

**ORDER NO. 2025-0825-02**

**AN ORDER APPROVING THE 2025-26 ANNUAL SERVICE  
AND ASSESSMENT PLAN UPDATE FOR THE TALLEY HO  
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 March 10, 2022, the County held a public hearing then passed and adopted Resolution 2022-03-10-01 establishing the Talley Ho Public Improvement District in accordance with the PID Act; and

WHEREAS, on September 16, 2024, the County passed and adopted Order 2024-09-16-01 approving a Service and Assessment Plan (the "SAP") for the PID;

WHEREAS, the Commissioners Court 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 All Orders, and agreements and parts of Orders and agreements in conflict herewith are hereby repealed to the extent of the conflict only.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 25<sup>th</sup> day of August, 2025.

  
\_\_\_\_\_  
County Judge

ATTEST:  
  
\_\_\_\_\_  
County Clerk



**TALLEY HO  
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 —

# **TALLEY HO PUBLIC IMPROVEMENT DISTRICT**

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

### **TABLE OF CONTENTS**

<b>I.</b>	<b>INTRODUCTION .....</b>	<b>1</b>
<b>II.</b>	<b>UPDATE OF THE SERVICE PLAN .....</b>	<b>3</b>
<b>A.</b>	<b>UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS .....</b>	<b>3</b>
<b>B.</b>	<b>FIVE YEAR SERVICE PLAN .....</b>	<b>5</b>
<b>C.</b>	<b>STATUS OF DEVELOPMENT .....</b>	<b>5</b>
<b>D.</b>	<b>ANNUAL BUDGET – IMPROVEMENT AREA #1 .....</b>	<b>5</b>
<b>E.</b>	<b>ANNUAL INSTALLMENTS PER UNIT - IMPROVEMENT AREA #1.....</b>	<b>8</b>
<b>F.</b>	<b>BOND REDEMPTION RELATED UPDATES .....</b>	<b>9</b>
<b>III.</b>	<b>UPDATE OF THE ASSESSMENT PLAN.....</b>	<b>10</b>
<b>IV.</b>	<b>UPDATE OF THE ASSESSMENT ROLL .....</b>	<b>11</b>
<b>A.</b>	<b>PARCEL UPDATES .....</b>	<b>11</b>
<b>B.</b>	<b>PREPAYMENT OF ASSESSMENTS .....</b>	<b>11</b>

**APPENDIX A - PID MAP**

**APPENDIX B - PREPAID PARCELS**

**APPENDIX C - IMPROVEMENT AREA #1 ASSESSMENT ROLL SUMMARY - 2025-26**

**APPENDIX D - PID ASSESSMENT NOTICE**

---

## ***I. INTRODUCTION***

---

The Talley Ho Public Improvement District (the “PID”) was created pursuant to the PID Act and Resolution No. 2022-3-10-2 approved by the Commissioners Court of Medina County, Texas (the “Commissioners Court” and the “County”, respectively) on March 10, 2022 to finance certain public improvement projects for the benefit of the property in the PID.

On September 16, 2024, the Commissioners Court approved issuance of the Medina County, Texas Special Assessment Revenue Bonds, Series 2024 (Talley Ho Public Improvement District Improvement Area #1 Project) (the “Improvement Area #1 Bonds”) in the aggregate principal amount of \$8,143,000 to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property within Improvement Area #1 of the PID.

A service and assessment plan (the “Service and Assessment Plan”) was prepared at the direction of 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.

*(remainder of this page is intentionally left blank)*

---

## ***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, the initial total estimated costs of the Improvement Area #1 Projects, including bond issuance costs, were equal to \$12,962,772. According to the JEN Texas 26, LLC's (the "Developer") Quarterly Improvement Implementation Report for the period ending June 30, 2025 and the BOKF, N.A.'s (the "Trustee") online records, the costs spent to date were equal to \$10,753,175.

According to the Developer's Quarterly Improvement Implementation Report for the period ending June 30, 2025, all Improvement Area #1 Improvements were accepted on May 30, 2025. Additionally, the Major Improvements related to the water improvements, the sanitary sewer improvements, and the storm drainage improvements were completed and accepted on May 30, 2025. The Major Improvements related to the roadway improvements are estimated to be completed in Q3 2025.

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

*(remainder of page left intentionally blank)*

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

Sources of Funds	Initial Estimated Budget <sup>1</sup>	Budget Revisions	Updated Budget <sup>2</sup>	Amount Spent to Date <sup>3,4</sup>	Remaining Balance <sup>4</sup>
Assessment Amount	\$8,143,000	\$0	\$8,143,000	\$4,231,386	\$3,911,614
Other Funding Sources	\$4,819,772	\$0	\$4,819,772	\$6,521,789	(\$1,702,017)
<b>Total Sources</b>	<b>\$12,962,772</b>	<b>\$0</b>	<b>\$12,962,772</b>	<b>\$10,753,175</b>	<b>\$2,209,597</b>
<b>Uses of Funds</b>					
<u>Major Improvements:</u>					
Roadway improvements					
Street improvements	\$512,061	\$0	\$512,061	\$512,061	\$0
SH-211 improvements	\$624,410	\$0	\$624,410	\$265,047	\$359,363
Water improvements	\$387,805	\$0	\$387,805	\$376,769	\$11,036
Sanitary sewer improvements	\$361,663	\$0	\$361,663	\$355,988	\$5,675
Storm Drainage improvements	\$781,662	\$0	\$781,662	\$512,284	\$269,378
Other soft and miscellaneous costs	\$643,082	\$0	\$643,082	\$189,148	\$453,934
<i>Subtotal Major Improvements costs</i>	<i>\$3,310,683</i>	<i>\$0</i>	<i>\$3,310,683</i>	<i>\$2,211,297</i>	<i>\$1,099,386</i>
<u>Improvement Area #1 Improvements:</u>					
Roadway improvements					
On-Site improvements	\$2,585,158	\$0	\$2,585,158	\$2,092,591	\$492,566
Water improvements	\$1,434,776	\$0	\$1,434,776	\$1,330,019	\$104,757
Sanitary sewer improvements	\$1,855,454	\$0	\$1,855,454	\$1,870,627	(\$15,173)
Storm drainage improvements	\$707,010	\$0	\$707,010	\$486,315	\$220,695
Other soft and miscellaneous costs	\$1,316,480	\$0	\$1,316,480	\$1,009,114	\$307,366
<i>Subtotal Improvement Area #1 Improvements costs</i>	<i>\$7,898,877</i>	<i>\$0</i>	<i>\$7,898,877</i>	<i>\$6,788,666</i>	<i>\$1,110,211</i>
<u>Bond Issuance Costs:</u>					
Cost of Issuance	\$511,243	\$0	\$511,243	\$511,243	\$0
Capitalized Interest	\$379,598	\$0	\$379,598	\$379,598	\$0
Reserve Fund	\$558,081	\$0	\$558,081	\$558,081	\$0
Administrative Expense	\$60,000	\$0	\$60,000	\$60,000	\$0
Underwriters Discount	\$244,290	\$0	\$244,290	\$244,290	\$0
<i>Subtotal Bond Issuance Costs</i>	<i>\$1,753,212</i>	<i>\$0</i>	<i>\$1,753,212</i>	<i>\$1,753,212</i>	<i>\$0</i>
<b>Total Uses</b>	<b>\$12,962,772</b>	<b>\$0</b>	<b>\$12,962,772</b>	<b>\$10,753,175</b>	<b>\$2,209,597</b>

1 – According to the Service and Assessment Plan.

2 – According to the Developer's Quarterly Improvement Implementation Report for the period ending June 30, 2025.

3 – Represent actual costs spent to date pursuant to the Developer's Quarterly Improvement Implementation Report for the period ending June 30, 2025 and the Trustee's online records.

4 – A portion of the other funding sources spent to date is anticipated to be submitted for reimbursement with Improvement Area #1 Bond proceeds and does not represent a change in the aggregate budget.



### 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 Projects budget at this time.

### **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	Other Funding Sources	Projected Annual Installments <sup>1</sup>
2024-2025	\$7,777,663	\$8,143,000	\$4,819,772	\$0
2026	\$5,185,109	\$0	\$0	\$656,996
2027	\$0	\$0	\$0	\$658,964
2028	\$0	\$0	\$0	\$659,687
2029	\$0	\$0	\$0	\$659,059
2030	\$0	\$0	\$0	\$659,135
2031	\$0	\$0	\$0	\$659,860
<b>Total</b>	<b>\$12,962,772</b>	<b>\$8,143,000</b>	<b>\$4,819,772</b>	<b>\$3,953,701</b>

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's Quarterly Improvement Implementation Report for the period ending June 30, 2025, of the 275 residential units anticipated to be developed within Improvement Area #1, no units have started construction nor been completed.

See Table II-C-1 on the following page for the status of completed homes within Improvement Area #1 of the PID as of June 30, 2025.

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

Completed as of June 30, 2025 <sup>1</sup>	
Improvement Area #1	0

1 – According to the Developer's Quarterly Improvement Implementation Report for the period ending June 30, 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 5.20 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 (5.20 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**

	<b><u>Improvement Area #1</u></b>
	<b><u>Bonds</u></b>
Interest payment on March 1, 2026	\$211,541
Interest payment on September 1, 2026	\$211,541
Principal payment on September 1, 2026	\$135,000
<i>Subtotal - Debt Service Payments</i>	<i>\$558,081</i>
Administrative Expenses	\$61,200
Additional Interest	\$40,715
<i>Subtotal Expenses</i>	<i>\$659,996</i>
Available Reserve Fund Income	(\$3,000)
Available Capitalized Interest Funds	\$0
Available Administrative Expense Funds	\$0
<i>Subtotal funds available</i>	<i>(\$3,000)</i>
<b>Annual Installments</b>	<b>\$656,996</b>

#### Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2026 in the amount of \$211,541 and on September 1, 2026 in the amount of \$211,541, which equal interest on the outstanding Improvement Area #1 Bonds Assessments balance of \$8,143,000 for six months each and an effective interest rate of 5.20 percent. Annual Installments to be collected include a principal amount of \$135,000 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 \$558,081.

#### 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 \$61,200.

*(remainder of this page is intentionally left blank)*

**Table II-D-2**  
**Administrative Budget Breakdown**

Description	2025-26 Estimated Budget (9/1/25-8/31/26)
County	\$5,000
Administrator	\$40,000
Trustee	\$4,500
Dissemination Agent	\$0
Audit	\$0
Contingency	\$11,700
<b>Total</b>	<b>\$61,200</b>

*Additional Interest*

Annual Installments to be collected for Additional Interest reserves are \$40,715, which equals 0.5 percent interest on the outstanding Improvement Area #1 Assessments of \$8,143,000.

*Available Reserve Fund Income*

As of July 31, 2025, there has been approximately \$14,509 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 \$3,000 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 \$46,757. 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.

---

### ***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.

*(remainder of this page is intentionally left blank)*

According to the Service and Assessment Plan, 275 units are estimated to be built within Improvement Area #1 of the PID. The Annual Installment due to be collected per unit within Improvement Area #1 of 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 Units	Annual Installment per Unit
Principal	\$135,000.00	275	\$490.91
Interest	\$420,081.00	275	\$1,527.57
Administrative Expense	\$61,200.00	275	\$222.55
Additional Interest	\$40,715.00	275	\$148.05
<b>Total</b>	<b>\$656,996.00</b>		<b>\$2,389.08</b>

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

2 – Based on current outstanding 275 units.

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**

Pursuant to Section 4.03 of the Improvement Area #1 Bond Indenture, the County hereby reserves the right, exercisable at its option on any date fixed by the County that occurs on or after **September 1, 2033**, to redeem prior to their dates of 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, 2032.

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.

---

## ***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 units to be built on each new subdivided Parcel
- D = the sum of the estimated number of units to be built on all of the new subdivided Parcels

The calculation of the estimated number of 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 units to be built on a Parcel may be estimated by net land area and reasonable density ratios.

### **B. PREPAYMENT OF ASSESSMENTS**

As of July 31, 2025, there have been no prepayment of Assessments for any Parcel within Improvement Area #1 of the PID.

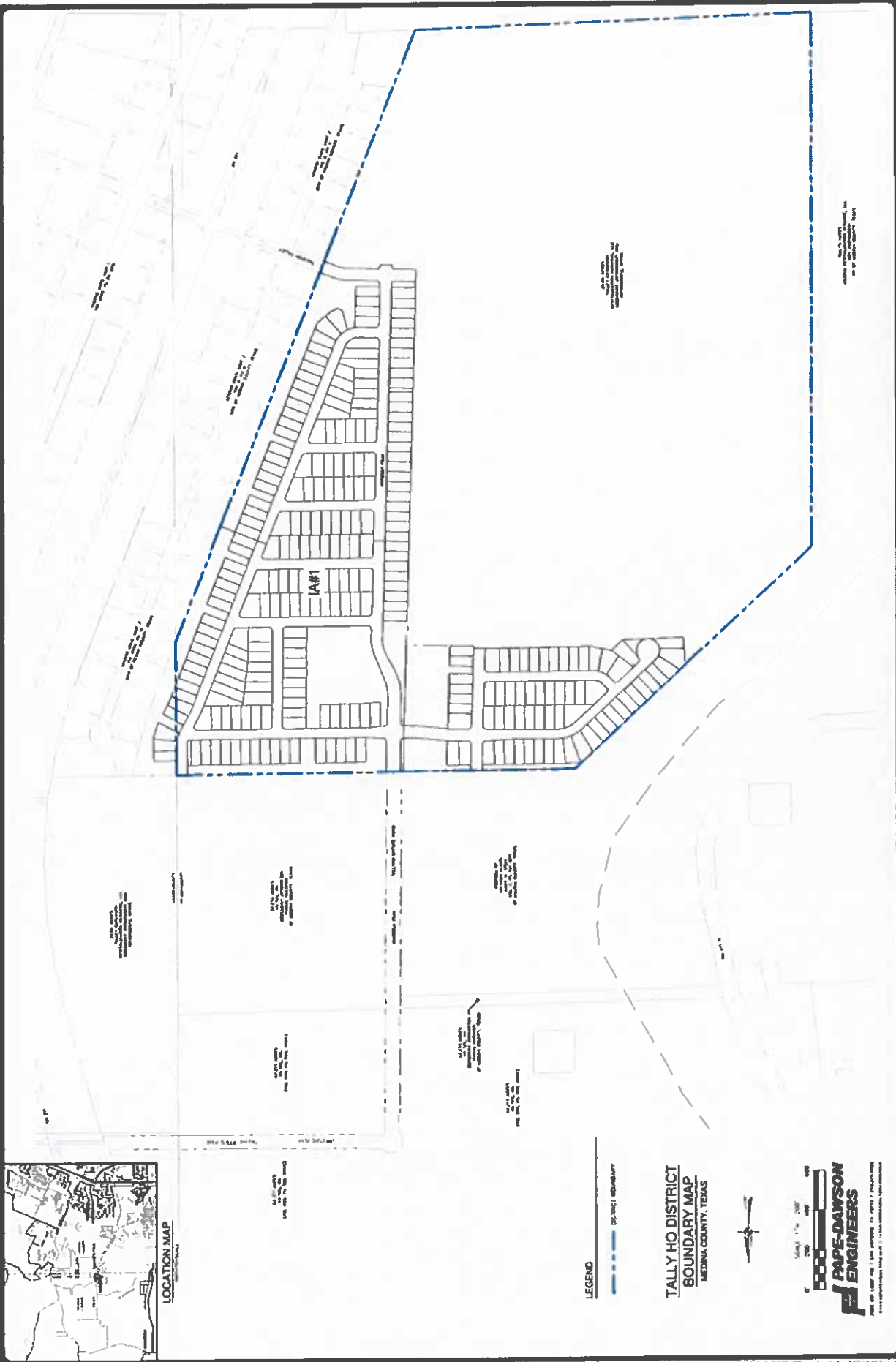
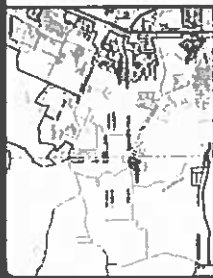
The complete Assessment Roll is available for review at the Commissioner's Court Office, located at 1300 Avenue M, Hondo, Texas 78861.

**APPENDIX A**  
**PID MAP**



**APPENDIX B**  
**PREPAID PARCELS**

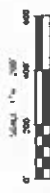
As of July 31, 2025, there have been no prepayment of Assessments for any Parcel within Improvement Area #1 of the PID.



LEGEND

--- DISTRICT BOUNDARY

TALLY HO DISTRICT  
BOUNDARY MAP  
MEDINA COUNTY, TEXAS



**PAPE-DAWSON**  
**ENGINEERS**

1001 E. 10TH STREET, SUITE 100  
SAN ANTONIO, TEXAS 78204  
TEL: 214-521-1234  
FAX: 214-521-1235  
WWW.PAPE-DAWSON.COM

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

2025-26 Assessment Roll Summary

Parcel	Estimated No. of units	Block #	Lot #	Lot Type	Total Outstanding Assessment	Principal	Interest	Additional Interest Reserve	Administrative Expense	Annual Installment
52530	275			50	\$8,143,000.00	\$135,000.00	\$420,081.00	\$40,715.00	\$61,200.00	\$656,996.00
<b>Total</b>	<b>275</b>				<b>\$8,143,000.00</b>	<b>\$135,000.00</b>	<b>\$420,081.00</b>	<b>\$40,715.00</b>	<b>\$61,200.00</b>	<b>\$656,996.00</b>

**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 Talley Ho 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](mailto: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

§

§

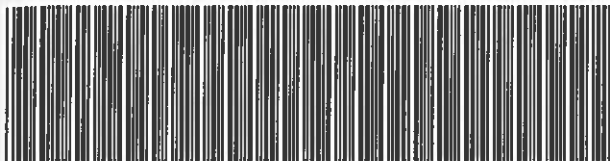
COUNTY OF \_\_\_\_\_

§

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-65-2025-2025008094"

Medina County  
Gina Champion  
Medina County Clerk

---

**Instrument Number:** 2025008094

Real Property Recordings

Recorded On: August 27, 2025 10:46 AM

Number of Pages: 24

---

**" 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: 2025008094  
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