

Haby Farms Public Improvement District Improvement Area #1 – Lot Type 1 – 60 Ft

Project Overview

The Haby Farms Public Improvement District (the “District”) was created by the Medina County (the “County”), Commissioners Court on July 14, 2022, pursuant to the Public Improvement District Act, Texas Local Government Code, Subchapter A of Chapter 372, as amended (the “PID Act”), and Resolution No. 2022-07-14-01 upon petition of the owners of the taxable real property representing more than 50 percent of the appraised value of taxable real property liable for assessment within the District and the property owners who own taxable real property that constitutes more than 50 percent of the area of all taxable real property that is liable for Assessment by the District.

The District was created principally to finance certain public improvement projects for the residential development located within the extraterritorial jurisdiction of the City of San Antonio, Texas. A Service and Assessment Plan was accepted and approved by the County on May 13, 2024, pursuant to Order No. 2024-05-13-02 (the “Assessment Order”), setting forth the plan for apportioning the costs of certain of the public improvement projects (the “Authorized Improvements”) to be assessed against properties in the District and for payment of Special Assessments with respect thereto.

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 Improvement Area #1 of the PID.

All Assessments that are not paid in full will be billed in annual installments and collected each year by the County, or its designee, as provided in the Service and Assessment Plan. **Annual Installments are billed by the Medina County Tax Office and are due and payable as provided on the annual installment assessment bill.** Annual installments are expected to be billed and collected on the same schedule as property taxes. The Assessments, including the annual installments thereof, are (a) a first and prior lien against the property assessed, superior to all other liens and claims except liens or claims for state, county, school district or other political subdivision ad valorem property taxes, whether now or hereafter payable, and (b) a personal liability of and charge against the owners of the property to the extent of their ownership regardless of whether the owners are named.

More information concerning the District, the Improvement Area #1 Assessments and the due dates of the Annual Installments of the Improvement Area #1 Assessments may be obtained from MuniCap, Inc., the District Administrator for the County, located at 600 E. John Carpenter Freeway, 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.

FAILURE TO PAY THE IMPROVEMENT AREA #1 ASSESSMENTS LEVIED AGAINST ASSESSED PROPERTY, INCLUDING THE ANNUAL INSTALLMENT THEREOF, COULD RESULT IN FORECLOSURE OF SUCH PROPERTY.

PID Assessment Notice

NOTICE OF OBLIGATION TO PAY PUBLIC IMPROVEMENT DISTRICT ASSESSMENT TO
THE COUNTY OF MEDINA, 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, 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 "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 the County. The exact amount of each annual installment will be approved each year by the County Commissioners Court in the Annual Service Plan Update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City or MuniCap, Inc., the District 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

STATE OF TEXAS

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§

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

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

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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

**Haby Farms Public Improvement District
Summary of Projected Annual Installments
Improvement Area #1**

Lot Size
Outstanding Assessment
Equivalent Units

Lot Type 1 (60 Ft)
\$38,351
1.00

Year¹	Cumulative Outstanding Principal	Bond Principal²	Bond Interest²	Administrative Expenses³	Total Annual Installment
2025	\$38,351	\$651	\$2,278	\$379	\$3,308
2026	\$37,700	\$651	\$2,290	\$387	\$3,328
2027	\$37,049	\$697	\$2,256	\$395	\$3,348
2028	\$36,352	\$744	\$2,219	\$403	\$3,366
2029	\$35,608	\$744	\$2,180	\$411	\$3,335
2030	\$34,864	\$790	\$2,141	\$419	\$3,350
2031	\$34,074	\$837	\$2,100	\$427	\$3,364
2032	\$33,237	\$837	\$2,056	\$436	\$3,328
2033	\$32,401	\$883	\$2,012	\$444	\$3,340
2034	\$31,517	\$930	\$1,965	\$453	\$3,349
2035	\$30,588	\$976	\$1,910	\$462	\$3,348
2036	\$29,611	\$1,023	\$1,851	\$472	\$3,345
2037	\$28,589	\$1,069	\$1,790	\$481	\$3,340
2038	\$27,520	\$1,116	\$1,726	\$491	\$3,332
2039	\$26,404	\$1,162	\$1,659	\$501	\$3,321
2040	\$25,242	\$1,255	\$1,589	\$511	\$3,355
2041	\$23,987	\$1,302	\$1,514	\$521	\$3,336
2042	\$22,685	\$1,395	\$1,436	\$531	\$3,361
2043	\$21,290	\$1,441	\$1,352	\$542	\$3,335
2044	\$19,849	\$1,534	\$1,265	\$553	\$3,352
2045	\$18,315	\$1,627	\$1,168	\$564	\$3,358
2046	\$16,688	\$1,720	\$1,064	\$575	\$3,359
2047	\$14,968	\$1,813	\$954	\$586	\$3,354
2048	\$13,155	\$1,906	\$839	\$598	\$3,343
2049	\$11,250	\$1,999	\$717	\$610	\$3,326
2050	\$9,251	\$2,138	\$590	\$622	\$3,350
2051	\$7,112	\$2,231	\$453	\$635	\$3,319
2052	\$4,881	\$2,371	\$311	\$647	\$3,329
2053	\$2,510	\$2,510	\$160	\$660	\$3,331
Total		\$38,351	\$43,843	\$14,715	\$96,909

- 1 - The Annual Installment billed during Year 2025 will be billed by the Medina County Tax Office on or around 10/01/25 and payment is due by 01/31/26.
- 2 - The principal and interest amounts represent the final numbers of the Series 2024 Bonds and will not increase during the life of the bonds. Interest amounts are calculated through the principal payment date each year and include additional interest of one-half of one percent for debt service reserves.
- 3 - The Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates.

THIS SCHEDULE IS AN ESTIMATE OF ANNUAL INSTALLMENT PAYMENTS AND IS SUBJECT TO CHANGE. THE EXACT AMOUNT OF EACH ANNUAL INSTALLMENT WILL BE REFLECTED IN THE HABY FARMS PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN, AS THE SAME IS UPDATED EACH YEAR.

Property Owners may choose to prepay their Assessment at any time. Effective January 1, 2024, for any single-family residential parcel prepaying an Assessment, a \$500 fee will be included in the total payoff amount to cover processing and other lien release related filing expenses. If interested in prepaying an Assessment, please contact, MuniCap by telephone at (469) 490-2800 or email at txpid@municap.com.