

**East Waller County Management District
Lot Type 1A – (60 Ft - Waterfront) 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, described below, that you are about to purchase is located within the boundaries of EAST WALLER COUNTY MANAGEMENT DISTRICT, a political subdivision of the State of Texas created and operating under the provisions of operating under the provisions of Chapter 375 of the Texas Local Government Code and Chapter 3937 of the Texas Special District Local Laws Code, Chapters 372 and 375, Texas Local Government Code; and Chapters 49 and 54, Texas Water Code, all as amended (the "District") and may be subject to District taxes or assessments. The District may, subject to voter approval, impose taxes and bonds.

Voters of the District have authorized the following principal amount of bonds to be issued by the District:

Election Date	Purpose	Amount Authorized	Issued to Date	Remaining Unissued
11/7/2023	Utility Bonds	\$610,275,000	\$0	\$610,275,000
11/7/2023	Utility Bonds Refunding	\$762,843,750	\$0	\$762,843,750
11/7/2023	Road Bonds	\$227,310,000	\$0	\$227,310,000
11/7/2023	Road Bonds Refunding	\$284,137,500	\$0	\$284,137,500
11/7/2023	Park and Recreational	\$162,150,000	\$0	\$162,150,000
11/7/2023	Park and Recreational Refunding	\$202,687,500	\$0	\$202,687,500

The current total rate of the District property tax is \$1.50 on each \$100 of assessed valuation.

The District also has assessment authority separate from any other taxing or assessment authority and may levy special assessments 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 District created under Subchapter A, Chapter 372, Local Government Code. The amount of the District assessment on the real property that you are about to purchase is generally equivalent to a tax rate of \$1.35 on each \$100 of assessed valuation. 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 District has previously issued \$25,634,000 Special Assessment Revenue Bonds, Series 2025 (Sofi Lakes Sections 1 and 2 Project).

AN ASSESSMENT AND TAX HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS. THE ASSESSMENT PORTION 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 District. The exact amount of each annual installment will be approved each year by the Board 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 District or MuniCap, Inc., the District Administrator, 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.

The District is located in Waller County, Texas, outside of the extraterritorial jurisdiction of any city.

The purpose of this District is to provide, design, construct, acquire, improve, relocate, operate, maintain, or finance an improvement project or service authorized under Chapter 3937, Special District Local Laws Code and to accomplish the public purposes set out in Sections 52 and 52-A, Article III and Section 59, Article XVI, Texas Constitution and other powers granted under Chapter 3937, Special District Local Laws Code. The cost of District facilities are not included in the purchase price of your property. The legal description of the property which you are acquiring is as follows:

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.

[SIGNATURE PAGE TO FOLLOW]

Date: _____

Signature of Seller

Signature of Seller

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

Date: _____

Signature of Purchaser

Signature of Purchaser

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

**East Waller County Management District
Summary of Projected Annual Installments**

Lot Type
Outstanding Assessment
Equivalent Units

Lot Type 1A (60 Ft - Waterfront)
\$90,029
1.08

Year¹	Cumulative Outstanding Principal	Bond Principal²	Bond Interest²	Administrative Expenses⁴	Total Annual Installment
2026	\$90,029	\$1,306	\$5,380	\$228	\$6,915
2027	\$88,722	\$1,370	\$5,315	\$233	\$6,917
2028	\$87,352	\$1,433	\$5,246	\$238	\$6,917
2029	\$85,920	\$1,500	\$5,174	\$242	\$6,916
2030	\$84,420	\$1,570	\$5,099	\$247	\$6,917
2031	\$82,850	\$1,644	\$5,021	\$252	\$6,917
2032	\$81,206	\$1,721	\$4,939	\$257	\$6,917
2033	\$79,485	\$1,802	\$4,853	\$262	\$6,917
2034	\$77,684	\$1,977	\$4,763	\$176	\$6,916
2035	\$75,706	\$2,072	\$4,664	\$179	\$6,915
2036	\$73,634	\$2,195	\$4,539	\$183	\$6,917
2037	\$71,439	\$2,321	\$4,408	\$186	\$6,916
2038	\$69,118	\$2,458	\$4,269	\$190	\$6,917
2039	\$66,659	\$2,602	\$4,121	\$194	\$6,917
2040	\$64,057	\$2,753	\$3,965	\$198	\$6,916
2041	\$61,303	\$2,915	\$3,800	\$202	\$6,916
2042	\$58,388	\$3,087	\$3,625	\$206	\$6,918
2043	\$55,301	\$3,266	\$3,440	\$210	\$6,916
2044	\$52,035	\$3,459	\$3,244	\$214	\$6,917
2045	\$48,576	\$3,660	\$3,036	\$218	\$6,914
2046	\$44,916	\$3,884	\$2,807	\$223	\$6,914
2047	\$41,032	\$4,123	\$2,564	\$227	\$6,915
2048	\$36,908	\$4,376	\$2,307	\$232	\$6,915
2049	\$32,532	\$4,646	\$2,033	\$236	\$6,916
2050	\$27,886	\$4,931	\$1,743	\$241	\$6,915
2051	\$22,955	\$5,237	\$1,435	\$246	\$6,917
2052	\$17,718	\$5,556	\$1,107	\$251	\$6,914
2053	\$12,162	\$5,900	\$760	\$256	\$6,916
2054	\$6,262	\$6,262	\$391	\$261	\$6,914
Total		\$90,029	\$104,047	\$6,487	\$200,563

1 - Annual Installment billed by the Waller County Tax Office during Year 2026 will be billed on or around 10/01/26 and payment is due by 01/31/27.
2 - The principal and interest amounts represent the final numbers of the Series 2025 Special Assessment Revenue Bonds and will not increase during the life of the bonds. Interest amounts are calculated through the principal payment date of each year and include additional interest of one-half of one percent for debt service reserves.
3 - The principal and interest amounts represent the final numbers of the Reimbursement Agreement and will not increase during the life of the reimbursement agreement. Interest amounts are calculated through the principal payment date of each year.
4 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates.

**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 ANNUAL SERVICE AND ASSESSMENT PLAN UPDATE.**

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.