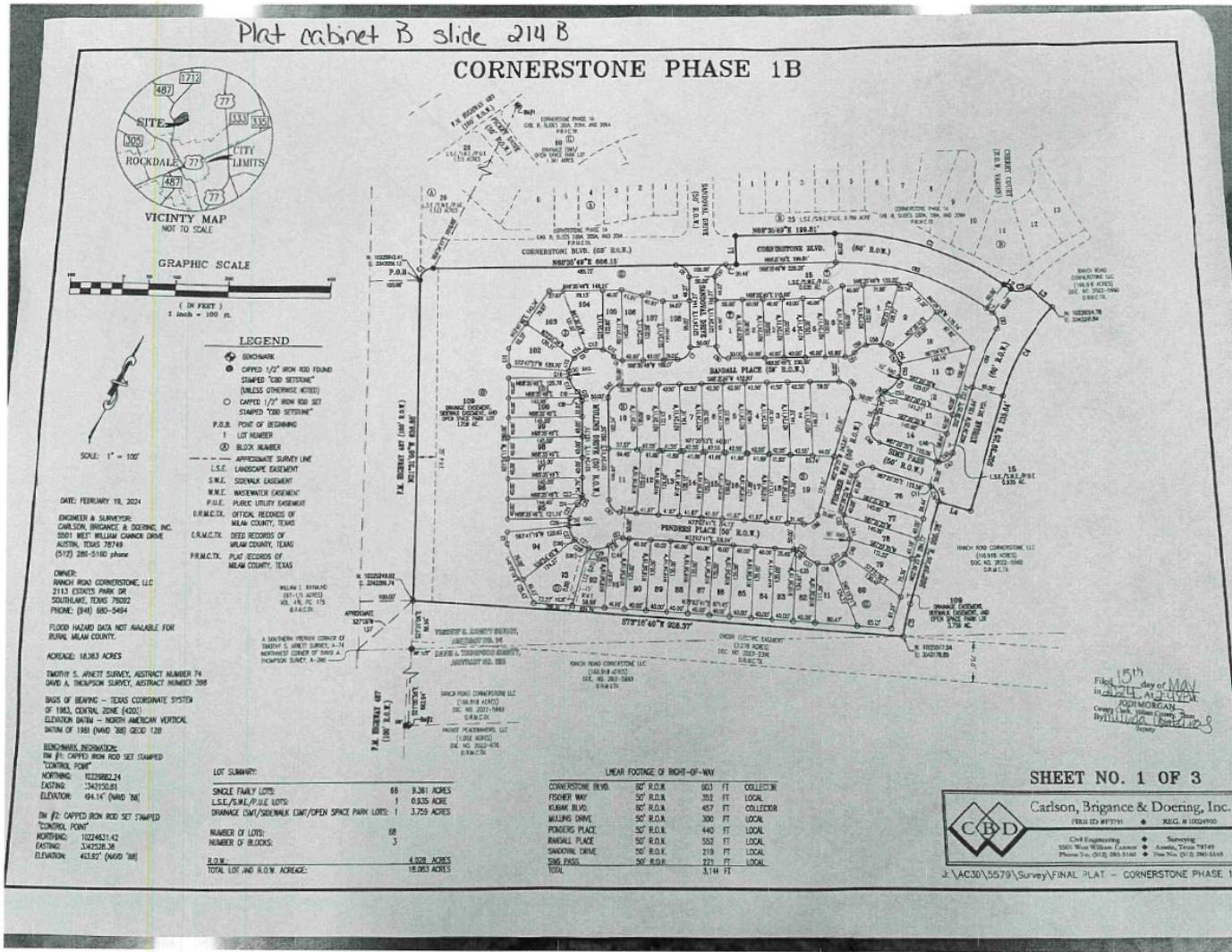
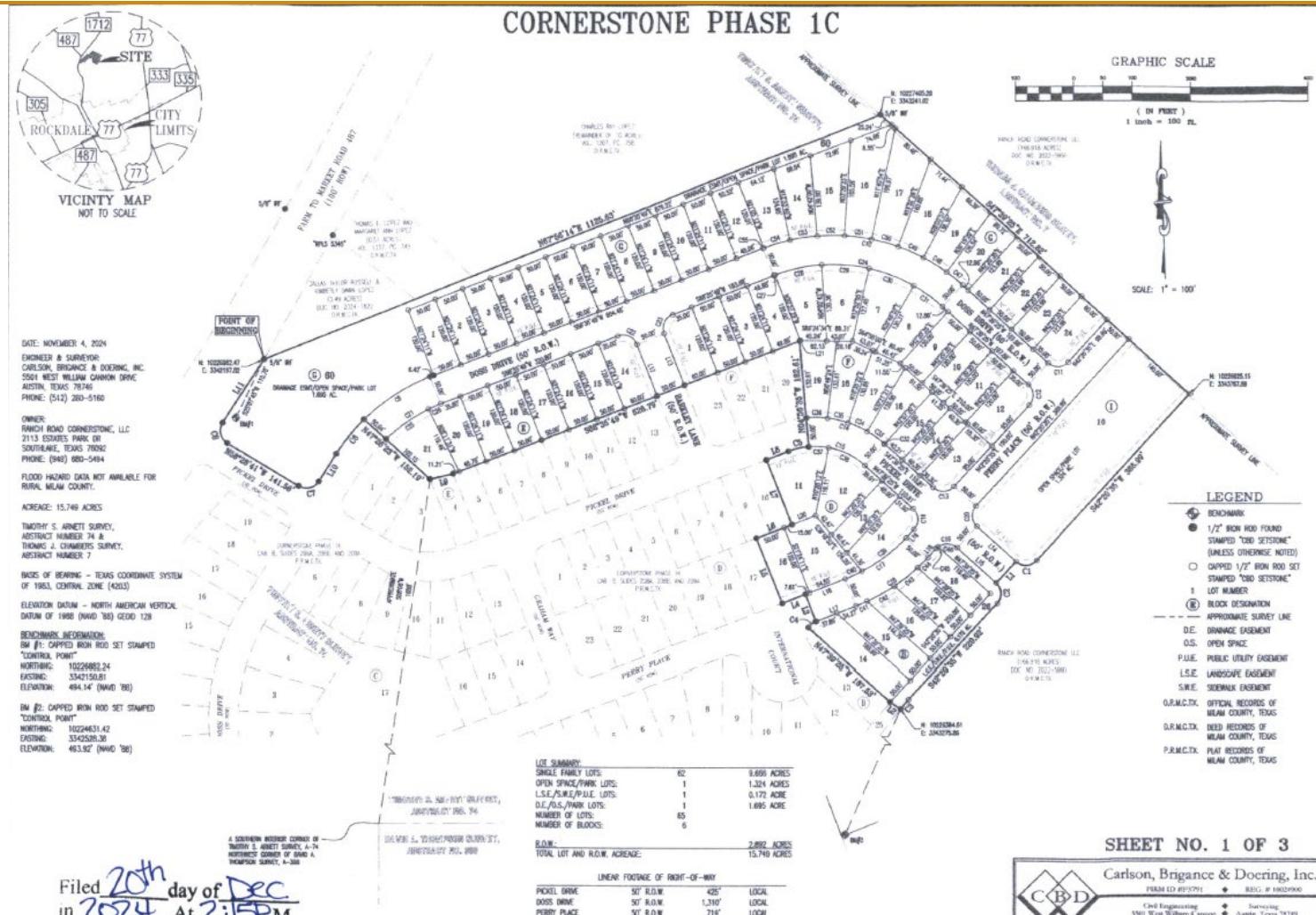


EXHIBIT C-2 – PHASE 1C PLAT

CORNERSTONE PHASE 1C



CORNERSTONE PHASE 1C

STATE OF TEXAS: KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF MILAN:

THAT RANCH ROAD CORNERSTONE, LLC, OWNER OF BIE 106,918 ACRE TRACT RECORDED IN DOCUMENT NO. 2022-2905 OF THE OFFICIAL RECORDS OF MILAN COUNTY, TEXAS, AND OWNER OF LOT 49, BLOCK 6, CORNERSTONE PHASE 1A, A SUBDIVISION RECORDED IN CABINET 6, SLIDES 2020A, 2020 & 2024A, PLAT RECORDS OF MILAN COUNTY, TEXAS, SAID TRACT BEING OUT OF AND A PART OF THE THOMAS L. CHAMBERS SURVEY, ABSTRACT NO. 7, THE TIMOTHY S. ABRECH SURVEY, ABSTRACT NO. 74, AND THE DAVID A. THOMPSON SURVEY, ABSTRACT NO. 308, SITUATED IN MILAN COUNTY, TEXAS, DO HEREBY SUBDIVIDE 15.749 ACRES OF LAND IN ACCORDANCE WITH THE PLAT SHOWN HEREIN TO BE KNOWN AS:

"CORNERSTONE PHASE 1C"

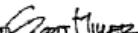
SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREIN AND WE DO HEREBY DEDICATE TO THE PUBLIC FOR EVER THE USE OF ALL STREETS, ALLEYS, PARKS, WATERCOURSES, PUBLIC EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES OF CONSTRUCTION THEREIN EXPRESSED.

WITNESS MY HAND THIS THE 24 DAY OF Nov. 2024 AD.

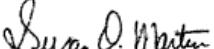

RANCH ROAD CORNERSTONE, LLC
2113 ESTATES PARK DR
SOUTHAKE, TEXAS 76092

STATE OF TEXAS:

COUNTY OF Milan:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED 
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING,
AND HE/HE DECLINED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS
THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 16 DAY OF Dec. 2024 AD.


SUSAN D. MARTIN
ATTORNEY PUBLIC, STATE OF TEXAS



STATE OF TEXAS: KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF MILAN:

I, THE UNDERSIGNED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THAT ALL REQUIRED DOCUMENTS ENCLOSED ARE ACCURATE AND COMPLETE AND THAT THE PROVISIONS CONTAINED ON THIS PLAT COMPLY WITH THE DEVELOPMENT ORDINANCES AND ORDINANCE POLICIES ADOPTED BY THE CITY OF ROCKDALE AND OTHER FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS IN EFFECT ON THIS DATE.

FLOODPLAIN NOTE: THERE IS NO FEMA FLOODPLAIN INFORMATION FOR RURAL MILAN COUNTY, TEXAS PER FLOODPLAIN.

DIGENIERING BY:  DATE: 11/25/24

BRIAN KELLING JR., PE #200-13495
CARLSON, BRIGANCE & DOERING, INC.
5901 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
Bkelly@cbc.com



STATE OF TEXAS: KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF MILAN:

THAT I, JOHN DAVID KIPP, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF ROCKDALE, MILAN COUNTY, TEXAS.

SURVEYED BY:  DATE: 11/26/2024

JOHN DAVID KIPP - R.P.L.S. #5844
CARLSON, BRIGANCE & DOERING, INC.
5901 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
jkipp@cbc.com



THIS FLOOD STATEMENT, AS DETERMINED BY A FLOOD-FIA, FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN-MADE OR NATURAL CAUSES.

THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF ENGINEER OR SURVEYOR.

GENERAL NOTES:

- DEVELOPMENT OF THIS TRACT SHALL CONFORM WITH CITY OF ROCKDALE REQUIREMENTS AS DEFINED BY THE P.D.A. WITH DEVELOPMENT AGREEMENT, ORDINANCE # 2022-10-10(70).
- DEVELOPMENT WILL COMPLY WITH CITY OF ROCKDALE WATER AND WASTEWATER REQUIREMENTS.
- THE ROADWAYS AND DRAINAGE INFRASTRUCTURE SERVING THIS SUBDIVISION WILL BE DEDICATED TO AND MAINTAINED BY THE CITY OF ROCKDALE.
- EACH RESIDENTIAL LOT SHALL BE CONNECTED TO THE CITY OF ROCKDALE WATER AND WASTEWATER SYSTEMS AND TO ONCOKI ELECTRIC CO. SYSTEM.
- ALL UTILITIES WITHIN THE SUBDIVISION WILL BE UNDERGROUND.
- ALL EASMENT LOTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THERE SHALL BE A FLOOD FEE (F-1) COMPOUNDED SEMI-ANNUALLY ON BOTH SIDES OF NEIGHBORING LOCAL STREETS AND SHALL FOLLOW ALL GUIDELINES AND REGULATIONS SET FORTH BY THE CITY OF ROCKDALE, TEXAS. STREAMS ALONG COLLECTOR ROADS ARE NOT SUBJECT TO FLOOD FEES.
- THIS SUBDIVISION FALLS WITHIN THE CITY OF ROCKDALE INDEPENDENT SCHOOL DISTRICT (RISD), MILAN COUNTY, TEXAS.
- DEMONS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL (TSCS), THE UNIT OF MEASURE IS U.S. SURVEY FEET. ELEVATIONS ARE BASED ON THE NORTH AMERICAN Vertical Datum of 1988 (NAVD 88) CGED 128.
- A GEOTECHNICAL REPORT WILL BE PROVIDED TO THE CITY OF ROCKDALE FOR REVIEW WITH THE CONSTRUCTION PLANS APPLICATION.
- IMPERVIOUS COVER ON EACH LOT SHALL COMPLY WITH THE P.D.A. ORDINANCE # 2022-10-10(70).
- THE SHOWN BOUNDARY OF THE ENTIRE TRACT HAS BEEN SURVEYED ON THE GROUND.
- THE TOTAL NUMBER OF LOTS WITHIN THIS SUBDIVISION IS 65. THE AVERAGE SIZE OF A LOT IN THIS SUBDIVISION IS 0.198 ACRES. THERE ARE 0 LOTS 10 ACRES OR LARGER. THERE ARE 0 LOTS UNDER THAN 5 ACRES AND SMALLER THAN 10 ACRES. THERE ARE 0 LOTS 2.00 ACRES OR LARGER AND SMALLER THAN 10 ACRES. THERE ARE 2 LOTS LARGER THAN 1 ACRE AND SMALLER THAN 2.00 ACRES. THERE ARE 63 LOTS SMALLER THAN 1 ACRE.
- THE NAME AND ADDRESS OF THE DEVELOPER AND OWNER ARE AS FOLLOWS:

DEVELOPER OWNER:
RANCH ROAD CORNERSTONE, LLC
2113 ESTATES PARK DR
SOUTHAKE, TEXAS 76092
PHONE: (281) 690-5494

- IN ORDER TO PROMOTE SAFE USE OF ROADS AND PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY TRACT WITHIN THIS SUBDIVISION SHALL BE PERMITTED TO ACCESS ONTO A PUBLICLY DEDICATED ROADWAY UNLESS APPROVED BY THE CITY OF ROCKDALE IN WRITING PRECEDING THE PROPOSED SUBDIVISION IS LOCATED IN MILAN COUNTY, OR SAWSIES THE MINIMUM SPACING REQUIREMENT FOR DRIVEWAYS SET FORTH IN SECTIONS 7.4 AND 7.5 OF THE MILAN COUNTY SUBDIVISION REGULATIONS.
- NO STRUCTURE SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR STATE APPROVED COMMUNITY WATER SYSTEM.
- NO STRUCTURE WITHIN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM THAT HAS BEEN APPROVED AND PERMITTED BY CITY OF ROCKDALE.
- NO CONSTRUCTION OR DEVELOPMENT WITHIN THE SUBDIVISION MAY BEGIN UNTIL ALL CITY OF ROCKDALE SUBDIVISION AND DEVELOPMENT REGULATIONS HAVE BEEN SATISFIED.

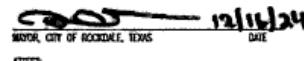
APPROVAL BY THE ZONING AND PLANNING COMMISSION:

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE ZONING AND PLANNING COMMISSION OF THE CITY OF ROCKDALE, TEXAS AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE CITY COUNCIL.

 DATE: 12/16/24
CHAPERSON: ZONING AND PLANNING COMMISSION DATE

APPROVAL BY THE CITY COUNCIL:

APPROVED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF ROCKDALE, TEXAS.

 DATE: 12/16/24
JOHN D. KIPP, PE
CITY CLERK

CERTIFICATION BY CODE OFFICIAL:

THIS SUBDIVISION IS WITHIN THE EDL LIMITS OF THE CITY OF ROCKDALE ON THIS THE 16 DAY OF Dec. 2024.

 DATE: 12/16/24
CODE OFFICIAL: CITY OF ROCKDALE, TEXAS

STATE OF TEXAS:

COUNTY OF MILAN:

I, JOEL MORGAN, CLERK OF MILAN COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 16 DAY OF Dec. 2024.

20... AD, AT _____ O'CLOCK PM, ONLY RECORDED ON THE 16 DAY OF Dec. 2024, AD, AT _____ O'CLOCK PM.

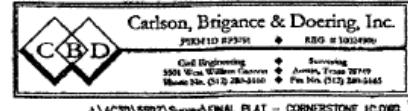
PLAT RECORDS OF MILAN COUNTY AND STATE IN DOCUMENT NUMBER _____
OFFICIAL RECORDS OF MILAN COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 16 DAY OF Dec. 2024.

JOEL MORGAN, COUNTY CLERK,
MILAN COUNTY, TEXAS

BY: DEPUTY

SHEET NO. 3 OF 3



J:\ACSD\3597\Survey\FINAL PLAT - CORNERSTONE 1C.DWG

EXHIBIT D – LOT TYPE CLASSIFICATION MAP

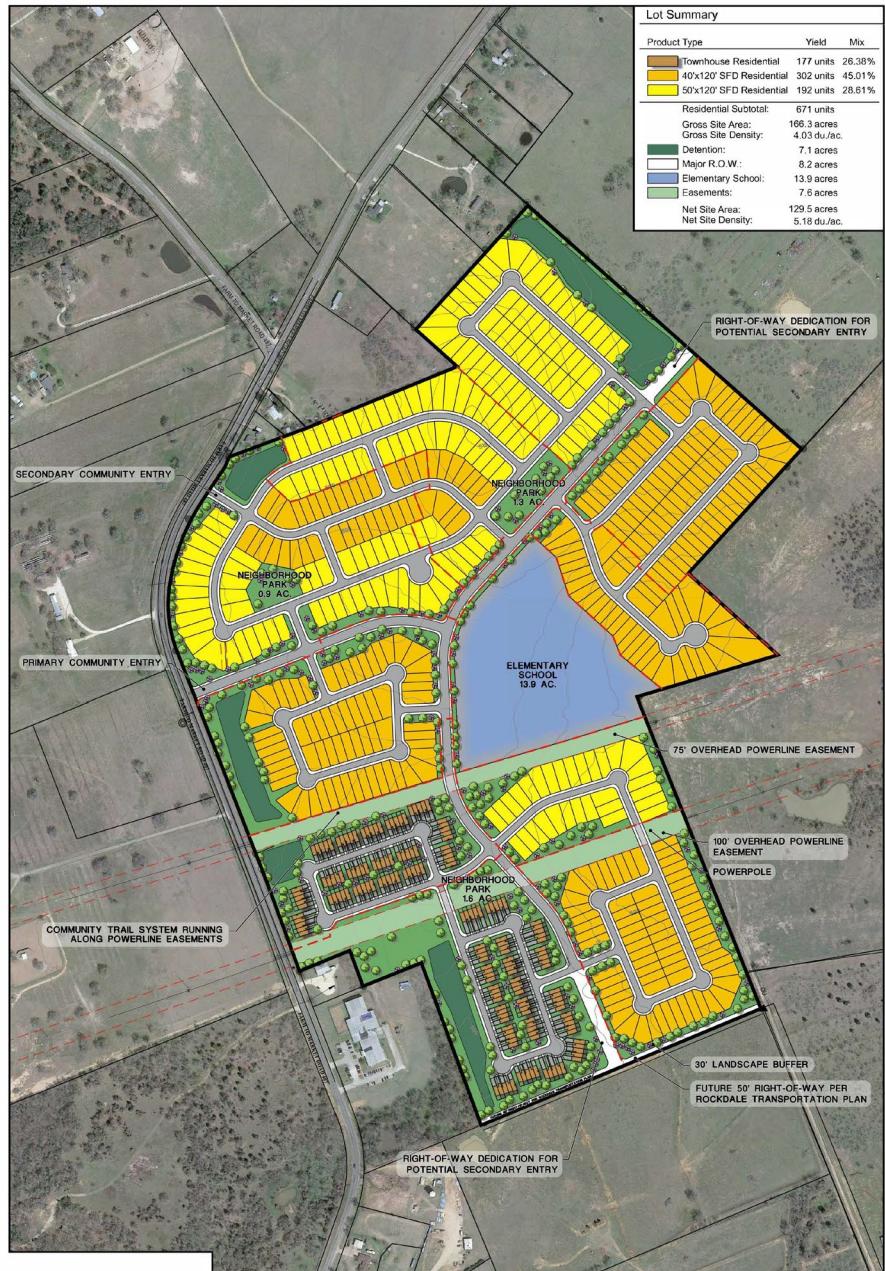


EXHIBIT E – BUYER DISCLOSURES

Buyer Disclosures for the following Lot Types within Improvement Area #1 are found in this Exhibit:

- Lot Type 1 (40')
- Lot Type 2 (50')
- Remainder Parcel

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

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

IMPROVEMENT AREA #1 - LOT TYPE 1 PRINCIPAL ASSESSMENT: \$30,998.77

As the purchaser of the real property described above, you are obligated to pay assessments to City of Rockdale, 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 ***Cornerstone 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 City of Rockdale. The exact amount of each annual installment will be approved each year by the Rockdale 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 City of Rockdale.

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 Milam 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 Milam 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 Milam County.

Annual Installments – Improvement Area #1 – Lot Type 1

Installment Due 1/31	Principal	Interest ^[a]	Additional Interest ^[b]	Annual Collection Costs	Total Annual Installment Due ^[c]
2026	\$ 319.80	\$ 2,324.91	\$ 154.99	\$ 122.31	\$ 2,922.02
2027	\$ 341.94	\$ 2,300.92	\$ 153.39	\$ 131.01	\$ 2,927.27
2028	\$ 366.54	\$ 2,275.28	\$ 151.69	\$ 133.63	\$ 2,927.14
2029	\$ 396.06	\$ 2,247.79	\$ 149.85	\$ 136.30	\$ 2,930.01
2030	\$ 425.58	\$ 2,218.08	\$ 147.87	\$ 139.03	\$ 2,930.57
2031	\$ 457.56	\$ 2,186.16	\$ 145.74	\$ 141.81	\$ 2,931.28
2032	\$ 492.00	\$ 2,151.85	\$ 143.46	\$ 144.65	\$ 2,931.95
2033	\$ 528.91	\$ 2,114.94	\$ 141.00	\$ 147.54	\$ 2,932.39
2034	\$ 568.27	\$ 2,075.28	\$ 138.35	\$ 150.49	\$ 2,932.39
2035	\$ 610.09	\$ 2,032.66	\$ 135.51	\$ 153.50	\$ 2,931.75
2036	\$ 656.83	\$ 1,986.90	\$ 132.46	\$ 156.57	\$ 2,932.76
2037	\$ 708.49	\$ 1,937.64	\$ 129.18	\$ 159.70	\$ 2,935.00
2038	\$ 762.61	\$ 1,884.50	\$ 125.63	\$ 162.90	\$ 2,935.64
2039	\$ 819.19	\$ 1,827.31	\$ 121.82	\$ 166.15	\$ 2,934.47
2040	\$ 883.15	\$ 1,765.87	\$ 117.72	\$ 169.48	\$ 2,936.22
2041	\$ 952.03	\$ 1,699.63	\$ 113.31	\$ 172.87	\$ 2,937.84
2042	\$ 1,025.83	\$ 1,628.23	\$ 108.55	\$ 176.32	\$ 2,938.93
2043	\$ 1,104.55	\$ 1,551.29	\$ 103.42	\$ 179.85	\$ 2,939.11
2044	\$ 1,190.65	\$ 1,468.45	\$ 97.90	\$ 183.45	\$ 2,940.45
2045	\$ 1,281.67	\$ 1,379.15	\$ 91.94	\$ 187.12	\$ 2,939.88
2046	\$ 1,380.07	\$ 1,283.03	\$ 85.54	\$ 190.86	\$ 2,939.49
2047	\$ 1,488.31	\$ 1,179.52	\$ 78.63	\$ 194.68	\$ 2,941.15
2048	\$ 1,603.94	\$ 1,067.90	\$ 71.19	\$ 198.57	\$ 2,941.60
2049	\$ 1,729.40	\$ 947.60	\$ 63.17	\$ 202.54	\$ 2,942.71
2050	\$ 1,864.70	\$ 817.90	\$ 54.53	\$ 206.59	\$ 2,943.71
2051	\$ 2,009.84	\$ 678.04	\$ 45.20	\$ 210.72	\$ 2,943.81
2052	\$ 2,169.74	\$ 527.31	\$ 35.15	\$ 214.94	\$ 2,947.14
2053	\$ 2,339.48	\$ 364.58	\$ 24.31	\$ 219.24	\$ 2,947.60
2054	\$ 2,521.53	\$ 189.11	\$ 12.61	\$ 223.62	\$ 2,946.87
Total	\$ 30,998.77	\$ 46,111.81	\$ 3,074.12	\$ 4,976.45	\$ 85,161.15

Footnotes:

[a] Interest is calculated at a rate of 7.50%.

[b] Additional Interest is calculated at the Additional Interest Rate.

[c] Cumulative of the TIRZ No. 1 Annual Credit Amount which will be calculated annually in each Annual Service Plan Update. 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.

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

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

IMPROVEMENT AREA #1 - LOT TYPE 2 PRINCIPAL ASSESSMENT: \$33,582.00

As the purchaser of the real property described above, you are obligated to pay assessments to City of Rockdale, 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 ***Cornerstone 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 City of Rockdale. The exact amount of each annual installment will be approved each year by the Rockdale 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 City of Rockdale.

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 Milam 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 Milam 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 Milam County.

Annual Installments – Improvement Area #1 – Lot Type 2

Installment Due 1/31	Principal	Interest ^[a]	Additional Interest ^[b]	Annual Collection Costs	Total Annual Installment Due ^[c]
2026	\$ 346.45	\$ 2,518.65	\$ 167.91	\$ 132.50	\$ 3,165.52
2027	\$ 370.44	\$ 2,492.67	\$ 166.18	\$ 141.93	\$ 3,171.21
2028	\$ 397.09	\$ 2,464.88	\$ 164.33	\$ 144.77	\$ 3,171.07
2029	\$ 429.07	\$ 2,435.10	\$ 162.34	\$ 147.66	\$ 3,174.17
2030	\$ 461.05	\$ 2,402.92	\$ 160.19	\$ 150.62	\$ 3,174.78
2031	\$ 495.69	\$ 2,368.34	\$ 157.89	\$ 153.63	\$ 3,175.56
2032	\$ 533.01	\$ 2,331.17	\$ 155.41	\$ 156.70	\$ 3,176.28
2033	\$ 572.98	\$ 2,291.19	\$ 152.75	\$ 159.84	\$ 3,176.75
2034	\$ 615.62	\$ 2,248.22	\$ 149.88	\$ 163.03	\$ 3,176.75
2035	\$ 660.93	\$ 2,202.04	\$ 146.80	\$ 166.29	\$ 3,176.07
2036	\$ 711.56	\$ 2,152.48	\$ 143.50	\$ 169.62	\$ 3,177.15
2037	\$ 767.53	\$ 2,099.11	\$ 139.94	\$ 173.01	\$ 3,179.59
2038	\$ 826.16	\$ 2,041.54	\$ 136.10	\$ 176.47	\$ 3,180.28
2039	\$ 887.45	\$ 1,979.58	\$ 131.97	\$ 180.00	\$ 3,179.01
2040	\$ 956.74	\$ 1,913.02	\$ 127.53	\$ 183.60	\$ 3,180.90
2041	\$ 1,031.37	\$ 1,841.27	\$ 122.75	\$ 187.27	\$ 3,182.66
2042	\$ 1,111.32	\$ 1,763.91	\$ 117.59	\$ 191.02	\$ 3,183.84
2043	\$ 1,196.60	\$ 1,680.57	\$ 112.04	\$ 194.84	\$ 3,184.04
2044	\$ 1,289.87	\$ 1,590.82	\$ 106.05	\$ 198.74	\$ 3,185.48
2045	\$ 1,388.48	\$ 1,494.08	\$ 99.61	\$ 202.71	\$ 3,184.87
2046	\$ 1,495.08	\$ 1,389.94	\$ 92.66	\$ 206.76	\$ 3,184.45
2047	\$ 1,612.34	\$ 1,277.81	\$ 85.19	\$ 210.90	\$ 3,186.24
2048	\$ 1,737.60	\$ 1,156.89	\$ 77.13	\$ 215.12	\$ 3,186.73
2049	\$ 1,873.51	\$ 1,026.57	\$ 68.44	\$ 219.42	\$ 3,187.94
2050	\$ 2,020.09	\$ 886.05	\$ 59.07	\$ 223.81	\$ 3,189.02
2051	\$ 2,177.33	\$ 734.55	\$ 48.97	\$ 228.28	\$ 3,189.13
2052	\$ 2,350.55	\$ 571.25	\$ 38.08	\$ 232.85	\$ 3,192.74
2053	\$ 2,534.44	\$ 394.96	\$ 26.33	\$ 237.51	\$ 3,193.23
2054	\$ 2,731.65	\$ 204.87	\$ 13.66	\$ 242.26	\$ 3,192.44
Total	\$ 33,582.00	\$ 49,954.46	\$ 3,330.30	\$ 5,391.16	\$ 92,257.91

Footnotes:

[a] Interest is calculated at a rate of 7.50%.

[b] Additional Interest is calculated at the Additional Interest Rate.

[c] Cumulative of the TIRZ No. 1 Annual Credit Amount which will be calculated annually in each Annual Service Plan Update. 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.

**CORNERSTONE PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #1 –
REMAINDER 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
CITY OF ROCKDALE, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

IMPROVEMENT AREA #1 – REMAINDER PARCEL PRINCIPAL ASSESSMENT:
\$7,891,770.19

As the purchaser of the real property described above, you are obligated to pay assessments to City of Rockdale, 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 ***Cornerstone 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 City of Rockdale. The exact amount of each annual installment will be approved each year by the Rockdale 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 City of Rockdale.

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 Milam 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 Milam 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 Milam County.

Annual Installments – Improvement Area #1 – Remainder Parcel

Installment Due 1/31	Principal	Interest ^[a]	Additional Interest ^[b]	Annual Collection Costs	Total Annual Installment Due ^[c]
2026	\$ 81,416.56	\$ 591,882.76	\$ 39,458.85	\$ 31,138.34	743,896.52
2027	\$ 87,053.10	\$ 585,776.52	\$ 39,051.77	\$ 33,353.39	745,234.77
2028	\$ 93,315.91	\$ 579,247.54	\$ 38,616.50	\$ 34,020.45	745,200.40
2029	\$ 100,831.28	\$ 572,248.85	\$ 38,149.92	\$ 34,700.86	745,930.92
2030	\$ 108,346.66	\$ 564,686.50	\$ 37,645.77	\$ 35,394.88	746,073.81
2031	\$ 116,488.31	\$ 556,560.50	\$ 37,104.03	\$ 36,102.78	746,255.63
2032	\$ 125,256.25	\$ 547,823.88	\$ 36,521.59	\$ 36,824.83	746,426.55
2033	\$ 134,650.47	\$ 538,429.66	\$ 35,895.31	\$ 37,561.33	746,536.77
2034	\$ 144,670.97	\$ 528,330.87	\$ 35,222.06	\$ 38,312.56	746,536.46
2035	\$ 155,317.75	\$ 517,480.55	\$ 34,498.70	\$ 39,078.81	746,375.81
2036	\$ 167,217.10	\$ 505,831.72	\$ 33,722.11	\$ 39,860.38	746,631.31
2037	\$ 180,369.00	\$ 493,290.44	\$ 32,886.03	\$ 40,657.59	747,203.06
2038	\$ 194,147.19	\$ 479,762.76	\$ 31,984.18	\$ 41,470.74	747,364.88
2039	\$ 208,551.66	\$ 465,201.72	\$ 31,013.45	\$ 42,300.16	747,066.99
2040	\$ 224,834.97	\$ 449,560.35	\$ 29,970.69	\$ 43,146.16	747,512.17
2041	\$ 242,370.85	\$ 432,697.72	\$ 28,846.51	\$ 44,009.08	747,924.17
2042	\$ 261,159.29	\$ 414,519.91	\$ 27,634.66	\$ 44,889.27	748,203.12
2043	\$ 281,200.29	\$ 394,932.96	\$ 26,328.86	\$ 45,787.05	748,249.17
2044	\$ 303,120.13	\$ 373,842.94	\$ 24,922.86	\$ 46,702.79	748,588.73
2045	\$ 326,292.54	\$ 351,108.93	\$ 23,407.26	\$ 47,636.85	748,445.58
2046	\$ 351,343.79	\$ 326,636.99	\$ 21,775.80	\$ 48,589.58	748,346.16
2047	\$ 378,900.16	\$ 300,286.21	\$ 20,019.08	\$ 49,561.38	748,766.83
2048	\$ 408,335.38	\$ 271,868.70	\$ 18,124.58	\$ 50,552.60	748,881.26
2049	\$ 440,275.73	\$ 241,243.54	\$ 16,082.90	\$ 51,563.66	749,165.83
2050	\$ 474,721.20	\$ 208,222.86	\$ 13,881.52	\$ 52,594.93	749,420.51
2051	\$ 511,671.79	\$ 172,618.77	\$ 11,507.92	\$ 53,646.83	749,445.31
2052	\$ 552,380.07	\$ 134,243.39	\$ 8,949.56	\$ 54,719.76	750,292.79
2053	\$ 595,593.48	\$ 92,814.88	\$ 6,187.66	\$ 55,814.16	750,410.18
2054	\$ 641,938.29	\$ 48,145.37	\$ 3,209.69	\$ 56,930.44	750,223.80
Total	\$ 7,891,770.19	\$ 11,739,297.82	\$ 782,619.85	\$ 1,266,921.63	\$ 21,680,609.50

Footnotes:

[a] Interest is calculated at a rate of 7.50%.

[b] Additional Interest is calculated at the Additional Interest Rate.

[c] Cumulative of the TIRZ No. 1 Annual Credit Amount which will be calculated annually in each Annual Service Plan Update. 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.