

ORDINANCE NO. 16,213

AN ORDINANCE OF THE CITY OF BAYTOWN, TEXAS APPROVING THE 2025 ANNUAL UPDATE TO THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR THE BAY CREEK PUBLIC IMPROVEMENT DISTRICT INCLUDING THE COLLECTION OF THE 2025 ANNUAL INSTALLMENTS.

WHEREAS, the City of Baytown, Texas (the "City") received a petition meeting the requirements of Sec. 372.005 of the Public Improvement District Assessment Act (the "Act") requesting the creation of a public improvement district over a portion of the area within the corporate limits of the City to be known as the Bay Creek Public Improvement District (the "District"); and

WHEREAS, the petition contained the signatures of the owners of taxable property representing more than fifty percent of the appraised value of taxable real property liable for assessment within the boundaries of the proposed District, as determined by the then current ad valorem tax rolls of the Harris County Appraisal District and the signatures of property owners who own taxable real property that constitutes more than fifty percent of the area of all taxable property that is liable for assessment by the City; and

WHEREAS, on June 24, 2021, the City Council approved a resolution (the "Resolution") to provide for a public hearing date on July 22, 2021 to consider the creation of the District; and

WHEREAS, notice of the hearing was published in a newspaper of general circulation in the City in which the District is to be located on July 4, 2021; and,

WHEREAS, on June 28, 2021, notice to the owners of property within the proposed District was sent by first-class mail to the owners of 100% of the property subject to assessment under the proposed District containing the information required by the Act such that such owners had actual knowledge of the public hearing to be held on July 22, 2021; and

WHEREAS, the City Council approved the creation of the District by Resolution approved on July 22, 2021 (the "Creation Resolution") and published the Creation Resolution as authorized by the Act; and

WHEREAS, pursuant to Sections 372.013, 372.014, and 372.016 of the Act, the City Council has directed the preparation of a Preliminary Service and Assessment Plan for Authorized Improvements within the District (the "Service and Assessment Plan") and an assessment roll for of the District (the "Assessment Roll") that states the assessment against each parcel of land within the District (the "Assessments"); and

WHEREAS, the City called a public hearing regarding the proposed levy of Assessments pursuant to the Service and Assessment Plan and the proposed Assessment Roll on property within the District, pursuant to Section 372.016 of the Act; and

WHEREAS, the City, pursuant to Section 372.016(b) of the Act, published notice in a newspaper of general circulation within the City to consider the proposed Service and Assessment Plan for the District and the levy of the Assessments, as defined in the Service and Assessment Plan, on property in the District; and

WHEREAS, the City Council, pursuant to Section 372.016(c) of the Act caused the mailing of notice of the public hearing to consider the proposed Service and Assessment Plan and the Assessment Roll attached to the Service and Assessment Plan and the levy of Assessments on property in the District to the last known address of the owners of the property liable for the Assessments; and

WHEREAS, the City Council convened the public hearing at 6:00 p.m. on the 27th day of June, 2024, at which all persons who appeared, or requested to appear, in person or by their attorney, were given the opportunity to contend for or contest the Service and Assessment Plan, the Assessment Roll, and the proposed Assessments, and to offer testimony pertinent to any issue presented on the amount of the Assessments, the allocation of the costs of the Authorized Improvements, the purposes of the Assessments, the special benefits of the Assessments, and the penalties and interest on annual installments and on delinquent annual installments of the Assessments; and

WHEREAS, the City Council approved an Ordinance levying Assessments on property within the District; and

WHEREAS, pursuant to the Act, the Service and Assessment Plan and Assessment Roll is required to be reviewed and updated annually as described in Sections 372.013 and 372.014 of the PID Act; and

WHEREAS, the City Council has directed that an update to the Service and Assessment Plan and the Assessment Roll for the District be prepared for 2025 (together, the "2025 Updates"); and

WHEREAS, the City Council now desires to proceed with the adoption of this Ordinance approving the 2025 Updates attached thereto, in conformity with the requirements of the PID Act; and

WHEREAS, the City Council finds the passage of this Ordinance to be in the best interest for the citizens of Baytown, Texas.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BAYTOWN, TEXAS, THAT:

SECTION 1: That all matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

SECTION 2: That the 2025 Updates attached hereto as Exhibit A are hereby approved and accepted as provided.

SECTION 3: If any portion of this Ordinance shall, for any reason, be declared invalid by any court of competent jurisdiction, such invalidity shall not affect the remaining provisions hereof and

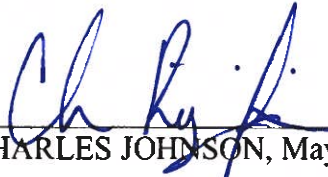
the Council hereby determines that it would have adopted this Ordinance without the invalid provision.

SECTION 4: That this Ordinance shall be cumulative of all other City Ordinances and all other provisions of other Ordinances adopted by the City which are inconsistent with the terms or provisions of this Ordinance are hereby repealed.

SECTION 5: It is hereby declared to be the intention of the City Council of the City of Baytown, Texas, that sections, paragraphs, clauses and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared legally invalid or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such legal invalidity or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance since the same would have been enacted by the City Council of the City of Baytown without the incorporation in this Ordinance of any such legally invalid or unconstitutional, phrase, sentence, paragraph or section.

SECTION 6: This ordinance shall take effect immediately from and after its passage as the law in such case provides.

INTRODUCED, READ, and PASSED by the affirmative vote of the City Council of Baytown this 14th day of August 2025.


CHARLES JOHNSON, Mayor

ATTEST:


ANGELA JACKSON, City Clerk

APPROVED AS TO FORM:


SCOTT LEMON, City Attorney

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

Before me, the undersigned authority, on this day personally appeared Charles Johnson the Mayor of the City of Baytown, known to me to be such persons who signed the above and acknowledged to me that such persons executed the above and foregoing Ordinance in my presence for the purposes stated therein.

Given under my hand and seal of office this _____.

[NOTARY STAMP]

Notary Public, State of Texas

**BAY CREEK
PUBLIC IMPROVEMENT DISTRICT**

CITY OF BAYTOWN, TEXAS

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

**AS APPROVED BY CITY COUNCIL ON:
AUGUST 14, 2025**

PREPARED BY:

MUNICAP, INC.
— PUBLIC FINANCE —

**BAY CREEK
PUBLIC IMPROVEMENT DISTRICT**

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

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I. INTRODUCTION

The Bay Creek Public Improvement District (the “PID”) was created pursuant to the PID Act and Resolution No. 2750 of the City Council (the “City Council”) on October 13, 2021, to finance certain public improvement projects for the benefit of the property in the PID.

The City of Baytown, Texas (the “City”) approved a reimbursement agreement with Castlerock Communities, LLC (the “Developer”) effective June 27, 2024. Pursuant to the service and assessment plan approved by the City on June 27, 2024 (the “Service and Assessment Plan”), reimbursement obligations for the Phase #1 Improvements in the aggregate principal amount of \$4,064,400 (the “Phase #1 Reimbursement Agreement”) are secured by Assessments (the “Phase #1 Assessments”).

The Service and Assessment Plan was prepared at the direction of the City identifying 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 City also adopted Assessment Rolls 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 Roll for 2025-26 as shown in Appendix C. 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 City 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 a 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 City 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 situations 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, that 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 in this section not defined herein shall have the meanings assigned to such terms in the Service and Assessment Plan.

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II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

Estimated Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on June 27, 2024, the initial total estimated costs of the Phase #1 Improvements, including Phase #1's portion of the Major Improvements, were equal to \$7,081,340. According to the Developer as of June 30, 2025, there have been no changes to the estimated costs of the Phase #1 Improvements.

Table II-A on the following page summarizes the estimated sources and uses of funds required to construct the Phase #1 Improvements.

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Table II-A
Estimated Sources and Uses

Sources of Funds	Initial Estimated Budget¹	Budget Revisions	Updated Budget²	Spent to Date²	Remaining to Draw
Assessment Amount	\$4,064,400	\$0	\$4,064,400	\$75,000	\$3,989,400
Other funding sources	\$3,091,940	\$0	\$3,091,940	\$0	\$3,091,940
Total Sources	\$7,156,340	\$0	\$7,156,340	\$75,000	\$7,081,340
Uses of Funds					
<i><u>Major Improvements</u></i>					
Water	\$17,436	\$0	\$17,436	\$0	\$17,436
Sanitary sewer	\$573,752	\$0	\$573,752	\$0	\$573,752
Storm drainage	\$270,271	\$0	\$270,271	\$0	\$270,271
Landscaping, parks, and trails	\$1,053,587	\$0	\$1,053,587	\$0	\$1,053,587
Other soft and miscellaneous costs	\$30,273	\$0	\$30,273	\$0	\$30,273
<i>Subtotal: Major Improvements</i>	<i>\$1,945,319</i>	<i>\$0</i>	<i>\$1,945,319</i>	<i>\$0</i>	<i>\$1,945,319</i>
<i><u>Phase #1 Improvements</u></i>					
Roadway	\$1,836,970	\$0	\$1,836,970	\$0	\$1,836,970
Water	\$501,875	\$0	\$501,875	\$0	\$501,875
Sanitary sewer	\$878,638	\$0	\$878,638	\$0	\$878,638
Storm drainage	\$1,673,966	\$0	\$1,673,966	\$0	\$1,673,966
Other soft and miscellaneous costs	\$244,572	\$0	\$244,572	\$0	\$244,572
<i>Subtotal: Phase #1 Improvements</i>	<i>\$5,136,021</i>	<i>\$0</i>	<i>\$5,136,021</i>	<i>\$0</i>	<i>\$5,136,021</i>
<i><u>Other Assessment Related Costs</u></i>					
Assessment levy fee and first year Administrative Expenses	\$75,000	\$0	\$75,000	\$75,000	\$0
<i>Subtotal: Other Assessment Related Costs</i>	<i>\$75,000</i>	<i>\$0</i>	<i>\$75,000</i>	<i>\$75,000</i>	<i>\$0</i>
Total Uses	\$7,156,340	\$0	\$7,156,340	\$75,000	\$7,081,340

1 – According to the Service and Assessment Plan approved by the City on June 27, 2024.

2 – The Developer has not submitted any Phase #1 Improvements costs as of June 30, 2025.

Cost Variances

As stated in Table II-A above, there have been no changes to the estimated costs of the Phase #1 Improvements.

B. FIVE YEAR SERVICE PLAN

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

The budget for the Authorized Improvements is shown in Section II.A. on the previous page, and the Annual Installments expected to be collected for those costs during the next five years are shown in Table II-B below.

Table II-B
Annual Projected Costs and Annual Projected Indebtedness (2024-2031)

Assessment Year Ending 9/01	Projected Annual Installments¹
2024-2025	\$362,592
2026	\$363,042
2027	\$363,315
2028	\$363,410
2029	\$364,329
2030	\$364,006
2031	\$364,508
Total	\$2,545,203

1 - Assessment years ending 2024 through 2026 reflect actual Annual Installments and are net of applicable credits. Assessment years 2027 through 2031 reflect projected Annual Installments and are subject to change.

C. ANNUAL BUDGET

Phase #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 earlier of (i) with tax bills sent the first October after issuance of a series of Bonds, or (ii) January 31, 2025. Such first Annual Installment for a Lot or Parcel for which collection has begun, shall be due by January 31st of the following calendar year. Pursuant to condition (ii), the first Phase #1 Annual Installments were due on January 31, 2025. Accordingly, twenty-nine (29) Phase #1 Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Phase #1 Assessment shall bear interest at the rate on the Phase #1 Reimbursement Agreement. The effective interest rate is 6.51 percent for 2025-26. These payments, the “Annual Installments” of the Assessments, shall be billed by the City in 2025 and will be delinquent on February 1, 2026.

Pursuant to the Service and Assessment Plan, each Phase #1 Annual Installment, including the interest on the unpaid amount of an Assessment, shall be updated annually. Each Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of the following year.

Annual Installments to be collected for 2025-26

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

Table II-C-1
Budget for the Phase #1 Annual Installments
to be Collected for 2025-26

	Phase #1 Reimbursement Agreement
Interest payment on March 1, 2026	\$130,571
Interest payment on September 1, 2026	\$130,571
Principal payment on September 1, 2026	\$56,000
<i>Subtotal debt service</i>	<i>\$317,142</i>
Administrative expenses	\$45,900
<i>Subtotal expenses</i>	<i>\$363,042</i>
Available administrative expense funds	\$0
<i>Subtotal funds available</i>	<i>\$0</i>
Annual Installments	\$363,042

Debt Service Payments

Phase #1 Annual Installments to be collected for principal and interest on the Phase #1 Reimbursement Agreement include interest due on March 1, 2026, in the amount of \$130,571 and September 1, 2026, in the amount of \$130,571, which equal interest on the outstanding assessment balance of 4,011,400 for six months each and an effective interest rate of 6.51 percent. Annual Installments to be collected on the Phase #1 Reimbursement Agreement include a principal amount of \$56,000 due on September 1, 2026. As a result, the total Phase #1 Annual Installments to be collected for principal and interest on the Phase #1 Reimbursement Agreement in 2025-26 is estimated to be equal to \$317,142.

Administrative Expenses

Administrative expenses for Phase #1 of the PID include the City, Administrator, Goose Creek ISD Tax Services (the “Tax Office”) and contingency. As shown in Table II-C-2 on the following page, the total administrative expenses to be collected for 2025-26 are estimated to be \$46,900.

Table II-C-2
Administrative Budget Breakdown

Description	2025-26 Estimated Budget
City	\$5,000
Administrator	\$36,000
Tax Office	\$1,000
Contingency	\$3,900
Total	\$45,900

Available Administrative Expense Account

The balance in the administrative expense account is anticipated to be used for the payment of current year administrative expenses through January 31, 2026. As a result, there are no funds available in the administrative expense account to reduce the 2025-26 Annual Installment.

D. ANNUAL INSTALLMENTS PER UNIT

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the outstanding PID Reimbursement Agreement described in the Service and Assessment Plan, and to cover Administrative Expenses of the PID.

The Annual Installment for 2025-26 will only be collected from the Assessed Properties within Phase #1 of the PID that are shown in the Service and Assessment Plan. The Annual Installment to be collected from each Lot Type in Phase #1 is determined using the percentage of Assessments for each Lot Type as shown in Table II-D-1 below.

Table II-D-1
Annual Installment Per Unit – Phase #1

Lot Type	Total 2025-26 Annual Installment	Allocation Percentage¹	Annual Installment Per Unit²
Lot Type 1	\$363,042	0.76%	\$2,767.84
Lot Type 2	\$363,042	0.68%	\$2,464.52

1 – Allocation percentage for each lot size is calculated as each lot's respective estimated buildout value as a percent of the total estimated buildout value for Phase #1 of the PID.

The list of Parcels within Phase #1 of the PID, the number of units to be developed on the current residential Parcels, the corresponding total units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2025-26 are shown in the Assessment Roll Summary attached hereto as Appendix C.

III. UPDATE OF THE ASSESSMENT PLAN

The Service and Assessment Plan adopted by the City Council provided that the Authorized Improvement Costs shall be allocated to the Assessed Property equally on the basis of the 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.

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 Service and Assessment Plan, the Assessment Roll 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 this 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.F 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 Assessment for the Parcel prior to the subdivision shall be reallocated 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 buildout value to be built on each new subdivided Parcel
- D = the sum of the estimated buildout value to be built on all of the new subdivided Parcels

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

According to the Developer and Harris Central Appraisal District, 143 lots were subdivided from Parcel 0402210000541 in 2024 as shown in the Service and Assessment Plan.

B. PREPAYMENT OF ASSESSMENTS

There have been no prepayments as of June 30, 2025.

The complete Assessment Roll is available for review at the City Hall, located at 2401 Market Street, Baytown, TX 77522.

APPENDIX A
PID MAP

APPENDIX B
PREPAID PARCELS

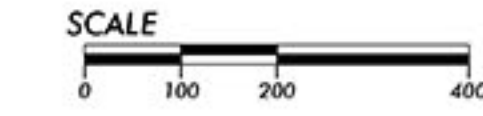
As of June 30, 2025, there have been no prepayments for the Bay Creek PID.



BAY CREEK
±76.1 ACRES OF LAND
prepared for
CASTLEROCK COMMUNITIES



META
PLANNING + DESIGN
24275 Katy Freeway, Ste. 200
Katy, Texas 77494
Tel: 281-810-1422

MTA-I-599
NOVEMBER 19, 2021



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NORTH MAIN			
	SEC. 1	SEC. 2	
 50'x120'	104 LOTS	100 LOTS	75%
 55'x120'	41 LOTS	27 LOTS	25%
TOTAL 272 LOTS			

APPENDIX C
ASSESSMENT ROLL SUMMARY – 2025-26

Appendix C
Assessment Roll Summary
2025-26

Parcel	Lot Type	Lot Size	Assessment Allocation	Outstanding Assessment	Principal	Interest	Administrative Expense	Annual Installment
1477330060002	Lot Type 1	55'	0.76%	\$30,583	\$426.95	\$1,990.95	\$349.94	\$2,767.84
1477330060003	Lot Type 1	55'	0.76%	\$30,583	\$426.95	\$1,990.95	\$349.94	\$2,767.84
1477330060004	Lot Type 1	55'	0.76%	\$30,583	\$426.95	\$1,990.95	\$349.94	\$2,767.84
1477330060005	Lot Type 1	55'	0.76%	\$30,583	\$426.95	\$1,990.95	\$349.94	\$2,767.84
1477330060006	Lot Type 1	55'	0.76%	\$30,583	\$426.95	\$1,990.95	\$349.94	\$2,767.84
1477330060007	Lot Type 1	55'	0.76%	\$30,583	\$426.95	\$1,990.95	\$349.94	\$2,767.84
1477330060008	Lot Type 1	55'	0.76%	\$30,583	\$426.95	\$1,990.95	\$349.94	\$2,767.84
1477330060009	Lot Type 1	55'	0.76%	\$30,583	\$426.95	\$1,990.95	\$349.94	\$2,767.84
1477330060010	Lot Type 1	55'	0.76%	\$30,583	\$426.95	\$1,990.95	\$349.94	\$2,767.84
1477330060011	Lot Type 1	55'	0.76%	\$30,583	\$426.95	\$1,990.95	\$349.94	\$2,767.84
1477330060012	Lot Type 1	55'	0.76%	\$30,583	\$426.95	\$1,990.95	\$349.94	\$2,767.84
1477330060013	Lot Type 1	55'	0.76%	\$30,583	\$426.95	\$1,990.95	\$349.94	\$2,767.84
1477330060014	Lot Type 1	55'	0.76%	\$30,583	\$426.95	\$1,990.95	\$349.94	\$2,767.84
1477330060015	Lot Type 1	55'	0.76%	\$30,583	\$426.95	\$1,990.95	\$349.94	\$2,767.84
1477330060016	Lot Type 1	55'	0.76%	\$30,583	\$426.95	\$1,990.95	\$349.94	\$2,767.84
1477330060017	Lot Type 1	55'	0.76%	\$30,583	\$426.95	\$1,990.95	\$349.94	\$2,767.84
1477330060018	Lot Type 1	55'	0.76%	\$30,583	\$426.95	\$1,990.95	\$349.94	\$2,767.84
1477330060019	Lot Type 1	55'	0.76%	\$30,583	\$426.95	\$1,990.95	\$349.94	\$2,767.84
1477330060020	Lot Type 2	50'	0.68%	\$27,231	\$380.16	\$1,772.77	\$311.59	\$2,464.52
1477330060021	Open	Open	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00
1477330060022	Open	Open	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00
1477330060023	Open	Open	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00
1477330060024	Open	Open	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00
1477330070001	Lot Type 2	50'	0.68%	\$27,231	\$380.16	\$1,772.77	\$311.59	\$2,464.52
1477330070002	Lot Type 2	50'	0.68%	\$27,231	\$380.16	\$1,772.77	\$311.59	\$2,464.52
1477330070003	Lot Type 2	50'	0.68%	\$27,231	\$380.16	\$1,772.77	\$311.59	\$2,464.52
1477330070004	Lot Type 2	50'	0.68%	\$27,231	\$380.16	\$1,772.77	\$311.59	\$2,464.52
1477330070005	Lot Type 2	50'	0.68%	\$27,231	\$380.16	\$1,772.77	\$311.59	\$2,464.52
1477330070006	Lot Type 2	50'	0.68%	\$27,231	\$380.16	\$1,772.77	\$311.59	\$2,464.52
1477330070007	Lot Type 2	50'	0.68%	\$27,231	\$380.16	\$1,772.77	\$311.59	\$2,464.52
1477330070008	Lot Type 2	50'	0.68%	\$27,231	\$380.16	\$1,772.77	\$311.59	\$2,464.52
1477330070009	Lot Type 2	50'	0.68%	\$27,231	\$380.16	\$1,772.77	\$311.59	\$2,464.52
1477330070010	Lot Type 2	50'	0.68%	\$27,231	\$380.16	\$1,772.77	\$311.59	\$2,464.52
1477330070011	Lot Type 2	50'	0.68%	\$27,231	\$380.16	\$1,772.77	\$311.59	\$2,464.52
1477330070012	Lot Type 2	50'	0.68%	\$27,231	\$380.16	\$1,772.77	\$311.59	\$2,464.52
1477330070013	Lot Type 2	50'	0.68%	\$27,231	\$380.16	\$1,772.77	\$311.59	\$2,464.52
1477330070014	Lot Type 2	50'	0.68%	\$27,231	\$380.16	\$1,772.77	\$311.59	\$2,464.52
1477330070015	Lot Type 2	50'	0.68%	\$27,231	\$380.16	\$1,772.77	\$311.59	\$2,464.52
1477330070016	Lot Type 2	50'	0.68%	\$27,231	\$380.16	\$1,772.77	\$311.59	\$2,464.52
1477330070017	Lot Type 2	50'	0.68%	\$27,231	\$380.16	\$1,772.77	\$311.59	\$2,464.52
1477330070018	Lot Type 2	50'	0.68%	\$27,231	\$380.16	\$1,772.77	\$311.59	\$2,464.52
1477330070019	Lot Type 2	50'	0.68%	\$27,231	\$380.16	\$1,772.77	\$311.59	\$2,464.52
1477330070020	Lot Type 2	50'	0.68%	\$27,231	\$380.16	\$1,772.77	\$311.59	\$2,464.52
1477330070021	Lot Type 2	50'	0.68%	\$27,231	\$380.16	\$1,772.77	\$311.59	\$2,464.52
1477330070022	Lot Type 2	50'	0.68%	\$27,231	\$380.16	\$1,772.77	\$311.59	\$2,464.52
1477330070023	Lot Type 1	55'	0.76%	\$30,583	\$426.95	\$1,990.95	\$349.94	\$2,767.84
1477330070024	Lot Type 1	55'	0.76%	\$30,583	\$426.95	\$1,990.95	\$349.94	\$2,767.84
1477330070025	Lot Type 1	55'	0.76%	\$30,583	\$426.95	\$1,990.95	\$349.94	\$2,767.84
1477330070026	Lot Type 2	50'	0.68%	\$27,231	\$380.16	\$1,772.77	\$311.59	\$2,464.52
1477330070027	Open	Open	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00
1477330080001	Lot Type 2	50'	0.68%	\$27,231	\$380.16	\$1,772.77	\$311.59	\$2,464.52
1477330080002	Lot Type 2	50'	0.68%	\$27,231	\$380.16	\$1,772.77	\$311.59	\$2,464.52
1477330080003	Lot Type 2	50'	0.68%	\$27,231	\$380.16	\$1,772.77	\$311.59	\$2,464.52
1477330080004	Lot Type 2	50'	0.68%	\$27,231	\$380.16	\$1,772.77	\$311.59	\$2,464.52
1477330080005	Lot Type 2	50'	0.68%	\$27,231	\$380.16	\$1,772.77	\$311.59	\$2,464.52
1477330080006	Lot Type 2	50'	0.68%	\$27,231	\$380.16	\$1,772.77	\$311.59	\$2,464.52
1477330080007	Lot Type 2	50'	0.68%	\$27,231	\$380.16	\$1,772.77	\$311.59	\$2,464.52
1477330080008	Lot Type 2	50'	0.68%	\$27,231	\$380.16	\$1,772.77	\$311.59	\$2,464.52
1477330080009	Lot Type 2	50'	0.68%	\$27,231	\$380.16	\$1,772.77	\$311.59	\$2,464.52
1477330080010	Lot Type 2	50'	0.68%	\$27,231	\$380.16	\$1,772.77	\$311.59	\$2,464.52

Appendix C
Assessment Roll Summary
2025-26

Parcel	Lot Type	Lot Size	Assessment Allocation	Outstanding Assessment	Principal	Interest	Administrative Expense	Annual Installment
1477330080011	Lot Type 2	50'	0.68%	\$27,231	\$380.16	\$1,772.77	\$311.59	\$2,464.52
1477330080012	Lot Type 2	50'	0.68%	\$27,231	\$380.16	\$1,772.77	\$311.59	\$2,464.52
1477330080013	Lot Type 2	50'	0.68%	\$27,231	\$380.16	\$1,772.77	\$311.59	\$2,464.52
1477330080014	Lot Type 2	50'	0.68%	\$27,231	\$380.16	\$1,772.77	\$311.59	\$2,464.52
1477330080015	Open	Open	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00
1477330090001	Lot Type 2	50'	0.68%	\$27,231	\$380.16	\$1,772.77	\$311.59	\$2,464.52
1477330090002	Lot Type 2	50'	0.68%	\$27,231	\$380.16	\$1,772.77	\$311.59	\$2,464.52
1477330090003	Lot Type 2	50'	0.68%	\$27,231	\$380.16	\$1,772.77	\$311.59	\$2,464.52
1477330090004	Lot Type 2	50'	0.68%	\$27,231	\$380.16	\$1,772.77	\$311.59	\$2,464.52
1477330090005	Lot Type 2	50'	0.68%	\$27,231	\$380.16	\$1,772.77	\$311.59	\$2,464.52
1477330090006	Lot Type 2	50'	0.68%	\$27,231	\$380.16	\$1,772.77	\$311.59	\$2,464.52
1477330090007	Lot Type 2	50'	0.68%	\$27,231	\$380.16	\$1,772.77	\$311.59	\$2,464.52
1477330090008	Lot Type 2	50'	0.68%	\$27,231	\$380.16	\$1,772.77	\$311.59	\$2,464.52
1477330090009	Lot Type 2	50'	0.68%	\$27,231	\$380.16	\$1,772.77	\$311.59	\$2,464.52
1477330090010	Lot Type 2	50'	0.68%	\$27,231	\$380.16	\$1,772.77	\$311.59	\$2,464.52
1477330090011	Lot Type 2	50'	0.68%	\$27,231	\$380.16	\$1,772.77	\$311.59	\$2,464.52
1477330090012	Lot Type 2	50'	0.68%	\$27,231	\$380.16	\$1,772.77	\$311.59	\$2,464.52
1477330090013	Lot Type 2	50'	0.68%	\$27,231	\$380.16	\$1,772.77	\$311.59	\$2,464.52
1477330090014	Lot Type 2	50'	0.68%	\$27,231	\$380.16	\$1,772.77	\$311.59	\$2,464.52
1477330090015	Lot Type 2	50'	0.68%	\$27,231	\$380.16	\$1,772.77	\$311.59	\$2,464.52
1477330090016	Lot Type 2	50'	0.68%	\$27,231	\$380.16	\$1,772.77	\$311.59	\$2,464.52
1477330090017	Lot Type 2	50'	0.68%	\$27,231	\$380.16	\$1,772.77	\$311.59	\$2,464.52
1477330090018	Lot Type 2	50'	0.68%	\$27,231	\$380.16	\$1,772.77	\$311.59	\$2,464.52
1477330090019	Lot Type 2	50'	0.68%	\$27,231	\$380.16	\$1,772.77	\$311.59	\$2,464.52
1477330090020	Lot Type 2	50'	0.68%	\$27,231	\$380.16	\$1,772.77	\$311.59	\$2,464.52
1477330090021	Lot Type 2	50'	0.68%	\$27,231	\$380.16	\$1,772.77	\$311.59	\$2,464.52
1477330090022	Lot Type 2	50'	0.68%	\$27,231	\$380.16	\$1,772.77	\$311.59	\$2,464.52
1477330090023	Lot Type 2	50'	0.68%	\$27,231	\$380.16	\$1,772.77	\$311.59	\$2,464.52
1477330090024	Lot Type 1	55'	0.76%	\$30,583	\$426.95	\$1,990.95	\$349.94	\$2,767.84
1477330090025	Lot Type 1	55'	0.76%	\$30,583	\$426.95	\$1,990.95	\$349.94	\$2,767.84
1477330090026	Lot Type 1	55'	0.76%	\$30,583	\$426.95	\$1,990.95	\$349.94	\$2,767.84
1477330090027	Lot Type 1	55'	0.76%	\$30,583	\$426.95	\$1,990.95	\$349.94	\$2,767.84
1477330090028	Lot Type 1	55'	0.76%	\$30,583	\$426.95	\$1,990.95	\$349.94	\$2,767.84
1477330090029	Lot Type 1	55'	0.76%	\$30,583	\$426.95	\$1,990.95	\$349.94	\$2,767.84
1477330090030	Lot Type 1	55'	0.76%	\$30,583	\$426.95	\$1,990.95	\$349.94	\$2,767.84
1477330090031	Open	Open	0.00%	\$0	\$0.00	\$0.00	\$0.00	\$0.00
			100.00%	\$4,011,400	\$56,000.00	\$261,142.14	\$45,900.00	\$363,042.14

APPENDIX D
PID ASSESSMENT NOTICE

PID Assessment Notice

NOTICE OF OBLIGATION TO PAY PUBLIC IMPROVEMENT DISTRICT ASSESSMENT TO
THE CITY OF BAYTOWN, 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 City of Wharton, Texas (the "City"), 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 **Bay Creek 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 City. The exact amount of each annual installment will be approved each year by the City Council 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 City, 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 §

§

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

§

§

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