

ORDER NO. 2025-0825-01

**AN ORDER APPROVING THE 2025-26 ANNUAL SERVICE
AND ASSESSMENT PLAN UPDATE FOR THE HABY FARMS
PUBLIC IMPROVEMENT DISTRICT**

WHEREAS, the County of Medina County (the "County") is authorized pursuant to Texas Local Government Code, Chapter 372, as amended (the "PID Act") to create public improvement districts for the purposes described therein; and

WHEREAS, the County received a petition (the "Petition") requesting the creation of the County of the Haby Farms Public Improvement District (the "PID"); and

WHEREAS, on July 14, 2022, the County held a public hearing then passed and adopted Resolution 2022-07-14-01 establishing the Haby Farms Public Improvement District in accordance with the PID Act; and

WHEREAS, on May 13, 2024, the County passed and adopted Order 2024-05-13-01 approving a Service and Assessment Plan (the "SAP") for the PID;

WHEREAS, the County council wishes to approve the 2025-26 Annual Update of the SAP (the "Annual Service Plan Update") for the PID.

NOW THEREFORE, BE IT ORDAINED BY THE COMMISSIONERS COURT OF MEDINA COUNTY, TEXAS, as follows:

Section 1. The facts recited in the preamble hereto are found to be true and correct.

Section 2. The 2025-26 Annual Service Plan Update, attached to this Order as Exhibit A, is hereby approved and adopted on behalf of the PID.


Section 3. All Orders, and agreements and parts of Orders and agreements in conflict herewith are hereby repealed to the extent of the conflict only.

Section 4. It is hereby found and determined that the meeting at which this Order was passed was open to the public and that advance public notice of the time, place and purpose of said meeting was given as required by law. The Order shall become effective immediately upon passage. The County Secretary shall cause this Order to be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the County approves this Annual Service Plan Update.

PASSED AND ADOPTED on the 25th day of August, 2025.


County Judge

ATTEST:


County Clerk



**HABY FARMS
PUBLIC IMPROVEMENT DISTRICT
MEDINA COUNTY, TEXAS**

**ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/25 - 8/31/26)**

**AS APPROVED BY COUNTY ON:
AUGUST 25, 2025**

PREPARED BY:

MUNICAP, INC.
— PUBLIC FINANCE —

HABY FARMS
PUBLIC IMPROVEMENT DISTRICT

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/25 – 8/31/26)

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I. INTRODUCTION

The Haby Farms Public Improvement District (the “PID”) was created pursuant to the PID Act and Resolution No. 2022-07-14-01 approved by the Commissioners Court of Medina County, Texas (the “Commissioners Court”) on July 14, 2022 to finance certain public improvement projects for the benefit of the property in the PID.

On May 13, 2024, the Commissioners Court approved issuance of the Medina County, Texas Special Assessment Revenue Bonds, Series 2024 (Haby Farms Public Improvement District Improvement Area #1 Project) (the “Improvement Area #1 Bonds”) in the aggregate principal amount of \$4,125,000 to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID.

A service and assessment plan (the “Service and Assessment Plan”) was prepared at the direction of the Medina County (the “County”) identifying the public improvements (the “Authorized Improvements”) to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. Pursuant to the PID Act, the Service and Assessment Plan must be reviewed and updated annually. This document is the annual update of the Service and Assessment Plan for 2025-26 (the “Annual Service Plan Update”).

The County also adopted the Improvement Area #1 Assessment Roll attached as Appendix F to the Service and Assessment Plan, identifying the assessments on each Parcel within the PID, based on the method of assessment identified in the Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Rolls for 2025-26.

Effective September 1, 2022, the Texas legislature passed House Bill 1543 as an amendment to the PID Act, requiring, among other things, (i) all Service and Assessment Plans and Annual Service Plan Updates be approved through County ordinance or order to be filed with the county clerk of each county in which all or part of the PID is located within seven days and (ii) include a copy of the notice form required by Section 5.014 of the Texas Property Code (the “PID Assessment Notice”) as disclosure of the obligation to pay PID Assessments. In light of these amendments to the PID Act, this Annual Service Plan Update includes a copy of the PID Assessment Notice as Appendix D and copy of this Annual Service Plan Update will be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the County approves this Annual Service Plan Update.

Section 372.013 of the PID Act, as amended, stipulates that a person who proposes to sell or otherwise convey real property that is located in the PID, except in certain situation described in the PID Act, shall first give to the purchaser of the property a copy of the completed PID Assessment Notice. The PID Assessment Notice shall be given to a prospective purchase before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller provided the required notice, the purchaser, subject to certain exceptions described in the PID act, is entitled to terminate the contract.

The PID Assessment Notice shall be executed by the seller and must be filed in the real property records of the County in which the property is located at the closing of the purchase and sale of the property.

Capitalized terms shall have the meanings set forth in the Service and Assessment Plan unless otherwise defined herein.

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II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

Improvement Area #1 Sources and Uses

Pursuant to the Service and Assessment Plan adopted on May 13, 2024, the initial total estimated costs of the Improvement Area #1 Improvements, including bond issuance costs, were equal to \$6,351,920. According to Requisition #1 approved by the County, the costs spent to date were equal to \$1,264,010, as of November 14, 2024.

Table II-A-1 below summarizes the current sources and uses of funds required to (1) construct the Improvement Area #1 Improvements, (2) establish the PID, and (3) issue the Improvement Area #1 Bonds.

Table II-A-1
Current Sources and Uses – Improvement Area #1 Improvements¹

Sources of Funds	Initial Estimated Budget ¹	Budget Revisions	Updated Budget	Amount Spent to Date ²	Remaining Balance
Par amount	\$4,125,000	\$0	\$4,125,000	\$1,264,010	\$2,860,990
<u>Other funding sources</u>					
Developer contributions	\$2,226,920	\$0	\$2,226,920	\$0	\$2,226,920
<i>Subtotal: Other funding sources</i>		\$0	\$2,226,920	\$0	\$2,226,920
Total Sources	\$6,351,920	\$0	\$6,351,920	\$1,264,010	\$5,087,910
<u>Uses of Funds</u>					
<u>Major Improvements:</u>					
Roadway improvements	\$505,816	\$0	\$505,816	\$0	\$505,816
Water improvements	\$237,594	\$0	\$237,594	\$0	\$237,594
Sanitary sewer improvements	\$105,033	\$0	\$105,033	\$48,207	\$56,826
Other soft and miscellaneous costs	\$272,545	\$0	\$272,545	\$123,709	\$148,835
<i>Subtotal: Major Improvements</i>	<i>\$1,120,988</i>	<i>\$0</i>	<i>\$1,120,988</i>	<i>\$171,916</i>	<i>\$949,072</i>
<u>Improvement Area #1 Improvements:</u>					
Roadway improvements	\$1,579,618	\$0	\$1,579,618	\$0	\$1,579,618
Water improvements	\$510,073	\$0	\$510,073	\$0	\$510,073
Sanitary sewer improvements	\$740,981	\$0	\$740,981	\$0	\$740,981
Storm drainage improvements	\$503,097	\$0	\$503,097	\$0	\$503,097
Other soft and miscellaneous costs	\$805,069	\$0	\$805,069	\$0	\$805,069
<i>Subtotal: Improvement Area #1 Improvements</i>	<i>\$4,138,838</i>	<i>\$0</i>	<i>\$4,138,838</i>	<i>\$0</i>	<i>\$4,138,838</i>
<u>Bond Issuance Costs</u>					
Cost of Issuance	\$305,450	\$0	\$305,450	\$305,450	\$0
Capitalized Interest	\$283,525	\$0	\$283,525	\$283,525	\$0
Reserve Fund	\$299,369	\$0	\$299,369	\$299,369	\$0
Administrative Expense	\$80,000	\$0	\$80,000	\$80,000	\$0
Underwriters Discount	\$123,750	\$0	\$123,750	\$123,750	\$0
<i>Subtotal: Bond Issuance Costs</i>	<i>\$1,092,094</i>	<i>\$0</i>	<i>\$1,092,094</i>	<i>\$1,092,094</i>	<i>\$0</i>
Total Uses	\$6,351,920	\$0	\$6,351,920	\$1,264,010	\$5,087,910

¹ – According to the Service and Assessment Plan dated May 13, 2024

² – According to the Haby Farms Improvement Area #1 Requisition dated November 14, 2024.

Improvement Area #1 Cost Variances

As stated in Table II-A-1 on the previous page, there are no significant variances to the Improvement Area #1 Improvements cost budget.

B. FIVE YEAR SERVICE PLAN

According to the PID Act, a service plan must cover a period of five years.

A service plan must cover a period of five years. The anticipated budget for the Authorized Improvements over a period of five years and the indebtedness expected to be incurred for these costs is shown in Table II-B-1 below.

Table II-B-1
Improvement Area #1
Projected Annual Installments (2024-2031)

Assessment Year Ending 09/1	Annual Projected Costs	Annual Projected Indebtedness	Projected Annual Installments ¹
2024-2025	\$6,351,920	\$4,125,000	\$0
2026	\$0	\$0	\$355,794
2027	\$0	\$0	\$357,935
2028	\$0	\$0	\$360,092
2029	\$0	\$0	\$362,004
2030	\$0	\$0	\$358,669
2031	\$0	\$0	\$360,353
Total	\$6,351,920	\$4,125,000	\$2,154,846

1 - Projected Annual Installments for Assessment Years ending 2024-2026 represent actual amounts billed, which includes applicable investment income credits and other credits, if any. Projected Annual Installments for Assessment Years ending 2027-2031 do not include applicable investment income credits and other credits, if any, and will be updated in future Annual Service Plan Updates.

C. STATUS OF DEVELOPMENT

According to the Developer as of March 31, 2025, of the 113 residential units to be developed within Improvement Area #1, 0 units have been completed, 0 units have been sold to end users, and 75 units are under contract and under construction but not yet completed.

See Table II-C-1 on the following page for the status of completed homes within the PID as of March 31, 2025.

**Table II-C-1
Completed Homes**

	Completed as of March 31, 2024¹	Completed as of March 31, 2025²
Improvement Area #1	0	0

¹ – According to the Final Limited Offering Memorandum for the Improvement Area #1 Bonds.

² – According to the Developer's quarterly report to the City as of March 31, 2025.

D. ANNUAL BUDGET – IMPROVEMENT AREA #1

Improvement Area #1 - Annual Installments – 2025-26

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the issuance of the Improvement Area #1 Bonds of which twenty-nine (29) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Assessment shall bear interest at the rate on the Improvement Area #1 Bonds commencing with the issuance of the Improvement Area #1 Bonds. The effective interest rate on the Improvement Area #1 Bonds is 5.56 percent per annum for 2025-26. Pursuant to Section 372.018 of the PID Act, the interest rate for that assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Improvement Area #1 Bonds (5.56 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments. These payments, the “Annual Installments” of the Assessments, shall be billed by the County in 2025 and will be delinquent on February 1, 2026.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2025-26 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Service and Assessment Plan and Trust Indenture, such as capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Improvement Area #1 Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment and delinquency reserve amounts as described in the Service and Assessment Plan and applicable Trust Indenture.

Improvement Area #1 Annual Installments to be Collected for 2025-26

The budget for Improvement Area #1 of the PID will be paid from the collection of Annual Installments collected for 2025-26 as shown in Table II-D-1 below.

Table II-D-1
Budget for the Improvement Area #1 Annual Installments
to be Collected for 2025-26

<u>Improvement Area #1 Bonds</u>	
Interest payment on March 1, 2026	\$114,684
Interest payment on September 1, 2026	\$114,684
Principal payment on September 1, 2026	\$70,000
<i>Subtotal - Debt Service Payments</i>	<i>\$299,369</i>
Administrative Expenses	\$40,800
Additional Interest	\$20,625
<i>Subtotal Expenses</i>	<i>\$360,794</i>
Available Reserve Fund Income	(\$5,000)
Available Capitalized Interest Funds	\$0
Available Administrative Expense Funds	\$0
<i>Subtotal funds available</i>	<i>(\$5,000)</i>
Annual Installments	\$355,794

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2026 in the amount of \$114,684 and on September 1, 2026 in the amount of \$114,684, which equal interest on the outstanding Improvement Area #1 Bonds Assessments balance of \$4,125,000 for six months each and an effective interest rate of 5.56 percent. Annual Installments to be collected include a principal amount of \$70,000 due on September 1, 2026. As a result, total principal and interest due in 2025-26 for the Improvement Area #1 Annual Installments to be collected is estimated to be equal to \$299,369.

Administrative Expenses

Administrative expenses include the County, Administrator, Trustee, dissemination agent, audit, and contingency fees. As shown in Table II-D-2 on the following page, the total Improvement Area #1 administrative expenses to be collected for 2025-26 are estimated to be \$40,800.

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Table II-D-2
Administrative Budget Breakdown

Description	2025-26 Estimated Budget (9/1/25-8/31/26)
County	\$5,000
Administrator	\$25,000
Trustee	\$4,500
Dissemination Agent	\$0
Audit	\$0
Contingency	\$6,300
Total	\$40,800

Additional Interest

Annual Installments to be collected for Additional Interest reserves are \$20,625, which equals 0.5 percent interest on the outstanding Improvement Area #1 Bond portion of Assessments of \$4,125,000.

Available Reserve Fund Income

As of July 31, 2025, there has been approximately \$13,692 in excess reserve fund income earned above the reserve fund requirement. As a result, a pro rata portion of the excess reserve fund income in the amount of \$5,000 is available to be applied as a credit to reduce the 2025-26 Improvement Area #1 2025-26 Annual Installment.

Available Capitalized Interest Account

According to Section 6.05(e) of the Improvement Area #1 Bonds Indenture, capitalized interest funds shall be used for payment of all interest due on March 1, 2025 and September 1, 2025, respectively. As a result, there are no capitalized interest funds anticipated to be available to reduce the 2025-26 Annual Installments.

Available Administrative Expense Account

As of July 31, 2025, the available balance for administrative expenses was \$67,780. This balance is anticipated to be used for the payment of current year administrative expenses and contingency through January 31, 2026. As a result, there is no credit to reduce the budgeted administrative expense portion of the 2025-26 Annual Installment.

E. ANNUAL INSTALLMENTS PER UNIT - IMPROVEMENT AREA #1

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay (i) principal and interest on the Improvement Area #1 Bonds, (ii) to fund the Additional Interest Reserve, and (iii) to cover Administrative Expenses of the PID.

According to the Service and Assessment Plan, 113 units representing 107.56 total Equivalent Units are estimated to be built within Improvement Area #1 of the PID. The Annual Installment due to be collected per Equivalent Unit within the PID for 2025-26 is shown in Table II-E-1 below.

Table II-E-1
Annual Installment Per Unit

Budget Line Item	Budgeted Amount	Outstanding Equivalent Units	Annual Installment per Equivalent Unit
Principal	\$70,000.00	107.56	\$650.80
Interest	\$224,368.76	107.56	\$2,085.99
Administrative Expense	\$40,800.00	107.56	\$379.32
Additional Interest	\$20,625.00	107.56	\$191.75
Total	\$355,793.76		\$3,307.86

1 – Refer to Table II-D-1 of this report for additional budget details.

2 – Based on the current outstanding 107.56 Equivalent Units.

The Annual Installment due to be collected from each Lot Type in the PID for 2025-26 is shown in Table II-E-2 below.

Table II-E-2
Annual Installment per Unit

Lot Type	Annual Installment Per Equivalent Unit	Equivalent Unit Factor	Annual Installment Per Unit
Lot Type 1 (60 Ft)	\$3,307.86	1.00	\$3,307.86
Lot Type 2 (50 Ft)	\$3,307.86	0.92	\$3,043.23

The list of Parcels within the PID, the estimated number of units to be developed on the current residential Parcels, the total Assessment, the annual Assessment for principal and interest, the Administrative Expenses, and the Annual Installments to be collected for 2025-26 are shown in the Assessment Roll summary attached hereto as Appendix C.

F. BOND REDEMPTION RELATED UPDATES

Improvement Area #1 Bonds

The Improvement Area #1 Bonds were issued in 2024. Pursuant to Section 4.03 of the Improvement Area #1 Trust Indenture, the County reserves the right, exercisable at its option on any date fixed by the County that occurs on after **September 1, 2034**, to redeem prior to their stated maturity, in whole or in part (but in Authorized Denominations) at the Redemption Price, the Improvement Area #1 Bonds maturing on or after September 1, 2035.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Improvement Area #1 Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the County accordingly.

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III. UPDATE OF THE ASSESSMENT PLAN

The Service and Assessment Plan adopted by the County describes that the Authorized Improvement costs shall be allocated to the Assessed Property equally based on the equivalent number of residential dwelling units anticipated to be built on each Parcel once such property is fully developed, and that such method of allocation will result in the imposition of equal shares of the Authorized Improvement costs to Parcels similarly benefited.

Assessment Methodology

This method of assessing property has not been changed and Assessed Property will continue to be assessed as provided for in the Service and Assessment Plan.

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IV. UPDATE OF THE ASSESSMENT ROLL

Pursuant to the original Service and Assessment Plan, the Assessment Rolls shall be updated each year to reflect:

- (i) the identification of each Parcel (ii) the Assessment for each Parcel of Assessed Property, including any adjustments authorized by the Service and Assessment Plan or in the PID Act; (iii) the Annual Installment for the Assessed Property for the year (if the Assessment is payable in installments); and (iv) payments of the Assessment, if any, as provided by Section VI of the Service and Assessment Plan.

The summary of updated Assessment Roll is shown in Appendix C of this report. Each Parcel in the PID is identified, along with the Assessment on each Parcel and the Annual Installment to be collected from each Parcel. Assessments are to be reallocated for the subdivision of any Parcels.

A. PARCEL UPDATES

According to the Service and Assessment Plan, upon the subdivision of any Parcel, the Administrator shall reallocate the Assessment for the Parcel prior to the subdivision among the new subdivided Parcels according to the following formula:

$$A = B \times (C \div D)$$

Where the terms have the following meanings:

- A = the Assessment for each new subdivided Parcel.
- B = the Assessment for the Parcel prior to subdivision.
- C = the estimated number of Equivalent Units to be built on each new subdivided Parcel
- D = the sum of the estimated number of Equivalent Units to be built on all of the new subdivided Parcels

The calculation of the estimated number of Equivalent Units to be built on a Parcel shall be performed by the Administrator and confirmed by the County based on the information available regarding the use of the Parcel. The estimate as confirmed shall be conclusive. The number of Equivalent Units to be built on a Parcel may be estimated by net land area and reasonable density ratios.

B. PREPAYMENT OF ASSESSMENTS

As of June 30, 2025 there have been no prepayment of Assessments for any Parcel within Improvement Area #1 of the PID.

The complete Assessment Roll is available for review at the Commissioners Court Office, located at 1300 Avenue M, Hondo, Texas 78861.

APPENDIX A
PID MAP

LEGEND

--- PD MAP BOUNDARY



LOCATION MAP
10/17/14



**HABY FARMS PID
IMPROVEMENT AREA #1
BOUNDARY MAP**
SAN ANTONIO, TEXAS



**PAPE-DAWSON
ENGINEERS**

10000 N. LOOP WEST, SUITE 100
SAN ANTONIO, TEXAS 78253-1000
PHONE: (214) 343-1000
FAX: (214) 343-1001
WWW.PAPE-DAWSON.COM

APPENDIX B
PREPAID PARCELS

As of July 31, 2025, there have been no prepayment of Assessments for any Parcel within the PID.

APPENDIX C
IMPROVEMENT AREA #1 ASSESSMENT ROLL – 2025-26

Haby Farms Public Improvement District
Improvement Area #1
2025-26 Assessment Roll Summary

Parcel	Estimated No. of units	Block #	Lot #	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Additional Interest Reserve	Administrative Expense	Annual Installment
517232	1.00	1	1	60	1	1.00	\$38,350.69	\$650.80	\$2,085.99	\$191.75	\$379.32	\$3,307.86
517233	1.00	1	2	60	1	1.00	\$38,350.69	\$650.80	\$2,085.99	\$191.75	\$379.32	\$3,307.86
517234	1.00	1	3	60	1	1.00	\$38,350.69	\$650.80	\$2,085.99	\$191.75	\$379.32	\$3,307.86
517235	1.00	1	4	60	1	1.00	\$38,350.69	\$650.80	\$2,085.99	\$191.75	\$379.32	\$3,307.86
517236	1.00	1	5	50	2	0.92	\$35,282.63	\$598.74	\$1,919.11	\$176.41	\$348.98	\$3,043.23
517237	1.00	1	6	50	2	0.92	\$35,282.63	\$598.74	\$1,919.11	\$176.41	\$348.98	\$3,043.23
517238	1.00	1	7	60	1	1.00	\$38,350.69	\$650.80	\$2,085.99	\$191.75	\$379.32	\$3,307.86
517239	1.00	1	8	60	1	1.00	\$38,350.69	\$650.80	\$2,085.99	\$191.75	\$379.32	\$3,307.86
517240	1.00	1	9	60	1	1.00	\$38,350.69	\$650.80	\$2,085.99	\$191.75	\$379.32	\$3,307.86
517241	1.00	1	10	60	1	1.00	\$38,350.69	\$650.80	\$2,085.99	\$191.75	\$379.32	\$3,307.86
517242	1.00	1	11	60	1	1.00	\$38,350.69	\$650.80	\$2,085.99	\$191.75	\$379.32	\$3,307.86
517243	1.00	1	12	60	1	1.00	\$38,350.69	\$650.80	\$2,085.99	\$191.75	\$379.32	\$3,307.86
517244	1.00	1	13	60	1	1.00	\$38,350.69	\$650.80	\$2,085.99	\$191.75	\$379.32	\$3,307.86
517245	1.00	1	14	60	1	1.00	\$38,350.69	\$650.80	\$2,085.99	\$191.75	\$379.32	\$3,307.86
517246	1.00	1	15	60	1	1.00	\$38,350.69	\$650.80	\$2,085.99	\$191.75	\$379.32	\$3,307.86
517247	0.00	1	-	-	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
517248	1.00	2	1	50	2	0.92	\$35,282.63	\$598.74	\$1,919.11	\$176.41	\$348.98	\$3,043.23
517249	1.00	2	2	50	2	0.92	\$35,282.63	\$598.74	\$1,919.11	\$176.41	\$348.98	\$3,043.23
517250	1.00	2	3	50	2	0.92	\$35,282.63	\$598.74	\$1,919.11	\$176.41	\$348.98	\$3,043.23
517251	1.00	2	4	50	2	0.92	\$35,282.63	\$598.74	\$1,919.11	\$176.41	\$348.98	\$3,043.23
517252	1.00	2	5	50	2	0.92	\$35,282.63	\$598.74	\$1,919.11	\$176.41	\$348.98	\$3,043.23
517253	1.00	2	6	50	2	0.92	\$35,282.63	\$598.74	\$1,919.11	\$176.41	\$348.98	\$3,043.23
517254	1.00	2	7	50	2	0.92	\$35,282.63	\$598.74	\$1,919.11	\$176.41	\$348.98	\$3,043.23
517255	1.00	2	8	50	2	0.92	\$35,282.63	\$598.74	\$1,919.11	\$176.41	\$348.98	\$3,043.23
517256	1.00	2	9	50	2	0.92	\$35,282.63	\$598.74	\$1,919.11	\$176.41	\$348.98	\$3,043.23
517257	1.00	2	10	50	2	0.92	\$35,282.63	\$598.74	\$1,919.11	\$176.41	\$348.98	\$3,043.23
517258	1.00	2	11	50	2	0.92	\$35,282.63	\$598.74	\$1,919.11	\$176.41	\$348.98	\$3,043.23
517259	1.00	2	12	50	2	0.92	\$35,282.63	\$598.74	\$1,919.11	\$176.41	\$348.98	\$3,043.23
517260	1.00	2	13	50	2	0.92	\$35,282.63	\$598.74	\$1,919.11	\$176.41	\$348.98	\$3,043.23
517261	1.00	2	14	50	2	0.92	\$35,282.63	\$598.74	\$1,919.11	\$176.41	\$348.98	\$3,043.23
517262	1.00	2	15	50	2	0.92	\$35,282.63	\$598.74	\$1,919.11	\$176.41	\$348.98	\$3,043.23
517263	1.00	2	16	50	2	0.92	\$35,282.63	\$598.74	\$1,919.11	\$176.41	\$348.98	\$3,043.23
517264	1.00	2	17	50	2	0.92	\$35,282.63	\$598.74	\$1,919.11	\$176.41	\$348.98	\$3,043.23
517265	1.00	2	18	50	2	0.92	\$35,282.63	\$598.74	\$1,919.11	\$176.41	\$348.98	\$3,043.23
517266	0.00	2	-	-	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
517267	1.00	3	1	60	1	1.00	\$38,350.69	\$650.80	\$2,085.99	\$191.75	\$379.32	\$3,307.86
517268	1.00	3	2	60	1	1.00	\$38,350.69	\$650.80	\$2,085.99	\$191.75	\$379.32	\$3,307.86
517269	1.00	3	3	60	1	1.00	\$38,350.69	\$650.80	\$2,085.99	\$191.75	\$379.32	\$3,307.86
517270	1.00	3	4	60	1	1.00	\$38,350.69	\$650.80	\$2,085.99	\$191.75	\$379.32	\$3,307.86
517271	1.00	3	5	60	1	1.00	\$38,350.69	\$650.80	\$2,085.99	\$191.75	\$379.32	\$3,307.86
517272	1.00	3	6	60	1	1.00	\$38,350.69	\$650.80	\$2,085.99	\$191.75	\$379.32	\$3,307.86
517273	1.00	3	7	60	1	1.00	\$38,350.69	\$650.80	\$2,085.99	\$191.75	\$379.32	\$3,307.86
517274	1.00	3	8	60	1	1.00	\$38,350.69	\$650.80	\$2,085.99	\$191.75	\$379.32	\$3,307.86

Parcel	Estimated No. of units	Block #	Lot #	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Additional Interest Reserve	Administrative Expense	Annual Installment
517275	1.00	3	9	60	1	1.00	\$38,350.69	\$650.80	\$2,085.99	\$191.75	\$379.32	\$3,307.86
517276	1.00	3	10	60	1	1.00	\$38,350.69	\$650.80	\$2,085.99	\$191.75	\$379.32	\$3,307.86
517277	1.00	3	11	60	1	1.00	\$38,350.69	\$650.80	\$2,085.99	\$191.75	\$379.32	\$3,307.86
517278	1.00	3	12	60	1	1.00	\$38,350.69	\$650.80	\$2,085.99	\$191.75	\$379.32	\$3,307.86
517279	1.00	3	13	60	1	1.00	\$38,350.69	\$650.80	\$2,085.99	\$191.75	\$379.32	\$3,307.86
517280	1.00	3	14	60	1	1.00	\$38,350.69	\$650.80	\$2,085.99	\$191.75	\$379.32	\$3,307.86
517281	0.00	3	-	-	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
517282	0.00	3	-	-	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
517283	1.00	4	1	50	2	0.92	\$35,282.63	\$598.74	\$1,919.11	\$176.41	\$348.98	\$3,043.23
517284	1.00	4	2	60	1	1.00	\$38,350.69	\$650.80	\$2,085.99	\$191.75	\$379.32	\$3,307.86
517285	1.00	4	3	60	1	1.00	\$38,350.69	\$650.80	\$2,085.99	\$191.75	\$379.32	\$3,307.86
517286	1.00	4	4	60	1	1.00	\$38,350.69	\$650.80	\$2,085.99	\$191.75	\$379.32	\$3,307.86
517287	1.00	4	5	60	1	1.00	\$38,350.69	\$650.80	\$2,085.99	\$191.75	\$379.32	\$3,307.86
517288	1.00	4	6	50	2	0.92	\$35,282.63	\$598.74	\$1,919.11	\$176.41	\$348.98	\$3,043.23
517289	1.00	4	7	50	2	0.92	\$35,282.63	\$598.74	\$1,919.11	\$176.41	\$348.98	\$3,043.23
517290	1.00	4	8	50	2	0.92	\$35,282.63	\$598.74	\$1,919.11	\$176.41	\$348.98	\$3,043.23
517291	1.00	4	9	50	2	0.92	\$35,282.63	\$598.74	\$1,919.11	\$176.41	\$348.98	\$3,043.23
517292	1.00	4	10	50	2	0.92	\$35,282.63	\$598.74	\$1,919.11	\$176.41	\$348.98	\$3,043.23
517293	1.00	4	11	50	2	0.92	\$35,282.63	\$598.74	\$1,919.11	\$176.41	\$348.98	\$3,043.23
517294	1.00	4	11	60	1	1.00	\$38,350.69	\$650.80	\$2,085.99	\$191.75	\$379.32	\$3,307.86
517295	1.00	4	13	60	1	1.00	\$38,350.69	\$650.80	\$2,085.99	\$191.75	\$379.32	\$3,307.86
517296	1.00	4	14	60	1	1.00	\$38,350.69	\$650.80	\$2,085.99	\$191.75	\$379.32	\$3,307.86
517297	0.00	4	15	-	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
517298	1.00	4	16	60	1	1.00	\$38,350.69	\$650.80	\$2,085.99	\$191.75	\$379.32	\$3,307.86
517299	1.00	4	17	60	1	1.00	\$38,350.69	\$650.80	\$2,085.99	\$191.75	\$379.32	\$3,307.86
517300	1.00	4	18	60	1	1.00	\$38,350.69	\$650.80	\$2,085.99	\$191.75	\$379.32	\$3,307.86
517301	1.00	4	19	60	1	1.00	\$38,350.69	\$650.80	\$2,085.99	\$191.75	\$379.32	\$3,307.86
517302	1.00	4	20	60	1	1.00	\$38,350.69	\$650.80	\$2,085.99	\$191.75	\$379.32	\$3,307.86
517303	1.00	4	21	60	1	1.00	\$38,350.69	\$650.80	\$2,085.99	\$191.75	\$379.32	\$3,307.86
517304	1.00	4	22	60	1	1.00	\$38,350.69	\$650.80	\$2,085.99	\$191.75	\$379.32	\$3,307.86
517305	1.00	4	23	60	1	1.00	\$38,350.69	\$650.80	\$2,085.99	\$191.75	\$379.32	\$3,307.86
517306	1.00	4	24	60	1	1.00	\$38,350.69	\$650.80	\$2,085.99	\$191.75	\$379.32	\$3,307.86
517307	1.00	4	25	60	1	1.00	\$38,350.69	\$650.80	\$2,085.99	\$191.75	\$379.32	\$3,307.86
517308	1.00	4	26	60	1	1.00	\$38,350.69	\$650.80	\$2,085.99	\$191.75	\$379.32	\$3,307.86
517309	0.00	4	-	-	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
517310	1.00	5	1	50	2	0.92	\$35,282.63	\$598.74	\$1,919.11	\$176.41	\$348.98	\$3,043.23
517311	1.00	5	2	50	2	0.92	\$35,282.63	\$598.74	\$1,919.11	\$176.41	\$348.98	\$3,043.23
517312	1.00	5	3	50	2	0.92	\$35,282.63	\$598.74	\$1,919.11	\$176.41	\$348.98	\$3,043.23
517313	1.00	5	4	50	2	0.92	\$35,282.63	\$598.74	\$1,919.11	\$176.41	\$348.98	\$3,043.23
517314	1.00	5	5	50	2	0.92	\$35,282.63	\$598.74	\$1,919.11	\$176.41	\$348.98	\$3,043.23
517315	1.00	5	6	50	2	0.92	\$35,282.63	\$598.74	\$1,919.11	\$176.41	\$348.98	\$3,043.23
517316	1.00	5	7	50	2	0.92	\$35,282.63	\$598.74	\$1,919.11	\$176.41	\$348.98	\$3,043.23
517317	1.00	5	8	50	2	0.92	\$35,282.63	\$598.74	\$1,919.11	\$176.41	\$348.98	\$3,043.23
517318	1.00	5	9	50	2	0.92	\$35,282.63	\$598.74	\$1,919.11	\$176.41	\$348.98	\$3,043.23
517319	1.00	5	10	50	2	0.92	\$35,282.63	\$598.74	\$1,919.11	\$176.41	\$348.98	\$3,043.23
517320	1.00	5	11	50	2	0.92	\$35,282.63	\$598.74	\$1,919.11	\$176.41	\$348.98	\$3,043.23
517321	1.00	5	12	50	2	0.92	\$35,282.63	\$598.74	\$1,919.11	\$176.41	\$348.98	\$3,043.23

Parcel	Estimated No. of units	Block #	Lot #	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Additional Interest Reserve	Administrative Expense	Annual Installment
517322	1.00	5	13	50	2	0.92	\$35,282.63	\$598.74	\$1,919.11	\$176.41	\$348.98	\$3,043.23
517323	1.00	5	14	50	2	0.92	\$35,282.63	\$598.74	\$1,919.11	\$176.41	\$348.98	\$3,043.23
517324	1.00	5	15	50	2	0.92	\$35,282.63	\$598.74	\$1,919.11	\$176.41	\$348.98	\$3,043.23
517325	1.00	5	16	50	2	0.92	\$35,282.63	\$598.74	\$1,919.11	\$176.41	\$348.98	\$3,043.23
517326	1.00	5	17	50	2	0.92	\$35,282.63	\$598.74	\$1,919.11	\$176.41	\$348.98	\$3,043.23
517327	1.00	5	18	50	2	0.92	\$35,282.63	\$598.74	\$1,919.11	\$176.41	\$348.98	\$3,043.23
517328	1.00	5	19	50	2	0.92	\$35,282.63	\$598.74	\$1,919.11	\$176.41	\$348.98	\$3,043.23
517329	1.00	5	20	50	2	0.92	\$35,282.63	\$598.74	\$1,919.11	\$176.41	\$348.98	\$3,043.23
517330	1.00	5	21	50	2	0.92	\$35,282.63	\$598.74	\$1,919.11	\$176.41	\$348.98	\$3,043.23
517331	1.00	5	22	50	2	0.92	\$35,282.63	\$598.74	\$1,919.11	\$176.41	\$348.98	\$3,043.23
517332	1.00	5	23	50	2	0.92	\$35,282.63	\$598.74	\$1,919.11	\$176.41	\$348.98	\$3,043.23
517333	1.00	5	24	50	2	0.92	\$35,282.63	\$598.74	\$1,919.11	\$176.41	\$348.98	\$3,043.23
517334	1.00	5	25	50	2	0.92	\$35,282.63	\$598.74	\$1,919.11	\$176.41	\$348.98	\$3,043.23
517335	1.00	5	26	50	2	0.92	\$35,282.63	\$598.74	\$1,919.11	\$176.41	\$348.98	\$3,043.23
517336	1.00	5	27	50	2	0.92	\$35,282.63	\$598.74	\$1,919.11	\$176.41	\$348.98	\$3,043.23
517337	1.00	5	28	50	2	0.92	\$35,282.63	\$598.74	\$1,919.11	\$176.41	\$348.98	\$3,043.23
517338	1.00	5	29	50	2	0.92	\$35,282.63	\$598.74	\$1,919.11	\$176.41	\$348.98	\$3,043.23
517339	1.00	5	30	50	2	0.92	\$35,282.63	\$598.74	\$1,919.11	\$176.41	\$348.98	\$3,043.23
517340	1.00	5	31	50	2	0.92	\$35,282.63	\$598.74	\$1,919.11	\$176.41	\$348.98	\$3,043.23
517341	1.00	5	32	50	2	0.92	\$35,282.63	\$598.74	\$1,919.11	\$176.41	\$348.98	\$3,043.23
517342	1.00	5	33	50	2	0.92	\$35,282.63	\$598.74	\$1,919.11	\$176.41	\$348.98	\$3,043.23
517343	1.00	5	34	50	2	0.92	\$35,282.63	\$598.74	\$1,919.11	\$176.41	\$348.98	\$3,043.23
517344	1.00	5	35	50	2	0.92	\$35,282.63	\$598.74	\$1,919.11	\$176.41	\$348.98	\$3,043.23
517345	1.00	5	36	50	2	0.92	\$35,282.63	\$598.74	\$1,919.11	\$176.41	\$348.98	\$3,043.23
517346	1.00	5	37	50	2	0.92	\$35,282.63	\$598.74	\$1,919.11	\$176.41	\$348.98	\$3,043.23
517347	1.00	5	38	50	2	0.92	\$35,282.63	\$598.74	\$1,919.11	\$176.41	\$348.98	\$3,043.23
517348	1.00	5	39	50	2	0.92	\$35,282.63	\$598.74	\$1,919.11	\$176.41	\$348.98	\$3,043.23
517349	1.00	5	40	50	2	0.92	\$35,282.63	\$598.74	\$1,919.11	\$176.41	\$348.98	\$3,043.23
517350	1.00	5	41	50	2	0.92	\$35,282.63	\$598.74	\$1,919.11	\$176.41	\$348.98	\$3,043.23
517351	0.00	-	-	-	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total	113.00					107.56	\$4,125,000.00	\$70,000.00	\$224,368.76	\$20,625.00	\$40,800.00	\$355,793.76

APPENDIX D
PID ASSESSMENT NOTICE

PID Assessment Notice

**NOTICE OF OBLIGATION TO PAY PUBLIC IMPROVEMENT DISTRICT ASSESSMENT TO
COUNTY OF MEDINA COUNTY, TEXAS
CONCERNING THE FOLLOWING PROPERTY**

[insert property address]

As the purchaser of the real property described above, you are obligated to pay assessments to the County of Medina County, Texas (the "County"), 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 Haby Farms Public Improvement District (the "PID") 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 County. The exact amount of each annual installment will be approved each year by the Commissioners Court in the Annual Service Plan Update for the PID. More information about the assessments, including the amounts and due dates, may be obtained from the County or MuniCap, Inc., the PID Administrator for the County, located at 600 E. John Carpenter Fwy, Suite 150, Irving, Texas 75062 and available by telephone at (469) 490-2800 or (866) 648-8482 (toll free) and email at txpid@municap.com.

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

Date: _____

Signature of Seller

Signature of Seller

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

Date: _____

Signature of Purchaser

Signature of Purchaser

STATE OF TEXAS

§

§

COUNTY OF _____

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

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

Notary Public, State of Texas



VG-65-2025-2025008093

**Medina County
Gina Champion
Medina County Clerk**

Instrument Number: 2025008093

Real Property Recordings

Recorded On: August 27, 2025 10:46 AM

Number of Pages: 26

" Examined and Charged as Follows: "

Total Recording: \$0.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

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.

File Information:

Document Number: 2025008093
Receipt Number: 20250827000018
Recorded Date/Time: August 27, 2025 10:46 AM
User: Kimberly B
Station: CCMARRIAGE1

Record and Return To:

MEDINA COUNTY



**STATE OF TEXAS
Medina County**

**I hereby certify that this Instrument was filed in the File Number sequence on the date/time
printed hereon, and was duly recorded in the Official Records of Medina County, Texas**

Gina Champion
Medina County Clerk
Medina County, TX