

CITY OF SAGINAW

ORDINANCE NO. 2023-24

AN ORDINANCE OF THE CITY OF SAGINAW APPROVING THE 2023 ANNUAL SERVICE PLAN UPDATE AND 2023 ASSESSMENT ROLL FOR PUBLIC IMPROVEMENTS FOR THE SAGINAW PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; MAKING VARIOUS FINDINGS AND PROVISIONS RELATED TO THE SUBJECT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Saginaw, Texas (the "City") is authorized under Chapter 372 of the Texas Local Government Code, as amended (the "Act"), to create a public improvement district within its corporate limits; and

WHEREAS, on March 16, 2021, the City Council passed and adopted Resolution No. R-2021-10 which authorized the Beltnill Public Improvement District (the "District") in accordance with the City Council's findings as to the advisability of the public improvement projects described in the Petition and as to the advisability of creating the District; and

WHEREAS, on December 7, 2021, the City Council approved Ordinance No. 2021-30, and the Service and Assessment Plan for the District, adopting an Assessment Roll; and

WHEREAS, pursuant to Section 371.013 of the Act, the Service and Assessment Plan must cover a period of at least five years and must also define the annual indebtedness and projected costs for improvements and such Service and Assessment Plan must be reviewed and updated annually for the purpose of determining the annual budget for improvements; and

WHEREAS, the City Council has received the "City of Saginaw, Texas, Beltnill Public Improvement District 2023 Annual Service Plan Update" (the "2023 Annual Service Plan Update") which includes the updated Assessment Roll, and acts as the Annual Service Plan Update to the Service and Assessment Plan for 2023, and now desires to proceed with the adoption of this Ordinance which approves and adopts the 2023 Annual Service Plan Update and updated Assessment Roll for the District as required by the Act.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAGINAW, TEXAS, THAT:

SECTION 1. The findings and determinations set forth in the preambles hereto are hereby incorporated by reference for all purposes.



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Page: 1 of 70

Fees: \$291.00

ORDINANCE

SUBMITTER: CITY OF SAGINAW

Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

SECTION 2. Terms not otherwise defined herein are defined in 2023 Annual Service Plan Update attached hereto as **Exhibit A**.

SECTION 3. The 2023 Annual Service Plan Update is hereby approved and accepted by the City Council.

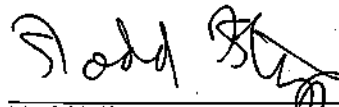
SECTION 4. If any provision, section, subsection, sentence, clause or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this Ordinance or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council that no portion hereof, or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any other portion here, and all provisions of this Ordinance are declared to be severable for that purpose.

SECTION 5. In accordance with Section 372.013(e) of the PID Act, the City Secretary is directed to cause a copy of this Ordinance, including the Annual Service Plan Update to the Service and Assessment Plan for 2023, to be filed with the County Clerk of ^{TARRANT} Williamson County to be recorded in the real property records of ^{TARRANT} Williamson County, not later than the seventh day after the date the City Council adopts this Ordinance approving the Annual Service Plan Update to the Service and Assessment Plan for 2023.

SECTION 6. This Ordinance shall take effect immediately from and after its final date of passage, and it is accordingly so ordered.

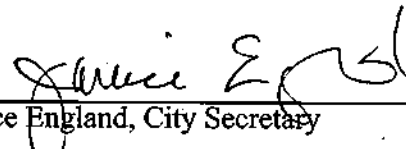
PASSED AND APPROVED by the City Council of the City of Saginaw, Texas, the 16th day of August, 2023.

APPROVED:



Todd Flippo, Mayor

ATTEST:



Janice England, City Secretary



Exhibit A

2023 Annual Service Plan Update

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**BELTMILL
PUBLIC IMPROVEMENT DISTRICT
2023 ANNUAL SERVICE PLAN UPDATE**

AUGUST 1, 2023

INTRODUCTION

Capitalized terms used in this 2023 Annual Service Plan Update shall have the meanings set forth in the 2021 Service and Assessment Plan (the "2021 SAP"), used for levying Assessments against certain property within the District.

The District was created pursuant to the PID Act by Resolution No. R-2021-10 on March 16, 2021, by the City Council to finance certain Authorized Improvements for the benefit of the property in the District.

On December 7, 2021, the City Council approved the 2021 SAP for the District by adopting Ordinance No. 2021-30 which approved the levy of Assessments for Assessed Property within the District and approved the Assessment Rolls.

On August 16, 2022, the City Council approved the 2022 Annual Service Plan Update for the District by Ordinance No. 2022-12 which updated the Assessment Rolls for 2022.

The 2021 SAP identified the Authorized Improvements to be constructed for the benefit of the Assessed Property within the District, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the District for the costs of the Authorized Improvements. Pursuant to the PID Act, the 2021 SAP must be reviewed and updated annually. This document is the Annual Service Plan Update for 2023.

The City Council also adopted an Assessment Roll identifying the Assessments on each Lot within the District, based on the method of assessment identified in the 2021 SAP. This 2023 Annual Service Plan Update also updates the Assessment Roll for 2023.

PARCEL SUBDIVISION

The final plat of Grand at Saginaw Lot 1, Block B, Beltnill was filed and recorded with the County on October 19, 2021, and consists of 9.840 acres of Multifamily Tracts.

The final plat of Beltnill Villas, attached hereto as **Exhibit B**, was filed and recorded with the County on April 20, 2023, and consists of 18.532 acres of Multifamily Tracts.

Please see **Exhibit C** for the Lot Type Classification Map.

LOT & HOME SALES UPDATE

Commercial Tract

Per the Owner, 0 acres in the Commercial Tract have been sold to builders. A total of 0 acres are under construction, and 0 acres have been completed.

Multifamily Tract

Per the Owner, all 43.501 acres of Multifamily Tracts have been sold to builders. Of the total acreage sold, 28.372 acres are under construction and 0 acres have been completed.

Single Family Tract

Per the Owner, no lots are under contract, no homes are under construction, no homes have been built, and no homes have been sold to end-users.

See **Exhibit D** for buyer disclosures.

AUTHORIZED IMPROVEMENTS

Per the Owner, the Authorized Improvements listed in the 2021 SAP for the District are currently under construction and projected to be completed in the second quarter of 2024. The budget for the Authorized Improvements remains unchanged as shown on the table below.

Authorized Improvements	Budget	Spent to Date ^[a]	Percentage Complete	Forecast Completion Date ^[a]
Roads	\$ 3,305,102.71	\$ 2,656,111.51	80%	December 2023
Water ^[b]	\$ 1,373,320.00	\$ 1,641,442.71	120%	July 2023
Sanitary Sewer	\$ 472,485.00	\$ 733,336.20	155%	July 2023
Storm Drainage	\$ 2,043,751.00	\$ 1,822,629.63	89%	July 2023
Landscaping and Parks	\$ 1,658,968.25	\$ 74,017.67	4%	February 2024
Soft Costs	\$ 2,125,906.73	\$ 1,845,586.40	87%	February 2024
Total	\$ 10,979,533.69	\$ 8,773,124.12	80%	

Notes:

[a] Per the Owner provided on 7/17/2023

[b] \$950,000 for City booster station will be paid for by the City, and therefore is not eligible for reimbursement as an Authorized Improvement. The estimated cost of the City booster station is provided by the City engineer and not included in the Engineer's Report.

OUTSTANDING ASSESSMENT

The District has an outstanding Assessment of \$7,155,308.34.

ANNUAL INSTALLMENT DUE 1/31/2024

- **Principal and Interest** – The total principal and interest required for the Annual Installment is \$472,341.66.
- **Annual Collection Costs** – The cost of administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs budgeted for the Annual Installment is \$23,477.20.

Annual Collection Costs Breakdown	
Administration	\$ 18,727.20
City Auditor	2,500.00
Filing Fees	1,000.00
County Collection	250.00
Miscellaneous	1,000.00
Total Annual Collection Costs	\$ 23,477.20

Due January 31, 2024	
Principal	\$ 78,799.70
Interest	\$ 393,541.96
Annual Collection Costs	\$ 23,477.20
Total Annual Installment Due	\$ 495,818.86

PREPAYMENT OF ASSESSMENT IN FULL

No full prepayments of Assessments have occurred within the District.

PARTIAL PREPAYMENT OF ASSESSMENTS

No partial prepayments of Assessments have occurred within the District.

SERVICE PLAN - FIVE YEAR BUDGET FORECAST

The PID Act requires the annual indebtedness and projected costs for the Authorized Improvements to be reviewed and updated in the Annual Service Plan Update, and the projection shall cover a period of not less than five years.

Annual Installments		1/31/2024	1/31/2025	1/31/2026	1/31/2027	1/31/2028
Principal		\$ 78,799.70	\$ 83,133.69	\$ 87,706.04	\$ 92,529.87	\$ 153,088.72
Interest		\$ 393,541.96	\$ 389,207.97	\$ 384,635.62	\$ 379,811.79	\$ 305,909.94
	(1)	\$ 472,341.66	\$ 472,341.66	\$ 472,341.66	\$ 472,341.66	\$ 458,998.66
Annual Collection Costs	(2)	\$ 23,477.20	\$ 23,946.74	\$ 24,425.68	\$ 24,914.19	\$ 25,412.48
Total Annual Installment	(3) = (1) + (2)	\$ 495,818.86	\$ 496,288.41	\$ 496,767.34	\$ 497,255.86	\$ 484,411.14

ASSESSMENT ROLL

The list of current Parcels or Lots within the District, the corresponding outstanding Assessment, and current Annual Installment are shown on the Assessment Roll attached hereto as **Exhibit A**. The Parcels or Lots shown on the Assessment Roll will receive the bills for the 2023 Annual Installments which will be delinquent if not paid by January 31, 2024.

EXHIBIT A – ASSESSMENT ROLL

Property ID ^[a]	Lot Type	District	
		Outstanding Assessment ^[b]	Annual Installment Due 1/31/2024 ^[b]
04324064	Single Family	\$ 1,860,831.94	\$ 128,944.21
04600061	Non-Benefited Property	\$ -	\$ -
06342841	Single Family	\$ 564,603.09	\$ 39,123.52
42820977	Multifamily	\$ 781,990.63	\$ 54,187.14
42854561	Multifamily	\$ 1,472,749.03	\$ 102,052.45
42859369	Multifamily	\$ 1,202,310.60	\$ 83,312.73
42951893	Non-Benefited Property	\$ -	\$ -
42951907	Commercial	\$ 1,272,823.05	\$ 88,198.81
42951915	Non-Benefited Property	\$ -	\$ -
42951923	Non-Benefited Property	\$ -	\$ -
Total		\$ 7,155,308.34	\$ 495,818.86

Notes:

[a] For billing purposes the Annual Installment due 1/31/2024 shall be billed to the Assessed Property pro rata based on acreage.

[b] Totals may not match the total outstanding Assessment or Annual Installment due to rounding.

EXHIBIT B – FINAL PLAT OF BELTMILL VILLAS BLOCK A, LOT 1



TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 103 • Fort Worth, Texas 76196-0301 • 817-884-1100
taxoffice@tarrantcounty.com
In God We Trust

WENDY BURGESS
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00042854561
AD NUMBER: A1497 3A07
CERTIFICATE NO : 93461489
COLLECTING AGENCY
WENDY BURGESS
PO BOX 861018
FORT WORTH TX 76161-0018

DATE : 4/20/2023
FEE : \$10.00

PAGE 1 OF 1

PROPERTY DESCRIPTION
THOMAS, BENJAMIN SURVEY ABST
TRACT 1497 TRACT 3A7

REQUESTED BY
TM BTR OF TEXAS LLC

6735 SALT CEDAR WAY BLD 1 STE 200
FRISCO TX 75034

0000000 N SAGINAW BLVD
18.532 ACRES

PROPERTY OWNER
TM BTR OF TEXAS LLC

6735 SALT CEDAR WAY BLD 1 STE 200
FRISCO TX 75034

YEAR	TAX UNIT	AMOUNT DUE
2022	CITY OF SAGINAW	\$0.00
2022	Tarrant County	\$0.00
2022	JPS HEALTH NETWORK	\$0.00
2022	TARRANT COUNTY COLLEGE	\$0.00
2022	EAGLE MOUNTAIN SAGINAW SD	\$0.00
TOTAL		\$0.00

ISSUED TO : TM BTR OF TEXAS LLC
ACCOUNT NUMBER: 00042854561
TOTAL CERTIFIED TAX: \$0.00

As Deputy Tax Assessor/Collector for Tarrant County, I do hereby certify pursuant to Texas Property Tax Code Section 31.08 that the delinquent taxes, penalties and attorney fees due for only the above described property are as listed below according to the current tax records. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions and other changes to the appraisal made subsequent to the issuance of this certificate.

This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.

Deputy

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Page: 1 of 3

Fees: \$72.00

PLAT

SUBMITTER: CITY OF SAGINAW

MARY LOUISE NICHOLSON
COUNTY CLERK



EXHIBIT C – LOT TYPE CLASSIFICATION MAP

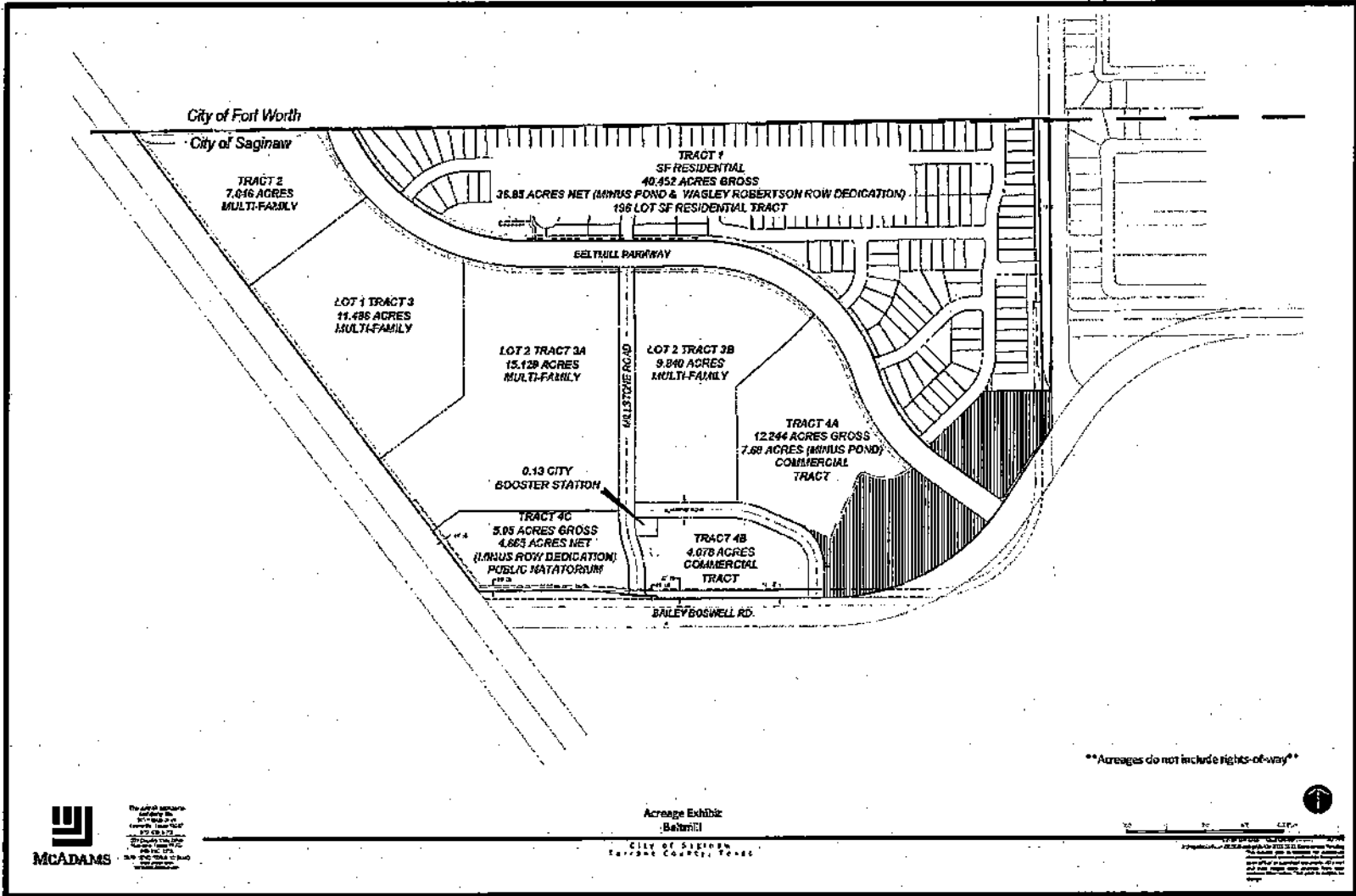


EXHIBIT D – BUYER DISCLOSURES

Buyer disclosures for the following Lot Types are found in this Exhibit:

- Lot Type Commercial
 - Commercial Tracts
 - Lot Type Commercial (Per Acre)
- Lot Type Single Family
 - Single Family Tracts
 - Lot Type Single Family (Per Lot)
- Lot Type Multifamily
 - Multifamily Tracts
 - Lot Type Multifamily (Per Acre)
 - Lot Type Multifamily Parcel 42820977
 - Lot Type Multifamily Parcel 42854561
 - Lot Type Remainder Multifamily Tract (15.129 Acres)

BELTMILL PUBLIC IMPROVEMENT DISTRICT – COMMERCIAL TRACTS – BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser 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 having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser 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.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF SAGINAW, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

COMMERCIAL TRACTS PRINCIPAL ASSESSMENT: \$1,272,823.05

As the purchaser of the real property described above, you are obligated to pay assessments to City of Saginaw, Texas, 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 ***Beltmill 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 City of Saginaw. The exact amount of each annual installment will be approved each year by the Saginaw 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 City of Saginaw.

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.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[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:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[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. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

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.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

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.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County.

ANNUAL INSTALLMENTS - COMMERCIAL TRACTS

Annual Installment Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Total Annual Installment ^[b]
2024	\$ 14,017.30	\$ 70,005.27	\$ 4,176.25	\$ 88,198.81
2025	\$ 14,788.25	\$ 69,234.32	\$ 4,259.77	\$ 88,282.33
2026	\$ 15,601.60	\$ 68,420.96	\$ 4,344.97	\$ 88,367.53
2027	\$ 16,459.69	\$ 67,562.87	\$ 4,431.86	\$ 88,454.43
2028	\$ 27,232.21	\$ 54,416.83	\$ 4,520.50	\$ 86,169.54
2029	\$ 28,454.93	\$ 53,194.11	\$ 4,610.91	\$ 86,259.95
2030	\$ 29,732.56	\$ 51,916.48	\$ 4,703.13	\$ 86,352.17
2031	\$ 31,067.55	\$ 50,581.49	\$ 4,797.19	\$ 86,446.24
2032	\$ 32,462.49	\$ 49,186.56	\$ 4,893.14	\$ 86,542.18
2033	\$ 33,920.05	\$ 47,728.99	\$ 4,991.00	\$ 86,640.04
2034	\$ 35,443.06	\$ 46,205.98	\$ 5,090.82	\$ 86,739.86
2035	\$ 37,034.46	\$ 44,614.59	\$ 5,192.64	\$ 86,841.68
2036	\$ 38,697.30	\$ 42,951.74	\$ 5,296.49	\$ 86,945.53
2037	\$ 40,434.81	\$ 41,214.23	\$ 5,402.42	\$ 87,051.46
2038	\$ 42,250.34	\$ 39,398.71	\$ 5,510.47	\$ 87,159.51
2039	\$ 44,147.38	\$ 37,501.67	\$ 5,620.68	\$ 87,269.72
2040	\$ 46,129.59	\$ 35,519.45	\$ 5,733.09	\$ 87,382.13
2041	\$ 48,200.81	\$ 33,448.23	\$ 5,847.75	\$ 87,496.79
2042	\$ 50,365.03	\$ 31,284.02	\$ 5,964.71	\$ 87,613.75
2043	\$ 52,626.42	\$ 29,022.63	\$ 6,084.00	\$ 87,733.04
2044	\$ 54,989.34	\$ 26,659.70	\$ 6,205.68	\$ 87,854.72
2045	\$ 57,458.37	\$ 24,190.68	\$ 6,329.79	\$ 87,978.84
2046	\$ 60,038.25	\$ 21,610.80	\$ 6,456.39	\$ 88,105.43
2047	\$ 62,733.96	\$ 18,915.08	\$ 6,585.52	\$ 88,234.56
2048	\$ 65,550.72	\$ 16,098.32	\$ 6,717.23	\$ 88,366.27
2049	\$ 68,493.94	\$ 13,155.10	\$ 6,851.57	\$ 88,500.62
2050	\$ 71,569.32	\$ 10,079.72	\$ 6,988.60	\$ 88,637.65
2051	\$ 74,782.79	\$ 6,866.26	\$ 7,128.38	\$ 88,777.42
2052	\$ 78,140.53	\$ 3,508.51	\$ 7,270.94	\$ 88,919.99
Total	\$ 1,272,823.05	\$ 1,104,493.28	\$ 162,005.88	\$ 2,539,322.20

Notes:

[a] Interest is calculated at 5.5% for years 1-5, which is not higher than 5% above the Bond Buyer Index of 2.49% dated 11/18/2021, as allowed by the PID Act. Interest is calculated at 4.49% each year thereafter, which is 2% above the Bond Buyer Index of 2.49% dated 11/18/2021, as allowed by the PID Act.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates due to changes in Annual Collection Costs, or other available offsets that could increase or decrease the amounts shown. Figures shown above are also subject to change based on land uses contained within the final plat, but in no case will the Assessment for any Lot Type exceed the Maximum Assessment as defined in the Service and Assessment Plan.

Annual Installment Schedule to Notice
of Obligation to Pay Improvement District Assessment

BELTMILL PUBLIC IMPROVEMENT DISTRICT – LOT TYPE COMMERCIAL (PER ACRE) – BUYER DISCLOSURE
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NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser 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 having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser 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.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF SAGINAW, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

LOT TYPE COMMERCIAL (PER ACRE) PRINCIPAL ASSESSMENT: \$108,288.50

As the purchaser of the real property described above, you are obligated to pay assessments to City of Saginaw, Texas, 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 *Beltmill 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 City of Saginaw. The exact amount of each annual installment will be approved each year by the Saginaw 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 City of Saginaw.

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.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[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:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[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. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

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.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

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.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County.

ANNUAL INSTALLMENTS - LOT TYPE COMMERCIAL (PER ACRE)

Annual Installment Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Total Annual Installment ^[b]
2024	\$ 1,192.56	\$ 5,955.87	\$ 355.30	\$ 7,503.73
2025	\$ 1,258.15	\$ 5,890.28	\$ 362.41	\$ 7,510.83
2026	\$ 1,327.34	\$ 5,821.08	\$ 369.66	\$ 7,518.08
2027	\$ 1,400.35	\$ 5,748.08	\$ 377.05	\$ 7,525.47
2028	\$ 2,316.85	\$ 4,629.64	\$ 384.59	\$ 7,331.08
2029	\$ 2,420.87	\$ 4,525.62	\$ 392.28	\$ 7,338.77
2030	\$ 2,529.57	\$ 4,416.92	\$ 400.13	\$ 7,346.62
2031	\$ 2,643.15	\$ 4,303.34	\$ 408.13	\$ 7,354.62
2032	\$ 2,761.82	\$ 4,184.67	\$ 416.30	\$ 7,362.79
2033	\$ 2,885.83	\$ 4,060.66	\$ 424.62	\$ 7,371.11
2034	\$ 3,015.40	\$ 3,931.09	\$ 433.11	\$ 7,379.60
2035	\$ 3,150.80	\$ 3,795.69	\$ 441.78	\$ 7,388.27
2036	\$ 3,292.27	\$ 3,654.22	\$ 450.61	\$ 7,397.10
2037	\$ 3,440.09	\$ 3,506.40	\$ 459.62	\$ 7,406.11
2038	\$ 3,594.55	\$ 3,351.94	\$ 468.82	\$ 7,415.31
2039	\$ 3,755.94	\$ 3,190.55	\$ 478.19	\$ 7,424.68
2040	\$ 3,924.59	\$ 3,021.90	\$ 487.76	\$ 7,434.25
2041	\$ 4,100.80	\$ 2,845.69	\$ 497.51	\$ 7,444.00
2042	\$ 4,284.93	\$ 2,661.56	\$ 507.46	\$ 7,453.95
2043	\$ 4,477.32	\$ 2,469.17	\$ 517.61	\$ 7,464.10
2044	\$ 4,678.35	\$ 2,268.14	\$ 527.96	\$ 7,474.45
2045	\$ 4,888.41	\$ 2,058.08	\$ 538.52	\$ 7,485.01
2046	\$ 5,107.90	\$ 1,838.59	\$ 549.29	\$ 7,495.78
2047	\$ 5,337.24	\$ 1,609.25	\$ 560.28	\$ 7,506.77
2048	\$ 5,576.89	\$ 1,369.60	\$ 571.48	\$ 7,517.97
2049	\$ 5,827.29	\$ 1,119.20	\$ 582.91	\$ 7,529.40
2050	\$ 6,088.93	\$ 857.56	\$ 594.57	\$ 7,541.06
2051	\$ 6,362.33	\$ 584.16	\$ 606.46	\$ 7,552.95
2052	\$ 6,647.99	\$ 298.49	\$ 618.59	\$ 7,565.08
Total	\$ 108,288.50	\$ 93,967.44	\$ 13,783.04	\$ 216,038.98

Notes:

[a] Interest is calculated at 5.5% for years 1-5, which is not higher than 5% above the Bond Buyer Index of 2.49% dated 11/18/2021, as allowed by the PID Act. Interest is calculated at 4.49% each year thereafter, which is 2% above the Bond Buyer Index of 2.49% dated 11/18/2021, as allowed by the PID Act.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates due to changes in Annual Collection Costs, or other available offsets that could increase or decrease the amounts shown. Figures shown above are also subject to change based on land uses contained within the final plat, but in no case will the Assessment for any Lot Type exceed the Maximum Assessment as defined in the Service and Assessment Plan.

Annual Installment Schedule to Notice
of Obligation to Pay Improvement District Assessment

BELTMILL PUBLIC IMPROVEMENT DISTRICT – SINGLE FAMILY TRACTS – BUYER DISCLOSURE
--

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser 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 having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser 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.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF SAGINAW, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

SINGLE FAMILY TRACTS PRINCIPAL ASSESSMENT: \$2,425,435.03

As the purchaser of the real property described above, you are obligated to pay assessments to City of Saginaw, Texas, 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 ***Beltnell 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 City of Saginaw. The exact amount of each annual installment will be approved each year by the Saginaw 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 City of Saginaw.

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.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[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:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[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. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

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§
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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.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

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.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County.

ANNUAL INSTALLMENTS - SINGLE FAMILY TRACTS

Annual Installment Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Total Annual Installment ^[b]
2024	\$ 26,710.74	\$ 133,398.93	\$ 7,958.07	\$ 168,067.73
2025	\$ 28,179.83	\$ 131,929.84	\$ 8,117.23	\$ 168,226.89
2026	\$ 29,729.72	\$ 130,379.95	\$ 8,279.57	\$ 168,389.24
2027	\$ 31,364.85	\$ 128,744.81	\$ 8,445.16	\$ 168,554.83
2028	\$ 51,892.49	\$ 103,694.30	\$ 8,614.07	\$ 164,200.85
2029	\$ 54,222.46	\$ 101,364.33	\$ 8,786.35	\$ 164,373.14
2030	\$ 56,657.05	\$ 98,929.74	\$ 8,962.08	\$ 164,548.86
2031	\$ 59,200.95	\$ 96,385.84	\$ 9,141.32	\$ 164,728.10
2032	\$ 61,859.07	\$ 93,727.72	\$ 9,324.14	\$ 164,910.93
2033	\$ 64,636.54	\$ 90,950.24	\$ 9,510.63	\$ 165,097.41
2034	\$ 67,538.73	\$ 88,048.06	\$ 9,700.84	\$ 165,287.63
2035	\$ 70,571.21	\$ 85,015.57	\$ 9,894.86	\$ 165,481.64
2036	\$ 73,739.86	\$ 81,846.93	\$ 10,092.75	\$ 165,679.54
2037	\$ 77,050.78	\$ 78,536.01	\$ 10,294.61	\$ 165,881.40
2038	\$ 80,510.36	\$ 75,076.43	\$ 10,500.50	\$ 166,087.29
2039	\$ 84,125.28	\$ 71,461.51	\$ 10,710.51	\$ 166,297.30
2040	\$ 87,902.50	\$ 67,684.29	\$ 10,924.72	\$ 166,511.51
2041	\$ 91,849.32	\$ 63,737.46	\$ 11,143.22	\$ 166,730.00
2042	\$ 95,973.36	\$ 59,613.43	\$ 11,366.08	\$ 166,952.87
2043	\$ 100,282.56	\$ 55,304.23	\$ 11,593.40	\$ 167,180.19
2044	\$ 104,785.25	\$ 50,801.54	\$ 11,825.27	\$ 167,412.06
2045	\$ 109,490.11	\$ 46,096.68	\$ 12,061.77	\$ 167,648.56
2046	\$ 114,406.21	\$ 41,180.57	\$ 12,303.01	\$ 167,889.80
2047	\$ 119,543.05	\$ 36,043.74	\$ 12,549.07	\$ 168,135.86
2048	\$ 124,910.53	\$ 30,676.25	\$ 12,800.05	\$ 168,386.84
2049	\$ 130,519.02	\$ 25,067.77	\$ 13,056.05	\$ 168,642.84
2050	\$ 136,379.32	\$ 19,207.47	\$ 13,317.17	\$ 168,903.96
2051	\$ 142,502.75	\$ 13,084.03	\$ 13,583.52	\$ 169,170.30
2052	\$ 148,901.13	\$ 6,685.66	\$ 13,855.19	\$ 169,441.97
Total	\$ 2,425,435.03	\$ 2,104,673.30	\$ 308,711.20	\$ 4,838,819.53

Notes:

[a] Interest is calculated at 5.5% for years 1-5, which is not higher than 5% above the Bond Buyer Index of 2.49% dated 11/18/2021, as allowed by the PID Act. Interest is calculated at 4.49% each year thereafter, which is 2% above the Bond Buyer Index of 2.49% dated 11/18/2021, as allowed by the PID Act.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates due to changes in Annual Collection Costs, or other available offsets that could increase or decrease the amounts shown. Figures shown above are also subject to change based on land uses contained within the final plat, but in no case will the Assessment for any Lot Type exceed the Maximum Assessment as defined in the Service and Assessment Plan.

BELTMILL PUBLIC IMPROVEMENT DISTRICT – LOT TYPE SINGLE FAMILY (PER LOT) – BUYER DISCLOSURE
--

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser 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 having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser 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.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF SAGINAW, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

LOT TYPE SINGLE FAMILY (PER LOT) PRINCIPAL ASSESSMENT: \$12,374.67

As the purchaser of the real property described above, you are obligated to pay assessments to City of Saginaw, Texas, 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 ***Beltnell 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 City of Saginaw. The exact amount of each annual installment will be approved each year by the Saginaw 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 City of Saginaw.

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.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[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:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[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. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

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.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

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.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County.

ANNUAL INSTALLMENTS - LOT TYPE SINGLE FAMILY

Annual Installment Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Total Annual Installment ^[b]
2024	\$ 136.28	\$ 680.61	\$ 40.60	\$ 857.49
2025	\$ 143.77	\$ 673.11	\$ 41.41	\$ 858.30
2026	\$ 151.68	\$ 665.20	\$ 42.24	\$ 859.13
2027	\$ 160.02	\$ 656.86	\$ 43.09	\$ 859.97
2028	\$ 264.76	\$ 529.05	\$ 43.95	\$ 837.76
2029	\$ 276.65	\$ 517.16	\$ 44.83	\$ 838.64
2030	\$ 289.07	\$ 504.74	\$ 45.72	\$ 839.54
2031	\$ 302.05	\$ 491.76	\$ 46.64	\$ 840.45
2032	\$ 315.61	\$ 478.20	\$ 47.57	\$ 841.38
2033	\$ 329.78	\$ 464.03	\$ 48.52	\$ 842.33
2034	\$ 344.59	\$ 449.22	\$ 49.49	\$ 843.30
2035	\$ 360.06	\$ 433.75	\$ 50.48	\$ 844.29
2036	\$ 376.22	\$ 417.59	\$ 51.49	\$ 845.30
2037	\$ 393.12	\$ 400.69	\$ 52.52	\$ 846.33
2038	\$ 410.77	\$ 383.04	\$ 53.57	\$ 847.38
2039	\$ 429.21	\$ 364.60	\$ 54.65	\$ 848.46
2040	\$ 448.48	\$ 345.33	\$ 55.74	\$ 849.55
2041	\$ 468.62	\$ 325.19	\$ 56.85	\$ 850.66
2042	\$ 489.66	\$ 304.15	\$ 57.99	\$ 851.80
2043	\$ 511.65	\$ 282.16	\$ 59.15	\$ 852.96
2044	\$ 534.62	\$ 259.19	\$ 60.33	\$ 854.14
2045	\$ 558.62	\$ 235.19	\$ 61.54	\$ 855.35
2046	\$ 583.71	\$ 210.10	\$ 62.77	\$ 856.58
2047	\$ 609.91	\$ 183.90	\$ 64.03	\$ 857.84
2048	\$ 637.30	\$ 156.51	\$ 65.31	\$ 859.12
2049	\$ 665.91	\$ 127.90	\$ 66.61	\$ 860.42
2050	\$ 695.81	\$ 98.00	\$ 67.94	\$ 861.75
2051	\$ 727.05	\$ 66.76	\$ 69.30	\$ 863.11
2052	\$ 759.70	\$ 34.11	\$ 70.69	\$ 864.50
Total	\$ 12,374.67	\$ 10,738.13	\$ 1,575.06	\$ 24,687.85

Notes:

[a] Interest is calculated at 5.5% for years 1-5, which is not higher than 5% above the Bond Buyer Index of 2.49% dated 11/18/2021, as allowed by the PID Act. Interest is calculated at 4.49% each year thereafter, which is 2% above the Bond Buyer Index of 2.49% dated 11/18/2021, as allowed by the PID Act.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates due to changes in Annual Collection Costs, or other available offsets that could increase or decrease the amounts shown. Figures shown above are also subject to change based on land uses contained within the final plat, but in no case will the Assessment for any Lot Type exceed the Maximum Assessment as defined in the Service and Assessment Plan.

BELTMILL PUBLIC IMPROVEMENT DISTRICT – MULTIFAMILY TRACTS – BUYER DISCLOSURE
--

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser 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 having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser 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.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF SAGINAW, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

MULTIFAMILY TRACTS PRINCIPAL ASSESSMENT: \$3,457,050.26

As the purchaser of the real property described above, you are obligated to pay assessments to City of Saginaw, Texas, 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 ***Beltnell 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 City of Saginaw. The exact amount of each annual installment will be approved each year by the Saginaw 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 City of Saginaw.

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.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[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:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[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. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

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.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

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.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County.

ANNUAL INSTALLMENTS - MULTIFAMILY TRACT

Annual Installment Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Total Annual Installment ^[b]
2024	\$ 38,071.67	\$ 190,137.76	\$ 11,342.89	\$ 239,552.32
2025	\$ 40,165.61	\$ 188,043.82	\$ 11,569.75	\$ 239,779.18
2026	\$ 42,374.72	\$ 185,834.71	\$ 11,801.14	\$ 240,010.57
2027	\$ 44,705.33	\$ 183,504.10	\$ 12,037.16	\$ 240,246.60
2028	\$ 73,964.02	\$ 147,798.81	\$ 12,277.91	\$ 234,040.74
2029	\$ 77,285.01	\$ 144,477.82	\$ 12,523.46	\$ 234,286.30
2030	\$ 80,755.11	\$ 141,007.73	\$ 12,773.93	\$ 234,536.77
2031	\$ 84,381.01	\$ 137,381.82	\$ 13,029.41	\$ 234,792.24
2032	\$ 88,169.72	\$ 133,593.12	\$ 13,290.00	\$ 235,052.83
2033	\$ 92,128.54	\$ 129,634.29	\$ 13,555.80	\$ 235,318.63
2034	\$ 96,265.11	\$ 125,497.72	\$ 13,826.92	\$ 235,589.75
2035	\$ 100,587.41	\$ 121,175.42	\$ 14,103.46	\$ 235,866.29
2036	\$ 105,103.79	\$ 116,659.05	\$ 14,385.52	\$ 236,148.36
2037	\$ 109,822.95	\$ 111,939.89	\$ 14,673.23	\$ 236,436.07
2038	\$ 114,754.00	\$ 107,008.84	\$ 14,966.70	\$ 236,729.53
2039	\$ 119,906.45	\$ 101,856.38	\$ 15,266.03	\$ 237,028.87
2040	\$ 125,290.25	\$ 96,472.58	\$ 15,571.35	\$ 237,334.19
2041	\$ 130,915.78	\$ 90,847.05	\$ 15,882.78	\$ 237,645.61
2042	\$ 136,793.90	\$ 84,968.93	\$ 16,200.44	\$ 237,963.27
2043	\$ 142,935.95	\$ 78,826.88	\$ 16,524.45	\$ 238,287.28
2044	\$ 149,353.77	\$ 72,409.06	\$ 16,854.93	\$ 238,617.77
2045	\$ 156,059.76	\$ 65,703.08	\$ 17,192.03	\$ 238,954.87
2046	\$ 163,066.84	\$ 58,695.99	\$ 17,535.87	\$ 239,298.71
2047	\$ 170,388.54	\$ 51,374.29	\$ 17,886.59	\$ 239,649.42
2048	\$ 178,038.99	\$ 43,723.85	\$ 18,244.32	\$ 240,007.16
2049	\$ 186,032.94	\$ 35,729.90	\$ 18,609.21	\$ 240,372.04
2050	\$ 194,385.82	\$ 27,377.02	\$ 18,981.39	\$ 240,744.23
2051	\$ 203,113.74	\$ 18,649.09	\$ 19,361.02	\$ 241,123.85
2052	\$ 212,233.55	\$ 9,529.29	\$ 19,748.24	\$ 241,511.07
Total	\$ 3,457,050.26	\$ 2,999,858.28	\$ 440,015.97	\$ 6,896,924.51

Notes:

[a] Interest is calculated at 5.5% for years 1-5, which is not higher than 5% above the Bond Buyer Index of 2.49% dated 11/18/2021, as allowed by the PID Act. Interest is calculated at 4.49% each year thereafter, which is 2% above the Bond Buyer Index of 2.49% dated 11/18/2021, as allowed by the PID Act.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates due to changes in Annual Collection Costs, or other available offsets that could increase or decrease the amounts shown. Figures shown above are also subject to change based on land uses contained within the final plat, but in no case will the Assessment for any Lot Type exceed the Maximum Assessment as defined in the Service and Assessment Plan.

Annual Installment Schedule to Notice of Obligation to Pay Improvement District Assessment

BELTMILL PUBLIC IMPROVEMENT DISTRICT – LOT TYPE MULTIFAMILY (PER ACRE) – BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser 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 having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser 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.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF SAGINAW, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

LOT TYPE MULTIFAMILY (PER ACRE) PRINCIPAL ASSESSMENT: \$38,395.81

As the purchaser of the real property described above, you are obligated to pay assessments to City of Saginaw, Texas, 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 ***Beltmill 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 City of Saginaw. The exact amount of each annual installment will be approved each year by the Saginaw 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 City of Saginaw.

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.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[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:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[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. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

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.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

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.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County.

ANNUAL INSTALLMENTS - LOT TYPE MULTIFAMILY (PER ACRE)

Annual Installment Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Total Annual Installment ^[b]
2024	\$ 422.84	\$ 2,111.77	\$ 125.98	\$ 2,660.59
2025	\$ 446.10	\$ 2,088.51	\$ 128.50	\$ 2,663.11
2026	\$ 470.64	\$ 2,063.98	\$ 131.07	\$ 2,665.68
2027	\$ 496.52	\$ 2,038.09	\$ 133.69	\$ 2,668.30
2028	\$ 821.48	\$ 1,641.53	\$ 136.36	\$ 2,599.38
2029	\$ 858.37	\$ 1,604.65	\$ 139.09	\$ 2,602.11
2030	\$ 896.91	\$ 1,566.11	\$ 141.87	\$ 2,604.89
2031	\$ 937.18	\$ 1,525.83	\$ 144.71	\$ 2,607.73
2032	\$ 979.26	\$ 1,483.75	\$ 147.61	\$ 2,610.62
2033	\$ 1,023.23	\$ 1,439.79	\$ 150.56	\$ 2,613.57
2034	\$ 1,069.17	\$ 1,393.84	\$ 153.57	\$ 2,616.58
2035	\$ 1,117.18	\$ 1,345.84	\$ 156.64	\$ 2,619.65
2036	\$ 1,167.34	\$ 1,295.68	\$ 159.77	\$ 2,622.79
2037	\$ 1,219.75	\$ 1,243.26	\$ 162.97	\$ 2,625.98
2038	\$ 1,274.52	\$ 1,188.50	\$ 166.23	\$ 2,629.24
2039	\$ 1,331.74	\$ 1,131.27	\$ 169.55	\$ 2,632.57
2040	\$ 1,391.54	\$ 1,071.47	\$ 172.94	\$ 2,635.96
2041	\$ 1,454.02	\$ 1,008.99	\$ 176.40	\$ 2,639.42
2042	\$ 1,519.30	\$ 943.71	\$ 179.93	\$ 2,642.94
2043	\$ 1,587.52	\$ 875.49	\$ 183.53	\$ 2,646.54
2044	\$ 1,658.80	\$ 804.21	\$ 187.20	\$ 2,650.21
2045	\$ 1,733.28	\$ 729.73	\$ 190.94	\$ 2,653.96
2046	\$ 1,811.11	\$ 651.91	\$ 194.76	\$ 2,657.78
2047	\$ 1,892.42	\$ 570.59	\$ 198.66	\$ 2,661.67
2048	\$ 1,977.39	\$ 485.62	\$ 202.63	\$ 2,665.64
2049	\$ 2,066.18	\$ 396.83	\$ 206.68	\$ 2,669.70
2050	\$ 2,158.95	\$ 304.06	\$ 210.82	\$ 2,673.83
2051	\$ 2,255.89	\$ 207.13	\$ 215.03	\$ 2,678.05
2052	\$ 2,357.18	\$ 105.84	\$ 219.33	\$ 2,682.35
Total	\$ 38,395.81	\$ 33,317.99	\$ 4,887.05	\$ 76,600.85

Notes:

[a] Interest is calculated at 5.5% for years 1-5, which is not higher than 5% above the Bond Buyer Index of 2.49% dated 11/18/2021, as allowed by the PID Act. Interest is calculated at 4.49% each year thereafter, which is 2% above the Bond Buyer Index of 2.49% dated 11/18/2021, as allowed by the PID Act.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates due to changes in Annual Collection Costs, or other available offsets that could increase or decrease the amounts shown. Figures shown above are also subject to change based on land uses contained within the final plat, but in no case will the Assessment for any Lot Type exceed the Maximum Assessment as defined in the Service and Assessment Plan.

BELTMILL PUBLIC IMPROVEMENT DISTRICT – LOT TYPE MULTIFAMILY PARCEL 42820977 – BUYER DISCLOSURE
--

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser 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 having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser 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.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF SAGINAW, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

LOT TYPE MULTIFAMILY PARCEL 42820977 PRINCIPAL ASSESSMENT: \$781,990.63

As the purchaser of the real property described above, you are obligated to pay assessments to City of Saginaw, Texas, 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 ***Beltmill 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 City of Saginaw. The exact amount of each annual installment will be approved each year by the Saginaw 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 City of Saginaw.

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.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[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:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[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. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

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.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

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.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County.

ANNUAL INSTALLMENTS - LOT TYPE MULTIFAMILY PARCEL 42820977

Annual Installment			Annual Collection	Total Annual
Due 1/31	Principal	Interest ^[a]	Costs	Installment ^[b]
2024	\$ 8,611.88	\$ 43,009.48	\$ 2,565.78	\$ 54,187.14
2025	\$ 9,085.53	\$ 42,535.83	\$ 2,617.10	\$ 54,238.46
2026	\$ 9,585.23	\$ 42,036.13	\$ 2,669.44	\$ 54,290.80
2027	\$ 10,112.42	\$ 41,508.94	\$ 2,722.83	\$ 54,344.19
2028	\$ 16,730.79	\$ 33,432.34	\$ 2,777.28	\$ 52,940.41
2029	\$ 17,482.00	\$ 32,681.13	\$ 2,832.83	\$ 52,995.96
2030	\$ 18,266.94	\$ 31,896.19	\$ 2,889.49	\$ 53,052.61
2031	\$ 19,087.13	\$ 31,076.00	\$ 2,947.28	\$ 53,110.40
2032	\$ 19,944.14	\$ 30,218.99	\$ 3,006.22	\$ 53,169.35
2033	\$ 20,839.63	\$ 29,323.50	\$ 3,066.35	\$ 53,229.47
2034	\$ 21,775.33	\$ 28,387.80	\$ 3,127.67	\$ 53,290.80
2035	\$ 22,753.04	\$ 27,410.09	\$ 3,190.23	\$ 53,353.35
2036	\$ 23,774.65	\$ 26,388.47	\$ 3,254.03	\$ 53,417.16
2037	\$ 24,842.14	\$ 25,320.99	\$ 3,319.11	\$ 53,482.24
2038	\$ 25,957.55	\$ 24,205.58	\$ 3,385.49	\$ 53,548.62
2039	\$ 27,123.04	\$ 23,040.09	\$ 3,453.20	\$ 53,616.33
2040	\$ 28,340.87	\$ 21,822.26	\$ 3,522.27	\$ 53,685.40
2041	\$ 29,613.37	\$ 20,549.76	\$ 3,592.71	\$ 53,755.84
2042	\$ 30,943.01	\$ 19,220.12	\$ 3,664.57	\$ 53,827.70
2043	\$ 32,332.35	\$ 17,830.77	\$ 3,737.86	\$ 53,900.99
2044	\$ 33,784.08	\$ 16,379.05	\$ 3,812.61	\$ 53,975.74
2045	\$ 35,300.98	\$ 14,862.15	\$ 3,888.87	\$ 54,052.00
2046	\$ 36,886.00	\$ 13,277.13	\$ 3,966.64	\$ 54,129.77
2047	\$ 38,542.18	\$ 11,620.95	\$ 4,045.98	\$ 54,209.11
2048	\$ 40,272.72	\$ 9,890.41	\$ 4,126.90	\$ 54,290.03
2049	\$ 42,080.97	\$ 8,082.16	\$ 4,209.43	\$ 54,372.56
2050	\$ 43,970.40	\$ 6,192.73	\$ 4,293.62	\$ 54,456.75
2051	\$ 45,944.67	\$ 4,218.46	\$ 4,379.50	\$ 54,542.62
2052	\$ 48,007.59	\$ 2,155.54	\$ 4,467.09	\$ 54,630.21
Total	\$ 781,990.63	\$ 678,573.03	\$ 99,532.36	\$ 1,560,096.02

Notes:

[a] Interest is calculated at 5.5% for years 1-5, which is not higher than 5% above the Bond Buyer Index of 2.49% dated 11/18/2021, as allowed by the PID Act. Interest is calculated at 4.49% each year thereafter, which is 2% above the Bond Buyer Index of 2.49% dated 11/18/2021, as allowed by the PID Act.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates due to changes in Annual Collection Costs, or other available offsets that could increase or decrease the amounts shown. Figures shown above are also subject to change based on land uses contained within the final plat, but in no case will the Assessment for any Lot Type exceed the Maximum Assessment as defined in the Service and Assessment Plan.

Annual Installment Schedule to Notice
of Obligation to Pay Improvement District Assessment

BELTMILL PUBLIC IMPROVEMENT DISTRICT – LOT TYPE MULTIFAMILY PARCEL 42854561 – BUYER DISCLOSURE
--

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser 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 having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser 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.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF SAGINAW, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

LOT TYPE MULTIFAMILY PARCEL 42854561 PRINCIPAL ASSESSMENT: \$1,472,749.03

As the purchaser of the real property described above, you are obligated to pay assessments to City of Saginaw, Texas, 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 *Beltnill 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 City of Saginaw. The exact amount of each annual installment will be approved each year by the Saginaw 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 City of Saginaw.

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.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[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:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[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. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

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.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

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.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County.

ANNUAL INSTALLMENTS - LOT TYPE MULTIFAMILY PARCEL 42854561

Annual Installment Due 1/31	Principal	Interest ^[a]	Collection Costs	Total Annual Installment ^[b]
2024	\$ 16,219.03	\$ 81,001.20	\$ 4,832.22	\$ 102,052.45
2025	\$ 17,111.08	\$ 80,109.15	\$ 4,928.86	\$ 102,149.09
2026	\$ 18,052.19	\$ 79,168.04	\$ 5,027.44	\$ 102,247.67
2027	\$ 19,045.06	\$ 78,175.17	\$ 5,127.99	\$ 102,348.22
2028	\$ 31,509.65	\$ 62,964.24	\$ 5,230.55	\$ 99,704.44
2029	\$ 32,924.43	\$ 61,549.46	\$ 5,335.16	\$ 99,809.05
2030	\$ 34,402.74	\$ 60,071.15	\$ 5,441.86	\$ 99,915.76
2031	\$ 35,947.42	\$ 58,526.47	\$ 5,550.70	\$ 100,024.59
2032	\$ 37,561.46	\$ 56,912.43	\$ 5,661.72	\$ 100,135.61
2033	\$ 39,247.97	\$ 55,225.92	\$ 5,774.95	\$ 100,248.84
2034	\$ 41,010.21	\$ 53,463.69	\$ 5,890.45	\$ 100,364.34
2035	\$ 42,851.56	\$ 51,622.33	\$ 6,008.26	\$ 100,482.15
2036	\$ 44,775.60	\$ 49,698.29	\$ 6,128.42	\$ 100,602.32
2037	\$ 46,786.02	\$ 47,687.87	\$ 6,250.99	\$ 100,724.88
2038	\$ 48,886.72	\$ 45,587.18	\$ 6,376.01	\$ 100,849.90
2039	\$ 51,081.73	\$ 43,392.16	\$ 6,503.53	\$ 100,977.42
2040	\$ 53,375.30	\$ 41,098.59	\$ 6,633.60	\$ 101,107.50
2041	\$ 55,771.85	\$ 38,702.04	\$ 6,766.27	\$ 101,240.17
2042	\$ 58,276.01	\$ 36,197.89	\$ 6,901.60	\$ 101,375.49
2043	\$ 60,892.60	\$ 33,581.29	\$ 7,039.63	\$ 101,513.52
2044	\$ 63,626.68	\$ 30,847.21	\$ 7,180.42	\$ 101,654.32
2045	\$ 66,483.52	\$ 27,990.38	\$ 7,324.03	\$ 101,797.93
2046	\$ 69,468.63	\$ 25,005.27	\$ 7,470.51	\$ 101,944.41
2047	\$ 72,587.77	\$ 21,886.13	\$ 7,619.92	\$ 102,093.82
2048	\$ 75,846.96	\$ 18,626.94	\$ 7,772.32	\$ 102,246.22
2049	\$ 79,252.49	\$ 15,221.41	\$ 7,927.77	\$ 102,401.66
2050	\$ 82,810.92	\$ 11,662.97	\$ 8,086.32	\$ 102,560.22
2051	\$ 86,529.13	\$ 7,944.76	\$ 8,248.05	\$ 102,721.94
2052	\$ 90,414.29	\$ 4,059.60	\$ 8,413.01	\$ 102,886.90
Total	\$ 1,472,749.03	\$ 1,277,979.21	\$ 187,452.61	\$ 2,938,180.85

Notes:

[a] Interest is calculated at 5.5% for years 1-5, which is not higher than 5% above the Bond Buyer Index of 2.49% dated 11/18/2021, as allowed by the PID Act. Interest is calculated at 4.49% each year thereafter, which is 2% above the Bond Buyer Index of 2.49% dated 11/18/2021, as allowed by the PID Act.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates due to changes in Annual Collection Costs, or other available offsets that could increase or decrease the amounts shown. Figures shown above are also subject to change based on land uses contained within the final plat, but in no case will the Assessment for any Lot Type exceed the Maximum Assessment as defined in the Service and Assessment Plan.

BELTMILL PUBLIC IMPROVEMENT DISTRICT – LOT TYPE REMAINDER MULTIFAMILY TRACT (15.129 ACRES) – BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 10) under a court order or foreclosure sale;
 - 11) by a trustee in bankruptcy;
 - 12) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
 - 13) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
 - 14) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
 - 15) from one co-owner to another co-owner of an undivided interest in the real property;
 - 16) to a spouse or a person in the lineal line of consanguinity of the seller;
 - 17) to or from a governmental entity; or
 - 18) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser 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 having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser 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.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF SAGINAW, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

LOT TYPE MULTIFAMILY PARCEL 42859369 PRINCIPAL ASSESSMENT: \$1,202,310.60

As the purchaser of the real property described above, you are obligated to pay assessments to City of Saginaw, Texas, 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 ***Beltmill 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 City of Saginaw. The exact amount of each annual installment will be approved each year by the Saginaw 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 City of Saginaw.

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.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[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:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[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. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

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.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

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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.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County.

ANNUAL INSTALLMENTS - LOT TYPE MULTIFAMILY PARCEL 42859369

Annual Installment	Annual Collection		Total Annual
Due 1/31	Principal	Interest ^[a]	Installment ^[b]
		Costs	
2024	\$ 13,240.76	\$ 66,127.08	\$ 3,944.89
2025	\$ 13,969.00	\$ 65,398.84	\$ 4,023.79
2026	\$ 14,737.30	\$ 64,630.55	\$ 4,104.26
2027	\$ 15,547.85	\$ 63,819.99	\$ 4,186.35
2028	\$ 25,723.59	\$ 51,402.22	\$ 4,270.07
2029	\$ 26,878.58	\$ 50,247.24	\$ 4,355.47
2030	\$ 28,085.42	\$ 49,040.39	\$ 4,442.58
2031	\$ 29,346.46	\$ 47,779.35	\$ 4,531.44
2032	\$ 30,664.11	\$ 46,461.70	\$ 4,622.06
2033	\$ 32,040.93	\$ 45,084.88	\$ 4,714.51
2034	\$ 33,479.57	\$ 43,646.24	\$ 4,808.80
2035	\$ 34,982.80	\$ 42,143.01	\$ 4,904.97
2036	\$ 36,553.53	\$ 40,572.28	\$ 5,003.07
2037	\$ 38,194.79	\$ 38,931.03	\$ 5,103.13
2038	\$ 39,909.73	\$ 37,216.08	\$ 5,205.20
2039	\$ 41,701.68	\$ 35,424.13	\$ 5,309.30
2040	\$ 43,574.08	\$ 33,551.73	\$ 5,415.49
2041	\$ 45,530.56	\$ 31,595.25	\$ 5,523.79
2042	\$ 47,574.88	\$ 29,550.93	\$ 5,634.27
2043	\$ 49,710.99	\$ 27,414.82	\$ 5,746.96
2044	\$ 51,943.02	\$ 25,182.79	\$ 5,861.90
2045	\$ 54,275.26	\$ 22,850.55	\$ 5,979.13
2046	\$ 56,712.22	\$ 20,413.59	\$ 6,098.72
2047	\$ 59,258.60	\$ 17,867.21	\$ 6,220.69
2048	\$ 61,919.31	\$ 15,206.50	\$ 6,345.10
2049	\$ 64,699.49	\$ 12,426.33	\$ 6,472.01
2050	\$ 67,604.49	\$ 9,521.32	\$ 6,601.45
2051	\$ 70,639.93	\$ 6,485.88	\$ 6,733.48
2052	\$ 73,811.67	\$ 3,314.14	\$ 6,868.14
Total	\$ 1,202,310.60	\$ 1,043,306.04	\$ 153,031.00
			\$ 2,398,647.64

Notes:

[a] Interest is calculated at 5.5% for years 1-5, which is not higher than 5% above the Bond Buyer Index of 2.49% dated 11/18/2021, as allowed by the PID Act. Interest is calculated at 4.49% each year thereafter, which is 2% above the Bond Buyer Index of 2.49% dated 11/18/2021, as allowed by the PID Act.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates due to changes in Annual Collection Costs, or other available offsets that could increase or decrease the amounts shown. Figures shown above are also subject to change based on land uses contained within the final plat, but in no case will the Assessment for any Lot Type exceed the Maximum Assessment as defined in the Service and Assessment Plan.

Annual Installment Schedule to Notice
of Obligation to Pay Improvement District Assessment



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
08/21/2023 03:18 PM

D223150423
ORDINANCE
Pages: 70
Fees: \$291.00

Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK