

**East Waller County Management District
Lot Type 3 – (45 Ft) Lot
Project Overview**

The 84th Texas Legislature passed House Bill 4158 approving and authorizing the creation of the East Waller County Management District (the “District”), and empowering the District to impose assessments and to issue bonds to finance the costs of certain public improvements for the benefit of property in the District, all of which is located within the corporate boundaries of Waller County, Texas (the “County”).

The District was created principally to finance certain public improvement projects (the “Authorized Improvements”) that specially benefit assessed property in the District. On July 10, 2025, the Board adopted an order (the “Assessment Order”) accepting and approving a service and assessment plan for the District (the “SAP”) and levying special assessments (the “Sections 1 and 2 Assessments”) against the Sections 1 and 2 Assessed Property as shown on the Sections 1 and 2 Assessment Roll attached to the SAP. The Sections 1 and 2 Assessments may be prepaid in whole or in part at any time without penalty or may be paid in Annual Installments as provided by the SAP.

The District issued the East Waller County Management District, Special Assessment Revenue Bonds, Series 2025 (Sections 1 and 2 Project) (the “Series 2025 Bonds”) in the aggregate amount of \$25,694,000 pursuant to Chapter 375, and the bond order approving the issuance (the “Bond Order”) adopted by the Board on July 10, 2025 and an Indenture of Trust dated as of May 1, 2025 between the District, and the UMB Bank, N.A. as trustee.

The Series 2025 Bonds are payable from the Sections 1 and 2 Assessments levied against each parcel of Assessed Property within the District pursuant to the Assessment Order and in accordance with the SAP.

All Assessments that are not paid in full will be billed in annual installments and collected each year by the District, or its designee, as provided in the Service and Assessment Plan. **Annual Installments are anticipated to be billed by the Waller 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 Assessments and the due dates of the Annual Installments of the Assessments may be obtained from MuniCap, Inc., the District Administrator for the District, 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 ASSESSMENTS LEVIED AGAINST ASSESSED PROPERTY, INCLUDING THE ANNUAL INSTALLMENT THEREOF, COULD RESULT IN FORECLOSURE OF SUCH PROPERTY.

NOTICE TO PURCHASER OF SPECIAL TAXING OR ASSESSMENT DISTRICT

The real property that you are about to purchase is located in the East Waller County Management District, and may be subject to district taxes or assessments. The district may, subject to voter approval, impose taxes and issue bonds. The district may impose an unlimited rate of tax in payment of such bonds. The current rate of the district property tax is \$0.00 on each \$100 of assessed valuation. The total amounts of bonds payable wholly or partly from property taxes approved by the voters, excluding refunding bonds that are separately approved by the voters, are \$610,275,000 for water, sewer, and drainage facilities, \$227,310,000 for road facilities and \$162,150,000 for parks and recreational facilities bonds. The aggregate initial principal amounts of all such bonds issued are \$0 for water, sewer, and drainage facilities, \$0 for road facilities and \$0 for parks and recreational facilities.

The District is located in whole or in part within Waller County, Texas. Texas law governs the ability of a municipality to annex property in the municipality's extraterritorial jurisdiction and whether a district that is annexed by the municipality is dissolved.

The purpose of this District is to provide sewer, drainage, roads, parks and recreational facilities and flood control facilities (the "Facilities"). The cost of district Facilities is not included in the purchase price of your property. The legal description of the property which you are acquiring is as follows:

Date

Signature of Seller

STATE OF TEXAS §

COUNTY OF _____ §

This instrument was acknowledged before me on the ____ day of _____, _____, by _____, Seller.

(Notary Seal)

Notary in and for the State of Texas

My Commission Expires:

PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ANNUALLY ESTABLISHES TAX RATES. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.

The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or before execution of a binding contract for the purchase of the real property described in such notice or at closing of purchase of the real property.

Date

Signature of Purchaser

STATE OF TEXAS §

COUNTY OF _____ §

This instrument was acknowledged before me on the ____ day of _____, _____, by _____, Purchaser.

(Notary Seal)

Notary in and for the State of Texas

My Commission Expires:

AFTER RECORDING RETURN TO:
East Waller County Management District
c/o Winstead PC
Attn: Vicki Hahn
600 W 5th Street, Suite 900
Austin, Texas 78701

**East Waller County Management District - Sofi Lakes Sections 1 and 2 Project
Summary of Projected Annual Installments**

Lot Size
Equivalent Units
Assessment

Lot Type 3 (45 Ft)
0.75
\$62,826

Year¹	Cumulative Outstanding Principal	Bond Principal²	Bond Interest²	Administrative Expenses³	Total Annual Installment
2025	\$62,826	\$0	\$0	\$0	\$0
2026	\$62,826	\$912	\$3,754	\$159	\$4,825
2027	\$61,915	\$956	\$3,709	\$162	\$4,827
2028	\$60,959	\$1,000	\$3,661	\$166	\$4,827
2029	\$59,959	\$1,047	\$3,611	\$169	\$4,827
2030	\$58,912	\$1,096	\$3,559	\$172	\$4,827
2031	\$57,817	\$1,147	\$3,504	\$176	\$4,827
2032	\$56,670	\$1,201	\$3,447	\$179	\$4,827
2033	\$55,469	\$1,257	\$3,387	\$183	\$4,827
2034	\$54,211	\$1,380	\$3,324	\$123	\$4,826
2035	\$52,832	\$1,446	\$3,255	\$125	\$4,826
2036	\$51,386	\$1,532	\$3,168	\$127	\$4,827
2037	\$49,854	\$1,620	\$3,076	\$130	\$4,826
2038	\$48,234	\$1,716	\$2,979	\$133	\$4,827
2039	\$46,518	\$1,816	\$2,876	\$135	\$4,827
2040	\$44,702	\$1,922	\$2,767	\$138	\$4,826
2041	\$42,780	\$2,034	\$2,652	\$141	\$4,827
2042	\$40,746	\$2,154	\$2,530	\$144	\$4,827
2043	\$38,592	\$2,279	\$2,400	\$146	\$4,826
2044	\$36,313	\$2,414	\$2,263	\$149	\$4,827
2045	\$33,898	\$2,554	\$2,119	\$152	\$4,825
2046	\$31,345	\$2,711	\$1,959	\$155	\$4,825
2047	\$28,634	\$2,877	\$1,790	\$159	\$4,825
2048	\$25,757	\$3,054	\$1,610	\$162	\$4,825
2049	\$22,703	\$3,243	\$1,419	\$165	\$4,826
2050	\$19,460	\$3,441	\$1,216	\$168	\$4,826
2051	\$16,019	\$3,654	\$1,001	\$172	\$4,827
2052	\$12,365	\$3,877	\$773	\$175	\$4,825
2053	\$8,487	\$4,118	\$530	\$179	\$4,827
2054	\$4,370	\$4,370	\$273	\$182	\$4,825
Total		\$62,826	\$72,609	\$4,527	\$139,962

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| <p>1 - Annual Installment anticipated to be billed by the Waller County Tax Office during Year 2025 will be billed on or around 10/01/25 and payment is due by 1/31/26.</p> <p>2 - The principal and interest amounts represent the debt service requirements of the Series 2025 Bonds and will not increase during the life of the Bonds. Interest amounts are calculated through the principal payment date each year and amounts shown are net of credits and capitalized interest, if any.</p> <p>3 - Administrative expenses are estimated and will be updated each year in the Annual Service Plan Update.</p> |
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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 EAST WALLER COUNTY MANAGEMENT DISTRICT SOFI LAKES SECTIONS 1 AND 2 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.