

**Viera Public Improvement District No. 1
Improvement Area #1 – Lot Size – 65 Ft**

Project Overview

The Viera Public Improvement District No. 1 (the “District”) was created by the Commissioner’s Court of Medina County, Texas (the “County”) on February 10, 2025, pursuant to the Public Improvement District Act, Texas Local Government Code, Subchapter A of Chapter 372, as amended (the “PID Act”), and Resolution No. 2025-02-10-01 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. On November 3, 2025, the County Commissioner’s Court adopted Resolution No. 2025-11-03-01 modifying the boundaries of the PID.

The District was created principally to finance certain public improvement projects for the residential development located within the boundaries of the County. A Service and Assessment Plan was accepted and approved by the County on February 23, 2026, pursuant to Order No. 2026-02-23-02 (the “Assessment Order”), setting forth the plan for apportioning the costs of certain public improvement projects (the “Authorized Improvements”) to be assessed against properties in the District and for payment of Special Assessments with respect thereto.

The County issued the Medina County, Texas Special Assessment Revenue Bonds, Series 2026 (Viera Public Improvement District No. 1 Improvement Area #1 Project)(the “Improvement Area #1 Bonds”) in the aggregate amount of \$14,606,000 pursuant to the PID Act, Ordinance No. 2026-02-23-03 adopted by the County Commissioner’s Court on February 23, 2026 and an Indenture of Trust dated as of March 1, 2026 between the County and BOKF, NA as trustee.

All Assessments that are not paid in full will be billed in annual installments and collected each year by the County, or its designee, as provided in the Service and Assessment Plan. **Annual Installments are billed by the Medina 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 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 IMPROVEMENT AREA #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
COUNTY OF MEDINA COUNTY, 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 County of Medina County, Texas (the "County"), 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 Viera Public Improvement District No. 1 (the "PID") 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 County. The exact amount of each annual installment will be approved each year by the Commissioners Court in the Annual Service Plan Update for the PID. More information about the assessments, including the amounts and due dates, may be obtained from the County or MuniCap, Inc., the PID Administrator for the County, 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

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

**Viera Public Improvement District
Summary of Projected Annual Installments
Improvement Area #1**

Lot Type
Outstanding Assessment
Equivalent Unit

Lot Type 2 (65 Ft)
\$53,307
0.84

Year¹	Cumulative Outstanding Principal	Principal²	Interest²	Administrative Expenses³	Maintenance Assessment⁴	Total Annual Installment
2026	\$53,307	\$0	\$0	\$0	\$0	\$0
2027	\$53,307	\$861	\$3,134	\$228	\$0	\$4,224
2028	\$52,445	\$898	\$3,095	\$232	\$0	\$4,225
2029	\$51,547	\$934	\$3,053	\$237	\$0	\$4,224
2030	\$50,613	\$974	\$3,010	\$242	\$0	\$4,226
2031	\$49,639	\$1,015	\$2,965	\$247	\$0	\$4,226
2032	\$48,624	\$1,055	\$2,918	\$252	\$0	\$4,224
2033	\$47,569	\$1,099	\$2,869	\$257	\$0	\$4,224
2034	\$46,471	\$1,146	\$2,818	\$262	\$0	\$4,226
2035	\$45,325	\$1,193	\$2,765	\$267	\$0	\$4,226
2036	\$44,131	\$1,241	\$2,710	\$272	\$0	\$4,223
2037	\$42,891	\$1,310	\$2,636	\$278	\$0	\$4,224
2038	\$41,580	\$1,383	\$2,558	\$283	\$0	\$4,225
2039	\$40,197	\$1,460	\$2,476	\$289	\$0	\$4,225
2040	\$38,737	\$1,540	\$2,389	\$295	\$0	\$4,224
2041	\$37,197	\$1,628	\$2,298	\$301	\$0	\$4,226
2042	\$35,569	\$1,715	\$2,201	\$307	\$0	\$4,223
2043	\$33,854	\$1,814	\$2,099	\$313	\$0	\$4,225
2044	\$32,040	\$1,912	\$1,991	\$319	\$0	\$4,222
2045	\$30,128	\$2,022	\$1,877	\$325	\$0	\$4,224
2046	\$28,106	\$2,135	\$1,757	\$332	\$0	\$4,224
2047	\$25,971	\$2,263	\$1,623	\$339	\$0	\$4,224
2048	\$23,708	\$2,398	\$1,482	\$345	\$0	\$4,225
2049	\$21,310	\$2,540	\$1,332	\$352	\$0	\$4,224
2050	\$18,770	\$2,690	\$1,173	\$359	\$0	\$4,222
2051	\$16,080	\$2,854	\$1,005	\$366	\$0	\$4,225
2052	\$13,226	\$3,022	\$827	\$374	\$0	\$4,222
2053	\$10,204	\$3,204	\$638	\$381	\$0	\$4,223
2054	\$7,000	\$3,398	\$438	\$389	\$0	\$4,224
2055	\$3,602	\$3,602	\$225	\$397	\$0	\$4,224
Total		\$53,307	\$60,361	\$8,838	\$0	\$122,505

1 - Annual Installment billed by the Medina County Tax Office during Year 2026 will be billed on or around 10/01/26 and payment is due by 1/31/27.
2 - The principal and interest amounts represent the debt service requirements of the Series 2026 Bonds and will not increase during the life of the Bonds. Interest amounts are calculated through the principal payment date each year and include additional interest of one-half of one percent for debt service reserves.
3 - Administrative expenses are estimated and will be updated each year in the Annual Service Plan Update.
4 - The projected Maintenance Assessment will only be collected and, therefore, included in Annual Service Plan Update in the event the HOA fails to maintain, repair, and keep in good condition and working order the applicable public improvements in accordance with the standards set forth in the Maintenance Agreement.

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 VIERA PUBLIC IMPROVEMENT DISTRICT NO. 1 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.