

Rudman Tract Public Improvement District
Phase # 2 – 50 FT Lot
Project Overview

The Rudman Tract Public Improvement District (the “District”) was created by the Town of Little Elm Town Council (the “Town Council”) on October 18, 2016, pursuant to the Public Improvement District Assessment Act, Texas Local Government Code, Chapter 372, as amended (the “Act”), and the passing and approval of Resolution No. 10181601 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 improvements (the “Authorized Improvements”) that specially benefit assessed property in the District. All of the property in the District was located within the extraterritorial jurisdiction of the Town of Little Elm (the “Town”). On July 15, 2016, the Town Council adopted Ordinance No. 1359 that approved a Service and Assessment Plan for the District (the “Service and Assessment Plan”) and levied assessments on certain property within the District in accordance with the Rudman Tract Assessment Roll attached as Appendix B to the Service and Assessment Plan. The Assessments may be prepaid in whole or in part at any time or may be paid in annual installments as provided by the Act and the Service and Assessment Plan.

The Town entered into a Reimbursement Agreement (the “Phase 2 Major Improvements Reimbursement Agreement”) with the developer on October 18, 2016 in the aggregate amount of \$2,075,000 in which the developer agrees to fund the Actual Costs of certain Authorized Improvements and the Town agrees to reimburse the developer and/or the Town for the Actual Costs of those Authorized Improvements funded by the developer with interest as permitted by the Act. The Town Council also approved creation of Tax Increment Reinvestment Zone No. 6 (the “TIRZ”) on November 1, 2016, pursuant to the Tax Increment Financing Act, Chapter 311, of the Texas Tax Code and Ordinance No. 1358. Pursuant to the Service and Assessment Plan and the TIRZ creation documents, the Town has committed to use a portion of the Town incremental taxes collected from each parcel within the District to reduce the PID annual payments due from the parcel. On May 18, 2021, the Service and Assessment Plan was updated for Phase #2 Direct Improvements (the “Updated Service and Assessment Plan”), and a reimbursement agreement was executed in the amount of \$9,160,000 (the “Phase #2 Direct Improvements Reimbursement Agreement”) to finance the costs of the Phase #2 Direct Improvements.

All Assessments that are not paid in full will be billed in annual installments and collected each year by the Town, or its designee, as provided in the Updated Service and Assessment Plan. **Annual Installments are billed by the Denton 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 PID Administrator, 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.

PID Assessment Notice

NOTICE OF OBLIGATION TO PAY PUBLIC IMPROVEMENT DISTRICT ASSESSMENT TO
TOWN OF LITTLE ELM, 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 Town of Little Elm, Texas (the "Town"), 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 Rudman Tract 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 Town. 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 Town or MuniCap, Inc., the District Administrator for the Town, 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 _____

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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

ONCE RECORDED WITH THE COUNTY, PLEASE SEND A COPY TO TXPID.DISCLOSURES@MUNICAP.COM

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

**Rudman Tract Public Improvement District
Summary of Projected Annual Installments
Little Elm - Phase 2**

Lot Type
Outstanding Assessment
Equivalent Units

50 Ft
\$47,817
0.87

Year¹	Cumulative Outstanding Assessment	Major Improvement R.A. Principal²	Major Improvement R.A. Interest²	Direct Reimbursement Agreement Principal³	Direct Reimbursement Agreement Interest³	Administrative Expenses⁴	Total Annual Installment⁵
2025	\$47,817	\$73	\$405	\$23	\$3,199	\$282	\$3,983
2026	\$47,720	\$87	\$400	\$848	\$1,940	\$266	\$3,542
2027	\$46,785	\$105	\$394	\$894	\$1,901	\$272	\$3,566
2028	\$45,786	\$133	\$387	\$917	\$1,860	\$277	\$3,574
2029	\$44,736	\$147	\$378	\$963	\$1,817	\$283	\$3,587
2030	\$43,626	\$165	\$368	\$1,009	\$1,773	\$288	\$3,602
2031	\$42,452	\$193	\$356	\$1,055	\$1,726	\$294	\$3,623
2032	\$41,205	\$206	\$343	\$1,100	\$1,677	\$300	\$3,627
2033	\$39,898	\$225	\$329	\$1,169	\$1,626	\$306	\$3,655
2034	\$38,505	\$238	\$313	\$1,215	\$1,572	\$312	\$3,651
2035	\$37,051	\$266	\$297	\$1,284	\$1,516	\$318	\$3,681
2036	\$35,502	\$280	\$279	\$1,330	\$1,456	\$325	\$3,669
2037	\$33,892	\$298	\$259	\$1,398	\$1,395	\$331	\$3,682
2038	\$32,196	\$326	\$239	\$1,467	\$1,330	\$338	\$3,699
2039	\$30,403	\$358	\$216	\$1,536	\$1,262	\$344	\$3,717
2040	\$28,509	\$385	\$192	\$1,605	\$1,191	\$351	\$3,724
2041	\$26,520	\$417	\$165	\$1,674	\$1,117	\$358	\$3,731
2042	\$24,429	\$445	\$137	\$1,765	\$1,039	\$366	\$3,751
2043	\$22,219	\$472	\$106	\$1,834	\$957	\$373	\$3,743
2044	\$19,913	\$504	\$74	\$1,926	\$872	\$380	\$3,756
2045	\$17,483	\$564	\$39	\$2,017	\$783	\$388	\$3,791
2046	\$14,901	\$0	\$0	\$2,109	\$690	\$188	\$2,987
2047	\$12,792	\$0	\$0	\$2,980	\$592	\$192	\$3,764
2048	\$9,812	\$0	\$0	\$3,118	\$454	\$196	\$3,768
2049	\$6,694	\$0	\$0	\$3,278	\$310	\$200	\$3,788
2050	\$3,416	\$0	\$0	\$3,416	\$158	\$204	\$3,778
Total		\$5,887	\$5,676	\$41,930	\$34,214	\$7,731	\$95,437

- 1 - Annual Installment for Year 2025 will be billed on or around 10/01/25 and payment is due by 01/31/26.
2 - The interest is calculated using 6.883% per annum for Years 2025-2050. Interest amounts are calculated through the principal payment date of each year.
3 - The interest is calculated using 7.630% per annum for Year 2025 and 4.630% per annum thereafter. Interest amounts are calculated through the principal payment date of each year.
4 - The Administrative Expenses shown include the estimated PID administration and assessment collection costs.
5 - Amounts shown do not include any TIRZ Credit.

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 RUDMAN TRACT PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN, AS THE SAME IS UPDATED EACH YEAR. THE RUDMAN TRACT PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN MAY BE OBTAINED FROM THE TOWN SECRETARY OF LITTLE ELM, TEXAS.

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.

Example of TIRZ Credit Application

The property in the PID is also located in the Town of Little Elm Tax Increment Reinvestment Zone No. 6. The Town has committed to use approximately 30% of the annual incremental Town ad valorem property taxes collected from a property in the current tax year as a credit (the “TIRZ Credit”) to reduce the PID annual installment of assessments due in the following year. The following **hypothetical example** illustrates the application of the TIRZ Credit:

A) Estimates for illustration purposes:

Estimated prorated base year (2018) taxable value = \$1,000

Estimated current year (2025) taxable value = \$300,000

Estimated current (2025) incremental value = \$299,000 (i.e. \$300,000 - \$1,000)

Estimated current (2025) Town tax rate per \$100 of taxable value = \$0.55990

Estimated PID current (2025) annual installment of Assessment = \$3,983

Estimated PID next (2026) annual installment of Assessments = \$3,542

B) **Estimated** Town incremental tax:

\$1,674 [i.e., $(\$299,000 \div 100) \times \$0.55990 = \$1,674$]

C) **Estimated** TIRZ Credit:

\$502 (i.e., $\$1,674 \times 30\% = \502)

D) PID current annual installment due (2025):

\$3,983 with no prior year TIRZ Credit

E) **Estimated** PID next annual installment due (2026):

\$3,040 (i.e., $\$3,542 - \$502 = \$3,040$) after application of the \$502 TIRZ Credit

PLEASE NOTE THAT THE ABOVE CALCULATIONS ARE ONLY INTENDED TO ILLUSTRATE APPLICATION OF THE TIRZ CREDIT AND DO NOT REPRESENT ANY ACTUAL OR PROJECTED AMOUNTS OF TAXABLE VALUES, TOWN TAX RATES AND PID ANNUAL INSTALLMENTS.