

**Office of the United States Trustee
Northern District of Texas
1100 Commerce Street, Room 976
Dallas, Texas 75242
Tel. No. (214) 767-8967
Fax No. (214) 767-8971**

IN RE: Chapter 11
TAWR Property Owner, Ltd., et al¹ Case No. 26-90162-ELM-11
Debtor(s). (Jointly Administered)

Notice of Formation Meeting for Official Committee of Unsecured Creditors

Voluntary petitions under Chapter 11 were filed on February 2, 3, and 6, 2026. Section 1102(b) of the Bankruptcy Code authorizes the United States Trustee to appoint a committee of unsecured creditors. The debtors' lists of creditors holding 20 largest unsecured claims and/or other sources of information indicate that you may be eligible for appointment to the Official Committee of Unsecured Creditors.

This is to notify you that the United States Trustee is soliciting members for an unsecured creditors committee.

If you wish to be considered for membership on any official committee that is appointed, please complete the enclosed Questionnaire Form and return it to the Office of the United States Trustee **no later than 4:00 p.m. (Central Standard Time), on Wednesday, February 25, 2026 by email to erin.schmidt2@usdoj.gov ATTN: Erin Marie Schmidt.**

If you do not wish to serve on an official committee, your response is not required.

After receipt of a completed questionnaire, the United States Trustee Office will contact you to schedule a telephonic interview.

LISA L. LAMBERT
UNITED STATES TRUSTEE
REGION 6

/s/Erin Marie Schmidt
Erin Marie Schmidt, Trial Attorney

Dated: February 13, 2026

¹ The Debtors in these Chapter 11 cases are as follows: C-5 Investors Mezz, LLC 26-40515-ELM-11; TAWR Property Owner, Ltd. 26-90162-ELM-11; TASH Property Owner, LLC 26-90163-ELM-11; TAWR Partnership, Ltd. 26-90164-ELM-11; Tacara Weiss Ranch Investors GP, LLC 26-90165-ELM-11; TAWR Preferred Partnership, LP 26-90166-ELM-11; Tacara at Weiss Ranch GP, LLC 26-90167-ELM-11; Tacara at Steubing Heights Holdings, LLC 26-90168-ELM-11; TASH Partnership, Ltd. 26-90169-ELM-11; Tacara at Steubing Heights GP, LLC 26-90170-ELM-11; Baxter Contracting, LLC 26-40573-ELM-11; Baxter Southwest Corporate Realty Services, Inc. 26-90171-ELM-11; Casey Calaveras, LLC 26-90172-ELM-11; Casey Pearce, LLC 26-90173-ELM-11; Casey UB GP, LLC 26-90174-ELM-11; Casey UB Partnership, Ltd. 26-90175-ELM-11; Casey UB Property Owner, Ltd. 26-90176-ELM-11; Casey Ventures, Inc. 26-90177-ELM-11; DCI Developers, LLC 26-90178-ELM-11; "One Hailey Casey Limited" 26-90179-ELM-11; River Mill NB, LLC 26-90180-ELM-11; Stone Oak Retail GP, LLC 26-90181-ELM-11; Stone Oak Retail Partners, Ltd. 26-90182-ELM-11; Westpointe Retail Center, LLC 26-90183-ELM-11; Tacara at Dove Creek GP, LLC 26-90184-ELM-11; TADC Partnership, Ltd. 26-90185-ELM-11; TADC Property Owner, Ltd. 26-90186-ELM-11; TAGS Partnership GP, LLC 26-90187-ELM-11; TAGS Partnership, Ltd. 26-90188-ELM-11; TAGS Property Owner, Ltd. 26-90189-ELM-11

Official Committee of Unsecured Creditors Committee Information Sheet

Purpose of Unsecured Creditors' Committees. To increase participation in the chapter 11 proceeding, section 1102 of the Bankruptcy Code requires that the United States Trustee appoint a committee of unsecured creditors (the "Committee") as soon as practicable after the order for relief has been entered. The Committee ordinarily consists of the persons, willing to serve, who hold the seven (7) largest unsecured claims of the kinds represented on such committee. The debtor has filed a list indicating that your claim may be among the largest unsecured claims against the debtor, and for that reason, you may be eligible to serve on the Committee. There must be at least three (3) unsecured creditors willing to serve in order to form the Committee.

Powers and Duties of Unsecured Creditors' Committees. Members of the Committee are fiduciaries who represent all unsecured creditors as a group without regard to the types of claims which individual unsecured creditors hold against the debtor. Section 1103 of the Bankruptcy Code provides that the Committee may consult with the debtor, investigate the debtor and its business operations and participate in the formulation of a plan of reorganization. The Committee may also perform such other services as are in the interests of the unsecured creditors whom it represents.

Employment of Professionals. Section 1103 of the Bankruptcy Code provides that the Committee may, subject to the bankruptcy court's approval, employ one or more attorneys, accountants or other professionals to represent or perform services for the Committee. The decision to employ particular professionals should occur at a scheduled meeting of the Committee where a majority of the Committee is present. All professionals retained by the Committee may be compensated from assets of the debtor's estate pursuant to section 330 of the Bankruptcy Code. Applications for the payment of professional fees may be monitored by the Office of the United States Trustee and are subject to the Court's approval. However, the Committee should carefully review all applications and not rely on the Court or the United States Trustee to discover and object to excessive professional fees or costs.

Other Matters. The Committee should elect a chairperson and may adopt bylaws. As a party in interest, the Committee may be heard on any issue in the bankruptcy proceeding. Federal Bankruptcy Rule 2002(i) requires that the Committee (or its authorized agent) receive all notices concerning motions and hearings in the bankruptcy proceeding.

In the event you are appointed to an official committee of creditors, the United States Trustee may require periodic certifications of your claims while the bankruptcy case is pending. Creditors wishing to serve as fiduciaries on any official committee are advised that they may not purchase, sell or otherwise trade in or transfer claims against the Debtor while they are committee members absent an order of the Court. By submitting the enclosed Questionnaire and accepting membership on an official committee of creditors, you agree to this prohibition. The United States Trustee reserves the right to take appropriate action, including removing a creditor from any committee, if the information provided in the Questionnaire is inaccurate, if the foregoing prohibition is violated, or for any other reason the United States Trustee believes is proper in the exercise of her discretion. You are hereby notified that the United States Trustee may share this information with the Securities and Exchange Commission if deemed appropriate.

Should you have any additional questions concerning the Committee or your membership on the Committee, please contact the Office of the United States Trustee.

**OFFICE OF THE UNITED STATES TRUSTEE
FOR THE NORTHERN DISTRICT OF TEXAS
1100 Commerce Street, Room 976
Dallas, Texas 75242
Tel. No. (214) 767-8967
Fax No. (214) 767-8971**

QUESTIONNAIRE FOR OFFICIAL COMMITTEE OF UNSECURED CREDITORS

**TAWR Property Owner, Ltd., et al
CASE NO: 26-90162-ELM-11**

Please Type or Print Clearly.

I am willing to serve on a Committee of Unsecured Creditors. Yes () No ()

A. Unsecured Creditor's Name and Contact Information:

Name: _____ Phone: _____
Address: _____ Fax: _____
_____ E-mail: _____

B. Counsel (If Any) for Creditor and Contact Information:

Name: _____ Phone: _____
Address: _____ Fax: _____
_____ E-mail: _____

C. Amount of Unsecured Claim (U.S. \$) _____

D. If your claim is against more than one debtor, list all debtors: _____

E. Describe the nature of your claim(s), i.e., whether arising from goods or services provided; loans made; litigation; etc., including whether any portion is secured. If any portion of the claim(s) arise from litigation, please state the nature of the claim, the case number and jurisdiction (if applicable) and the status.

F. Amount of Unsecured Claim entitled to 11 U.S.C. § 503(b) treatment as an administrative expense:

G. Representations:

1. Are you or the company you represent in any way: "affiliated" with any of the debtors within the meaning of Section 101(2) of the Bankruptcy Code, a shareholder of, or related to the debtor(s)?
Yes () No () If a shareholder, state the number of shares: _____
2. Do you, or the company you represent, engage in a business which directly or indirectly competes with any of the businesses of the debtor(s)? Yes () No ()
3. Have you ever been or are you an officer, director, agent, representative or employee of the debtor(s)?
Yes () No () Does your claim arise from this relationship? Yes () No ()

4. Did you acquire any portion of your unsecured claim after the bankruptcy filing? Yes () No ()
If so, set forth the date(s) acquired, the amount paid and the face amount of the claim: _____

5. Have you made a UCC § 2-702 reclamation claim? Yes () No ()
6. Have you or your attorney entered into a settlement agreement with the debtor regarding resolution of your claim? Yes () No ()
7. Do you have a claim against any entity affiliated with the debtor? Yes () No ()
State the name of the entity and the nature and amount of the claims: _____

8. Do you or any affiliated entities have any other claims against and/or debt or equity securities of the debtor(s)? Yes () No ()
- A. Do you or any affiliated entities have any financial arrangement that may affect the value of your claim(s) against or interest(s) in the debtor(s)? Yes () No ()

Description of Claims, Debt And/or Equity Securities/Other Financial Arrangement	Amount

9. If you are represented by counsel, does your attorney represent any other parties in this bankruptcy case?
Yes () No () I do not know ()
10. If you have given a proxy to a third party either to represent you at the creditors' committee formation meeting, or in connection with your claim, please attach a copy of the written proxy.

You may attach a written statement to explain or respond to any responses.

If you are appointed to the Official Committee of Unsecured Creditors, the United States Trustee may require periodic certifications of your claims while the bankruptcy case is pending. Creditors wishing to serve as fiduciaries on an official committee are advised that they may not purchase, sell or otherwise trade in or transfer claims against the debtor while they are committee members absent an order of the court on application of the creditor.

I hereby certify that, to the best of my knowledge and belief, the answers to this Questionnaire are true and correct.

Date: _____

Signature

Print Name

Title

Note: This is not a Proof of Claim form. Proofs of Claim are filed with the Clerk of the Bankruptcy Court, not with the United States Trustee.