

**Bay Creek Public Improvement District
Phase #1 – Lot Type 1 – 55 Ft**

Project Overview

Bay Creek Public Improvement District (the “District”) was created by the City Council of the City of Baytown, Texas (the “City”) on October 14, 2021, pursuant to the Public Improvement District Act, Texas Local Government Code, Chapter 372, as amended (the “Act”), and Resolution No. 2750 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 City. A Service and Assessment Plan was accepted and approved by the City Council on June 27, 2024, pursuant to Ordinance No. 2024-15,835 (the “Assessment Ordinance”), 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 June 27, 2024, the City and Developer entered into a Reimbursement Agreement (the “Phase #1 Reimbursement Agreement”) with a total principal amount payable to the Developer of \$4,300,000 (the “Phase #1 Reimbursement Amount”). The Phase #1 Reimbursement Agreement will finance certain Actual Costs of the Authorized Improvements being constructed for Phase #1 of the District. The Phase #1 Reimbursement Agreement is secured by the Phase #1 Assessments.

All Assessments that are not paid in full will be billed in annual installments and collected each year by the City, or its designee, as provided in the Service and Assessment Plan. **Annual Installments are anticipated to be billed by the Goose Creek ISD Tax Office and will be 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 about the assessments, including the amounts and due dates, may be obtained from MuniCap, Inc., the Administrator of the District, 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.

FAILURE TO PAY THE PHASE #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 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 Baytown, 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

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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

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

**Bay Creek Public Improvement District
Summary of Projected Annual Installments
Phase #1**

Lot Size 55 Ft Lots
Assessment \$31,885

Year¹	Cumulative Outstanding Principal	Phase #1 R.A. Principal²	Phase #1 R.A. Interest²	Administrative Expenses³	Total Annual Installment
2026	\$31,885	\$514	\$2,047	\$359	\$2,921
2027	\$31,371	\$537	\$2,011	\$367	\$2,915
2028	\$30,833	\$560	\$1,977	\$374	\$2,911
2029	\$30,273	\$591	\$1,941	\$381	\$2,913
2030	\$29,682	\$622	\$1,903	\$389	\$2,913
2031	\$29,060	\$652	\$1,863	\$397	\$2,912
2032	\$28,408	\$691	\$1,821	\$405	\$2,916
2033	\$27,717	\$722	\$1,776	\$413	\$2,911
2034	\$26,995	\$760	\$1,730	\$421	\$2,911
2035	\$26,235	\$806	\$1,681	\$429	\$2,917
2036	\$25,429	\$844	\$1,630	\$438	\$2,912
2037	\$24,585	\$898	\$1,575	\$447	\$2,920
2038	\$23,687	\$944	\$1,518	\$456	\$2,918
2039	\$22,743	\$998	\$1,457	\$465	\$2,920
2040	\$21,745	\$1,052	\$1,393	\$474	\$2,919
2041	\$20,693	\$1,113	\$1,326	\$484	\$2,922
2042	\$19,580	\$1,174	\$1,254	\$493	\$2,922
2043	\$18,406	\$1,244	\$1,179	\$503	\$2,925
2044	\$17,162	\$1,320	\$1,099	\$513	\$2,932
2045	\$15,842	\$1,397	\$1,014	\$524	\$2,935
2046	\$14,445	\$1,474	\$924	\$534	\$2,932
2047	\$12,971	\$1,566	\$830	\$545	\$2,940
2048	\$11,405	\$1,658	\$729	\$556	\$2,943
2049	\$9,747	\$1,758	\$623	\$567	\$2,947
2050	\$7,989	\$1,858	\$510	\$578	\$2,946
2051	\$6,131	\$1,973	\$391	\$590	\$2,953
2052	\$4,159	\$2,096	\$264	\$601	\$2,961
2053	\$2,063	\$2,063	\$129	\$613	\$2,806
Total		\$31,885	\$36,594	\$13,316	\$81,794

1 - Annual Installment billed by the Goose Creek ISD Tax Office during Year 2026 will be billed on or around 10/1/2026 and payment is due by 1/31/2027.

2 - The principal and interest amounts are calculated for the Phase #1 Reimbursement Agreement amount and will not increase during the life of the Phase #1 Reimbursement Agreement. Interest amounts are calculated through the principal payment date of each year.

3 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Update.

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 BAY CREEK 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.