

ORDINANCE NO. 2025-0018

**AN ORDINANCE APPROVING THE 2025-26 ANNUAL
SERVICE AND ASSESSMENT PLAN UPDATE FOR THE
LONE OAK PUBLIC IMPROVEMENT DISTRICT**

WHEREAS, the City of Alvarado (the “City”) 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 City received a petition (the “Petition”) requesting the creation of the Lone Oak Public Improvement District (the “PID”); and

WHEREAS, on October 18, 2021, the City held a public hearing then passed and adopted Resolution R2021-008 establishing the Lone Oak Public Improvement District in accordance with the PID Act; and

WHEREAS, on May 19, 2025, the City passed and adopted Ordinance 2025-0010 approving a Service and Assessment Plan (the “SAP”) for Improvement Area #1 of the PID;

WHEREAS, the City Council of the City 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 CITY COUNCIL OF ALVARADO, TEXAS, as follows:

Section 1. The facts recited in the preamble hereto are found to be true and correct.

Section 2. The Lone Oak Public Improvement District Annual Service Plan Update (Assessment Year 9/1/2025-8/31/2026), attached to this Ordinance as Exhibit A, is hereby approved and adopted on behalf of the PID.

Section 3. All Ordinances, and agreements and parts of Ordinances and agreements in conflict herewith are hereby repealed to the extent of the conflict only.

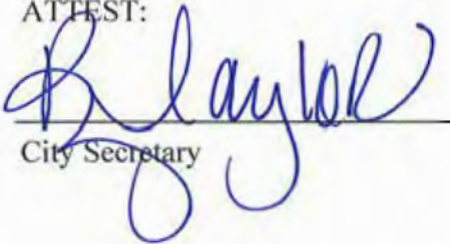
Section 4. It is hereby found and determined that the meeting at which this Ordinance was passed was open to the public and that advance public notice of the time, place and purpose of said meeting was given as required by law. The Ordinance shall become effective immediately upon passage. The City Secretary shall cause this Ordinance to be filed with the City clerk in each City 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.



PASSED AND ADOPTED on the 18th day of August, 2025.



Mayor

ATTEST:


City Secretary





**LONE OAK
PUBLIC IMPROVEMENT DISTRICT
CITY OF ALVARADO, TEXAS**

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

**AS APPROVED BY CITY COUNCIL ON:
AUGUST 18, 2025**

PREPARED BY:

MUNICAP, INC.
— PUBLIC FINANCE —

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**LONE OAK
PUBLIC IMPROVEMENT DISTRICT**

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

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I. INTRODUCTION

The Lone Oak Public Improvement District (the “PID”) was created pursuant to the PID Act and a resolution of the City Council of Alvarado, Texas (the “City” and the “City Council”, respectively) on October 18, 2021 to finance certain public improvement projects for the benefit of the property in the PID.

On May 19, 2025, the City approved issuance of the City of Alvarado, Texas Assessment Revenue Bonds, Series 2025 (Lone Oak Public Improvement District Improvement Area #1 Project) (the “Improvement Area #1 Bonds”) in the aggregate principal amount of \$5,601,000 were issued 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 City 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 for the purpose of determining the annual budget for the Authorized Improvements. This document is the annual update of the Service and Assessment Plan for 2025-26 (the “Annual Service Plan Update”).

The City also adopted an assessment roll (the “Assessment Roll”) identifying the Assessments on each Parcel of Assessed Property 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 Annual Installments to be collected for 2025-26.

Effective September 1, 2021, 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 E 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 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 meaning specified in the Service and Assessment Plan unless otherwise defined herein.

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II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

Authorized Improvements Sources and Uses

Pursuant to the Service and Assessment Plan adopted on May 19, 2025, the initial total estimated costs of the Improvement Area #1 Projects were equal to \$10,125,542.

Table II-A-1 below summarizes the updated 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.

Table II-A-1
Updated Sources and Uses – Improvement Area #1 Projects

Sources of Funds	Initial Estimated Budget ¹	Budget Revisions	Updated Budget	Spent to Date ²	Remaining to Draw
Par Amount	\$5,601,000	\$0	\$5,601,000	\$1,014,563	\$4,586,437
Original Issue Discount	(\$3,535)	\$0	(\$3,535)	\$0	(\$3,535)
Other Funding Sources	\$5,555,795	\$0	\$5,555,795	\$0	\$5,555,795
Total Sources	\$11,153,261	\$0	\$11,153,261	\$1,014,563	\$10,138,698
Uses of Funds					
<u>Major Improvements:</u>					
Roadway Improvements	\$86,219	\$0	\$86,219	\$0	\$86,219
Sanitary Sewer Improvements	\$586,336	\$0	\$586,336	\$0	\$586,336
Other Soft and Miscellaneous Costs	\$171,069	\$0	\$171,069	\$0	\$171,069
Subtotal Major Improvements	\$843,624	\$0	\$843,624	\$0	\$843,624
<u>Improvement Area #1 Improvements:</u>					
Roadway Improvements	\$3,014,673	\$0	\$3,014,673	\$0	\$3,014,673
Water Improvements	\$1,412,890	\$0	\$1,412,890	\$0	\$1,412,890
Sanitary Sewer Improvements	\$1,302,265	\$0	\$1,302,265	\$0	\$1,302,265
Drainage Improvements	\$1,656,011	\$0	\$1,656,011	\$0	\$1,656,011
Other Soft and Miscellaneous Costs	\$1,896,080	\$0	\$1,896,080	\$0	\$1,896,080
Subtotal Improvement Area #1 Improv.	\$9,281,918	\$0	\$9,281,918	\$0	\$9,281,918
<u>Estimated Bond Issuance Costs:</u>					
Debt Service Reserve Fund	\$410,893	\$0	\$410,893	\$410,893	\$0
Administrative Expenses	\$50,000	\$0	\$50,000	\$50,000	\$0
Capitalized Interest	\$65,756	\$0	\$65,756	\$65,756	\$0
Cost of Issuance	\$333,040	\$0	\$333,040	\$319,885	\$13,155
Underwriter's Discount	\$112,020	\$0	\$112,020	\$112,020	\$0
Underwriter's Counsel Fee	\$56,010	\$0	\$56,010	\$56,010	\$0
Subtotal Estimated Bond Issuance Costs	\$1,027,718	\$0	\$1,027,718	\$1,014,563	\$13,155
Total Uses	\$11,153,261	\$0	\$11,153,261	\$1,014,563	\$10,138,698

1 – According to the Service and Assessment Plan.

2. – Represents Improvement Area #1 Project costs spent to date according to the Trustee's records as of June 30, 2025.

Authorized Improvement Area Cost Variances

As shown in Table II-A-1 on the previous page, there are no significant variances to the Improvement Area #1 Projects aggregate budget as of June 30, 2025.

B. FIVE YEAR SERVICE PLAN

According to the PID Act, a service plan must cover a period of five years. All of the Authorized Improvements are expected to be built within a period of five years. The anticipated budget for the Improvement Area #1 Projects is shown in Table II-A-1 on the previous page, and the Annual Installments expected to be collected for these costs is shown by Table II-B-1 below.

Table II-B-1
Projected Annual Installments (2025-2031)

Assessment Year Ending 09/01	Projected Annual Installments ¹
2025	\$0
2026	\$489,898
2027	\$490,368
2028	\$489,658
2029	\$489,819
2030	\$489,802
2031	\$489,606
Total	\$2,939,149

1 – Assessment Year ending 2025 represent actual Annual Installments billed. Assessment Year ending 2026 represents projected Annual Installments to be billed and includes projected available fund credits, if any. Assessment Years 2027-2031 represent projected future Annual Installments and do not include any available credits, if any.

C. STATUS OF DEVELOPMENT

See Table II-C-1 below for the status of completed single family homes within the PID as of June 30, 2025.

Table II-C-1
Completed Homes¹

Phase	Lots Anticipated to be Developed	Building Permits Issued	Building Permits Issuance Percentage	Completed Homes	Completed Homes Percentage
Improvement Area #1	253	0	0.00%	0	0.00%
Future Improvement Areas	1,404	0	0.00%	0	0.00%
Total	1,657	0	0.00%	0	0.00%

1 – According to the City as of June 30, 2025.

See Appendix C for preliminary 2025 assessed values of all Parcels within Improvement Area #1 of the PID.

D. ANNUAL BUDGET

Annual Installments

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 on Assessed Property within the PID shall bear interest at the rate on the Improvement Area #1 Bonds plus 0.5 percent as described below commencing with the issuance of the Improvement Area #1 Bonds. The effective interest rate on the Improvement Area #1 Bonds is 5.71 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 (0.5 percent) higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Improvement Area #1 Bonds plus additional interest of one-half of one percent (6.21 percent) is used to calculate the interests on the Assessments. 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, 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 (the “Administrative Expenses”). Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount of the Assessments on a Parcel to the total amount of Assessments in the PID 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 Indenture of Trust, 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 of the Assessments levied against the Assessed Property within the PID. 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 fund the prepayment and delinquency reserve amounts as described in the Service and Assessment Plan and applicable Indenture of Trust.

Annual Installments to be Collected for 2025-26

The budget for the PID will be paid from the collection of Annual Installments collected for 2025-26 as shown by Table II-D-1 on the following page.

Table II-D-1
Budget for the Annual Installments
to be Collected for 2025-26

Description	Improvement Area #1 Bonds
Interest payment on March 1, 2026	\$159,946
Interest payment on September 1, 2026	\$159,946
Principal payment on September 1, 2026	\$91,000
<i>Subtotal debt service on bonds</i>	<i>\$410,893</i>
Administrative Expenses	\$58,000
Additional Interest	\$28,005
<i>Subtotal Expenses</i>	<i>\$496,898</i>
Available Reserve Fund Income	\$0
Available Capitalized Interest Funds	\$0
Available Administrative Expense Funds	(\$7,000)
<i>Subtotal funds available</i>	<i>(\$7,000)</i>
Annual Installments	\$489,898

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2026 in the amount of \$159,946 and on September 1, 2026 in the amount of \$159,946, which equal interest on the outstanding Assessments balance of \$5,601,000 for six months each and an effective interest rate of 5.71 percent. Annual Installments to be collected include a principal amount of \$91,000 due on September 1, 2026. As a result, total principal and interest due for the Improvement Area #1 Bonds in 2025-26 is estimated to be \$410,892.

Administrative Expenses

Administrative Expenses include the City, PID audit, Administrator, Trustee, Dissemination Agent, and contingency fees. As shown in Table II-D-2 on the following page, the total administrative expenses to be collected for 2025-26 are estimated to be \$58,000.

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Table II-D-2
Administrative Budget Breakdown

Description	2025-26 Estimated Budget (9/1/25-8/31/26)
City	\$5,000
PID Audit	\$7,500
Administrator	\$30,000
Trustee	\$4,500
Dissemination Agent	\$6,000
Contingency	\$5,000
Total	\$58,000

Additional Interest

Annual Installments to be collected for Additional Interest include the amount of \$28,005, which equals 0.5 percent interest on the outstanding Assessments balance of \$5,601,000.

Available Reserve Fund Income

As of June 30, 2025, there has been no excess reserve fund income earned above the reserve fund requirement. As a result, there is no excess reserve fund income available to be applied as a credit to reduce the 2025-26 Improvement Area #1 Bonds Annual Installment.

Available Administrative Expense Account

As of June 30, 2025, the balance in the Administrative Expense Fund was \$50,000. A portion of the remaining balance is anticipated to be used for current year expenses. As a result, there are \$7,000 in funds available in the Administrative Expense Fund to reduce the 2025-26 Annual Installment.

E. ANNUAL INSTALLMENTS PER UNIT

According to the Service and Assessment Plan, 253 residential units were estimated to be built within Improvement Area #1 of the PID. The Annual Installment due to be collected from each Equivalent Unit within Improvement Area #1 of the PID is shown in Table II-E-1 on the following page.

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Table II-E-1
Annual Installment Per Equivalent Unit

Budget Item	Net Budget Amount	Annual Installment per Unit
Principal	\$91,000.00	\$359.68
Interest	\$319,892.50	\$1,264.40
Administrative Expenses	\$51,000.00	\$201.58
Additional Interest	\$28,005.00	\$110.69
Total	\$489,897.50	\$1,936.35

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

2 – Based on the current outstanding 253.00 Equivalent Units.

The list of Parcels within the PID, the number of units to be developed on the current residential Parcels, the corresponding number of Equivalent 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 D.

F. BOND REFUNDING RELATED UPDATES

The Improvement Area #1 Bonds were issued in June 2025. Pursuant to Section 4.3 of the Indenture of Trust, the City reserves the right and option to redeem the Improvement Area #1 Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2033**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Trust Indenture.

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 City accordingly.

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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 by spreading the entire Assessment across the Parcels based on the estimated number of units anticipated to be developed within the PID, 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 original 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 VII.C of the Service and Assessment Plan.

The Assessment Roll summary is shown in Appendix D. Each Parcel in the PID is identified, along with the outstanding 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 formula shown in the Service and Assessment Plan.

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 Equivalent Units to be built on each newly subdivided Parcel

D = the sum of the estimated number of Equivalent Units to be built on all of the new subdivided Parcels

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

B. PREPAYMENT OF ASSESSMENTS

According to the Trustee, there have been no Assessment prepaid as of June 30, 2025.

See Appendix D for additional details regarding Assessment prepayments.

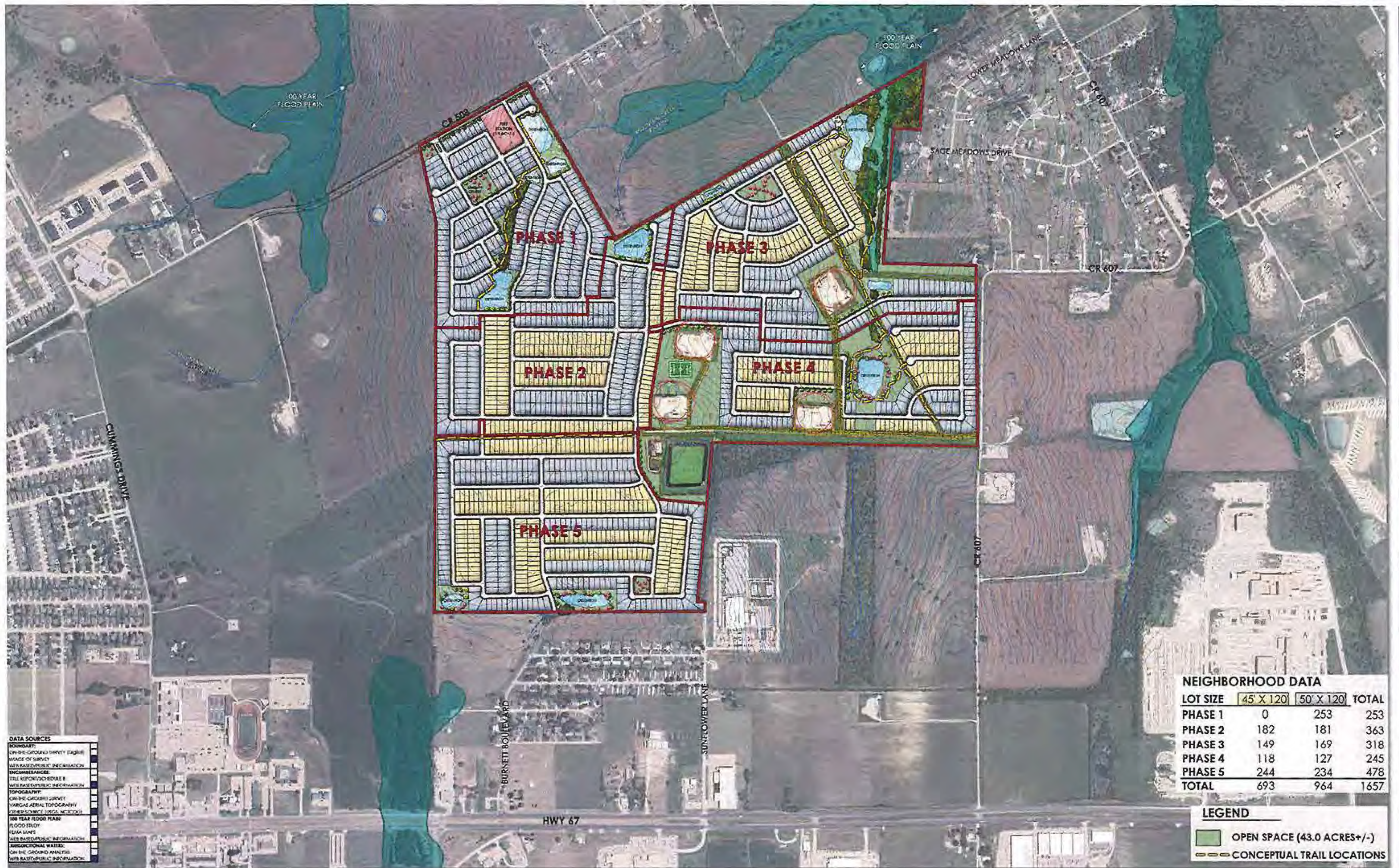
The complete Assessment Roll is available for review at the Alvarado City Hall, located at 104 W. College Avenue, Alvarado, Texas 76009.

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APPENDIX A
PID MAP

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DATA SOURCES
 CONDOMINIUM:
 ON-THE-GROUND SURVEY (SAGE)
 WAIVER OF SURVEY
 SURVEYOR'S PUBLIC INFORMATION
 ENCUMBRANCE
 TITLE REPORT/COPIES
 SURVEYOR'S PUBLIC INFORMATION
 TOPOGRAPHY:
 ON-THE-GROUND SURVEY
 VARIOUS AERIAL TOPOGRAPHY
 OTHER SOURCE'S SURVEY INFORMATION
 100 YEAR FLOOD PLAIN
 FLOOD STUDY
 FEMA DATA
 SURVEYOR'S PUBLIC INFORMATION
 JURISDICTIONAL WATERS:
 ON-THE-GROUND ANALYSIS
 SURVEYOR'S PUBLIC INFORMATION

NEIGHBORHOOD DATA

LOT SIZE	45' X 120'	50' X 120'	TOTAL
PHASE 1	0	253	253
PHASE 2	182	181	363
PHASE 3	149	169	318
PHASE 4	118	127	245
PHASE 5	244	234	478
TOTAL	693	964	1657

LEGEND
 OPEN SPACE (43.0 ACRES+/-)
 CONCEPTUAL TRAIL LOCATIONS

0 200 400 800 N JAN 31, 2025
 1"=400' BBC010

LONE OAK

CONCEPT PLAN **JB**
 ALVARADO, TEXAS PARTNERS

APPENDIX B
PREPAID PARCELS

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**Lone Oak Public Improvement District
Prepayments**

Parcel ID	Bonds	Date Received
TOTAL	\$0.00	



APPENDIX C
ASSESSED VALUE OF THE PID

8

**Lone Oak Public Improvement District
Assessed Value**

	Parcel Count	2025 Assessed Value¹
All Parcels	4	\$127,634
Total		\$127,634

1 - Reflects 2025 preliminary net appraised value per JCAD online records (preliminary values include full acreage of all Parcels listed).



APPENDIX D
ASSESSMENT ROLL SUMMARY – 2025-26



**Assessment Roll Summary
2025-26**

Parcel	Lot Size	Original Equivalent Unit	Outstanding Equivalent Unit	Outstanding Assessment	Principal	Interest	Additional Interest	Administrative Expense	Annual Installment
126 0150 00150 (partial) 126 0150 00152 126 0625 00840 (partial) 126 0625 00841	50 FT	253.00	253.00	\$5,601,000.00	\$91,000.00	\$319,892.50	\$28,005.00	\$51,000.00	\$489,897.50
Total		253.00		\$5,601,000.00	\$91,000.00	\$319,892.50	\$28,005.00	\$51,000.00	\$489,897.50

APPENDIX E
PID ASSESSMENT NOTICE



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APPENDIX E
Form of Homebuyer Disclosure

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF ALVARADO, 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 Alvarado, 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 Lone Oak Public Improvement District No.2 Project (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.

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 _____

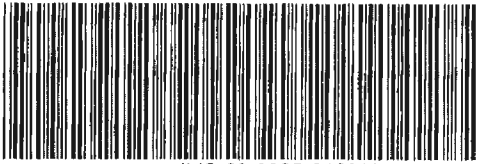


The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed 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

A handwritten signature in black ink, consisting of a stylized, cursive letter 'D' followed by a small flourish.



VG-93-2025-24993

Johnson County
April Long
Johnson County Clerk

Instrument Number: 2025 - 24993

Real Property Recordings

Recorded On: August 25, 2025 09:01 AM

Number of Pages: 27

" Examined and Charged as Follows: "

Total Recording: \$125.00

***** **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: 2025 - 24993
Receipt Number: 20250825000032
Recorded Date/Time: August 25, 2025 09:01 AM
User: Amanda T

Record and Return To:

MUNI CAP INC
BAILEY CLARK

Station: ccl83



STATE OF TEXAS

Johnson 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 Johnson County, Texas**

April Long
Johnson County Clerk
Johnson County TX

April Long



Johnson County Clerk

April Long
2 N. Main S, Room 131
Cleburne, TX 76033

Main: (817)556-6310 **Fax:** (555)555-5555

Receipt: 20250825000032

Date: 08/25/2025

Time: 09:01AM

By: Amanda T

Station: ccl83

Status: ORIGINAL COPY

<u>Seq</u>	<u>Item</u>	<u>Document Description</u>	<u>Number</u>	<u>Number Of</u>	<u>Amount</u>	<u>Serial Number</u>	<u>GF Number</u>
1	Real Property Recordings	Orc	24993	27	\$125.00		
2	Credit Card Fee			1	\$6.25		

Order Total (2) \$131.25

<u>Seq</u>	<u>Payment Method</u>	<u>Transaction Id</u>	<u>Comment</u>	<u>Total</u>
1	Credit Card	017614		\$131.25
Total Payments (1)				\$131.25
Change Due				\$0.00

MUNI CAP INC
BAILEY CLARK

For more information about the County Clerk's office and to search property records online, please visit <http://www.johnsoncountytexas.org/government/county-clerk>