



SONOMA VERDE FREQUENTLY ASKED QUESTIONS

SONOMA VERDE Facts and Figures. More Great Reasons to Love Living Here.

Where is Sonoma Verde located?

Sonoma Verde is located on Hwy 205 in the City of McLendon-Chisholm, Rockwall County and within the highly rated Rockwall-Heath ISD. The Community is located 6 miles south of Interstate 30 within minutes of major retail shopping, restaurants, grocery stores and close proximity to Lake Ray Hubbard.

What is the size of Sonoma Verde and how many homes will there be?

Sonoma Verde is a 550-acre, master planned development. The property is currently platted for 1095 single family residential lots ranging in size from 7,200 sf to 20,000 sf. Home prices start from the upper \$300's to the \$500's.

What is a PID (Public Improvement District)?

The Sonoma Verde community lies within the Sonoma Public Improvement District ('District'). The District was established by the City of McLendon-Chisholm to provide financing for specific types of public infrastructure improvements that provide a special conferred benefit within the District, and are financed by assessments against the real property within the District. The assessments have been utilized to fund some of the costs of public infrastructure within the District through the sale of bonds. Unlike property taxes, the PID assessment is a flat rate assessment and is paid in installments until the assessment is paid in its entirety. Installments on the Sonoma Verde PID are scheduled on a 30-year repayment term, beginning in 2019, but may be prepaid by the property owner at any time without penalty. The City will provide maintenance on the public infrastructure, and will continue to collect a maintenance assessment to fund the necessary repairs, maintenance and upkeep of the improvements according to the budget each year. The assessment installment will be billed and collected each year by the Rockwall County Appraisal Board via the real property tax bills issued until the assessment is paid in full, after which time the assessment for maintenance and administrative expenses will continue to be collected. Additional information on the District and a schedule of assessments can be obtained from your sales associate or by visiting the City's PID Administrator website, P3Works, LLC, at www.P3-Works.com.

Which schools will Sonoma Verde kids attend?

Sonoma Verde is in the highly rated Rockwall Independent School District. <https://www.rockwallisd.com>.

The current schools for the Community are:

- K-6: Shannon Elementary
- A future onsite elementary school is planned
- Grades 7-8: Cain Middle School
- Grades 9-12: Rockwall - Heath High School

What are the tax rates for Sonoma Verde?

The current tax rates below are based on the latest information available. Exact tax amounts should be confirmed with your homebuilder.

- Combined Tax Rate - 2.5217%
- Rockwall County - \$ 0.3131
- Rockwall ISD - \$1.2736
- McLendon Chisholm - \$.185
- PID (Public Improvement District) - \$0.75*

**Note: The PID assessment is based on lot size therefore an equivalent tax rate varies depending on the assessed value. The figure above is a equivalent estimate only and actual PID fees should be obtained from your sales associate or p3-works.com.*

SONOMA VERDE FREQUENTLY ASKED QUESTIONS

Is there a Sonoma Verde Homeowner's Association and how much are the HOA dues?

Sonoma Verde does have a professionally managed homeowners association. Dues are currently \$55 per month. They include maintenance of the community amenities and common areas. CCMC, a management firm that specializes in master-planned developments, manages Sonoma Verde's HOA.

What can you tell me about Rockwall, TX

Rockwall is a small but growing city located about 22 miles from downtown Dallas. Rockwall is the county seat for the smallest county in Texas and yet has 111 miles of shoreline and a 22,000+ acre lake (Lake Ray Hubbard). The lake, excellent schools, well-designed neighborhoods, historic downtown square and a host of community amenities make Rockwall a desirable place to live. Visit our website (www.SonomaVerde.com/location) to see all of the fun things to see and do in the Rockwall area.

Who are the home builders within Sonoma Verde?

Bloomfield Homes 972-977-9629

1501 Pisa Court, Rockwall, TX 75032
www.bloomfieldhomes.com/locations/sonoma-verde

CastleRock Communities 972-982-7666

1406 Via Toscana Lane, Rockwall, TX 75032
www.c-rock.com/find-your-new-home/sonoma-verde

Highland Homes 972-801-2324

1418 Via Toscana Lane, McLendon-Chisholm, TX 75032
www.highlandhomes.com/dfw/mclendon-chisholm/sonoma-verde

Perry Homes 972-202-9345

1130 Via Toscana Lane Rockwall, TX 75032
www.perryhomes.com/texas/new-homes/sonoma-verde

What lifestyle amenities are in Sonoma Verde?

- Community Swimming Pool with Pavilion Clubhouse
- 30+ Acres of Recreational Open Space
- Community Lake/Pond
- Planned Community Events and Activities
- Tennis, Basketball and Sand Volleyball Courts
- Children's Playground Area
- Soccer Fields & Baseball Field
- Community Trail System and Future Trails Planned
- Future Pocket Parks

Who provides utilities, internet, and cable?

Water

RCH Water Supply

<http://www.rchwater.com/rchwater>
972-722-3203

Sewer

City of McLendon-Chisholm

<https://mclendon-chisholm.com>
972-524-2077

Electricity

Farmer's Cooperative

<https://www.farmersselectric.coop>
903-455-1715

Gas

Atmos

<https://www.atmosenergy.com>
972-485-6226

Phone, Cable and Internet

AT&T

<https://www.att.com>
800-288-2020

Trash

CWD

www.communitywastedisposal.com
972-392-9300

LEARN MORE AT SONOMAVERDE.COM

1400 VIA TOSCANA LANE, ROCKWALL, TX 75032

FIND US ON   OR EMAIL INFO@SONOMAVERDE.COM



Sonoma Verde