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07/17/2025 11:48 AM Page: 1 of 66 Fees: $276.00
ORDINANCE
SUBMITTER: VICTORIA VEGA

MARY LOUISE NICHOLSON
COUNTY CLERK

ORDINANCE NO. 2025-14

AN ORDINANCE OF THE CITY OF SAGINAW APPROVING THE 2025 ANNUAL SERVICE PLAN UPDATE AND 2025 ASSESSMENT ROLL FOR THE 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. 2021-10 which authorized the Beltmill 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, Beltmill Public Improvement District 2025 Annual Service Plan Update" (the "2025 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 2025, and now desires to proceed with the adoption of this Ordinance which approves and adopts the 2025 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.

SECTION 2. Terms not otherwise defined herein are defined in 2025 Annual Service Plan Update attached hereto as **Exhibit A**.

SECTION 3. The 2025 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 affect 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 2025 to be filed with the County Clerk of Tarrant County to be recorded in the real property records of Tarrant 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 2025.

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, on the 15th day of July 2025.

APPROVED:

Todd Flippo, Mayor

ATTEST:

Victoria Vega, City Secretary

CITY OF SAGINAW TEXAS
CORPORATE
SEAL

Exhibit A

2025 Annual Service Plan Update

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BELTMILL
PUBLIC IMPROVEMENT DISTRICT
2025 ANNUAL SERVICE PLAN UPDATE

JULY 15, 2025

INTRODUCTION

Capitalized terms used in this 2025 Annual Service Plan Update not otherwise defined herein shall have the meanings set forth in the Service and Assessment Plan dated December 7, 2021 (the "2021 SAP").

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 Roll.

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 Roll for 2022.

On August 16, 2023, the City Council approved the 2023 Annual Service Plan Update for the District by Ordinance No. 2023-24 which updated the Assessment Roll for 2023.

On August 6, 2024, the City Council approved the 2024 Annual Service Plan Update for the District by Ordinance No. 2024-16 which updated the Assessment Roll for 2024.

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 2025.

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 2025 Annual Service Plan Update also updates the Assessment Roll for 2025.

PARCEL SUBDIVISION

The final plat of Grand at Saginaw Lot 1, Block B, Beltmill, was filed and recorded with the County on November 3, 2021, and consists of 9.840 acres of the Multifamily Tracts.

The final plat of Beltmill Villas, was filed and recorded with the County on April 20, 2023, and consists of 18.532 acres of the Multifamily Tracts.

The final plat of The Cottages At Beltmill was filed and recorded with the County on June 26, 2023, and consists of 196 residential Lots and 9 Lots of Non-Benefited Property.

See the completed Lot Type classification summary within the District below:

District	
Lot Type	**Units/Acres**
Lot Type Commercial	11.754
Lot Type Multifamily	43.501
Lot Type Single Family	196

Please see **Exhibit C** for the Lot Type classification map.

LOT & HOME SALES UPDATE

Per the Owner as of March 31, 2025, the lot ownership composition is provided below:

- Owner
  - Lot Type Commercial: 11.754 acres
  - Lot Type Multifamily: 0 acres
  - Lot Type Single Family: 192 Lots
- Homebuilder
  - Lot Type Commercial: 0 acres
  - Lot Type Multifamily: 0 acres
  - Lot Type Single Family: 0 Lots
- End-User
  - Lot Type Commercial: 0 acres
  - Lot Type Multifamily: 43.501 acres
  - Lot Type Single Family: 4 Lots

See **Exhibit D** for buyer disclosures.

AUTHORIZED IMPROVEMENTS

The Owner has completed the Authorized Improvements listed in the 2021 SAP and they were dedicated to the City.

OUTSTANDING ASSESSMENT

The District has an outstanding Assessment of $6,265,679.84.

ANNUAL INSTALLMENT DUE 1/31/2026

- ***Principal and Interest*** – The total principal and interest required for the Annual Installment is $413,614.83.

- ***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 due January 31, 2026, is $30,983.78.

Annual Collection Costs Breakdown	
Administration	$ 19,483.78
City Auditor	2,500.00
Filing Fees	1,000.00
County Collection	1,000.00
Draw Request Review	1,000.00
Collection Cost Maintenance Balance	10,000.00
Less CCMB Credit from Prior Years	(4,000.00)
Total Annual Collection Costs	**$ 30,983.78**

Due January 31, 2026	
Principal	$ 69,002.44
Interest	$ 344,612.39
Annual Collection Costs	$ 30,983.78
Total Annual Installment Due	**$ 444,598.61**

Please contact P3Works for the pay period for the District. See **Exhibit B** for the Annual Installment schedule for the District.

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		1/31/2026	1/31/2027	1/31/2028	1/31/2029	1/31/2030
Principal		$ 69,002.44	$ 72,797.57	$ 137,601.32	$ 143,779.62	$ 150,235.32
Interest		344,612.39	340,817.26	274,962.20	268,783.90	262,328.20
	(1)	$ 413,614.83	$ 413,614.83	$ 412,563.52	$ 412,563.52	$ 412,563.52
Annual Collection Costs	(2)	$ 30,983.78	$ 25,483.46	$ 25,993.12	$ 26,512.98	$ 27,043.24
Total Annual Installment	**(3) = (1) + (2)**	**$ 444,598.61**	**$ 439,098.28**	**$ 438,556.64**	**$ 439,076.50**	**$ 439,606.76**

ASSESSMENT ROLL

The list of current Parcels within the District, the corresponding outstanding Assessment, and current Annual Installment are shown on the Assessment Roll attached hereto as **Exhibit A**. The Parcels shown on the Assessment Roll will receive the bills for the 2025 Annual Installments which will be delinquent if not paid by January 31, 2026. The list of Parcels shown on the Assessment Roll is subject to change based on the final certified rolls provided by the County prior to billing.

EXHIBIT A – ASSESSMENT ROLL

Property ID[a]	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2026[b],[c]
04600061	Non-Benefited Property	$ -	$ -
42820977	Multifamily	$ 684,764.75	$ 48,589.37
42859369	Multifamily	$ 1,052,825.81	$ 74,706.16
42951907	Commercial	$ 1,114,571.36	$ 79,087.49
42951915	Non-Benefited Property	$ -	$ -
42951923	Non-Benefited Property	$ -	$ -
42992778	Multifamily	$ 1,289,640.28	$ 91,509.99
43015215	Single Family	$ 10,836.11	$ 768.91
43015223	Single Family	$ 10,836.11	$ 768.91
43015231	Single Family	$ 10,836.11	$ 768.91
43015240	Single Family	$ 10,836.11	$ 768.91
43015258	Single Family	$ 10,836.11	$ 768.91
43015266	Single Family	$ 10,836.11	$ 768.91
43015274	Single Family	$ 10,836.11	$ 768.91
43015282	Single Family	$ 10,836.11	$ 768.91
43015291	Single Family	$ 10,836.11	$ 768.91
43015304	Single Family	$ 10,836.11	$ 768.91
43015312	Single Family	$ 10,836.11	$ 768.91
43015321	Single Family	$ 10,836.11	$ 768.91
43015339	Single Family	$ 10,836.11	$ 768.91
43015347	Single Family	$ 10,836.11	$ 768.91
43015355	Single Family	$ 10,836.11	$ 768.91
43015363	Single Family	$ 10,836.11	$ 768.91
43015371	Single Family	$ 10,836.11	$ 768.91
43015380	Single Family	$ 10,836.11	$ 768.91
43015398	Single Family	$ 10,836.11	$ 768.91
43015401	Single Family	$ 10,836.11	$ 768.91
43015410	Single Family	$ 10,836.11	$ 768.91
43015428	Non-Benefited Property	$ -	$ -
43015436	Non-Benefited Property	$ -	$ -
43015444	Single Family	$ 10,836.11	$ 768.91
43015452	Single Family	$ 10,836.11	$ 768.91
43015461	Single Family	$ 10,836.11	$ 768.91
43015479	Single Family	$ 10,836.11	$ 768.91
43015487	Single Family	$ 10,836.11	$ 768.91
43015495	Single Family	$ 10,836.11	$ 768.91
43015509	Single Family	$ 10,836.11	$ 768.91
43015517	Single Family	$ 10,836.11	$ 768.91
43015525	Single Family	$ 10,836.11	$ 768.91
43015533	Single Family	$ 10,836.11	$ 768.91

Property ID[a]	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2026[b],[c]
43015541	Single Family	$ 10,836.11	$ 768.91
43015550	Single Family	$ 10,836.11	$ 768.91
43015568	Single Family	$ 10,836.11	$ 768.91
43015576	Single Family	$ 10,836.11	$ 768.91
43015584	Single Family	$ 10,836.11	$ 768.91
43015592	Single Family	$ 10,836.11	$ 768.91
43015606	Single Family	$ 10,836.11	$ 768.91
43015614	Single Family	$ 10,836.11	$ 768.91
43015622	Single Family	$ 10,836.11	$ 768.91
43015631	Single Family	$ 10,836.11	$ 768.91
43015649	Single Family	$ 10,836.11	$ 768.91
43015657	Single Family	$ 10,836.11	$ 768.91
43015665	Non-Benefited Property	$ -	$ -
43015673	Single Family	$ 10,836.11	$ 768.91
43015681	Single Family	$ 10,836.11	$ 768.91
43015690	Single Family	$ 10,836.11	$ 768.91
43015703	Single Family	$ 10,836.11	$ 768.91
43015711	Single Family	$ 10,836.11	$ 768.91
43015720	Single Family	$ 10,836.11	$ 768.91
43015738	Single Family	$ 10,836.11	$ 768.91
43015746	Single Family	$ 10,836.11	$ 768.91
43015754	Single Family	$ 10,836.11	$ 768.91
43015762	Single Family	$ 10,836.11	$ 768.91
43015771	Single Family	$ 10,836.11	$ 768.91
43015789	Single Family	$ 10,836.11	$ 768.91
43015797	Single Family	$ 10,836.11	$ 768.91
43015801	Single Family	$ 10,836.11	$ 768.91
43015819	Single Family	$ 10,836.11	$ 768.91
43015827	Single Family	$ 10,836.11	$ 768.91
43015835	Single Family	$ 10,836.11	$ 768.91
43015843	Single Family	$ 10,836.11	$ 768.91
43015851	Single Family	$ 10,836.11	$ 768.91
43015860	Single Family	$ 10,836.11	$ 768.91
43015878	Single Family	$ 10,836.11	$ 768.91
43015886	Single Family	$ 10,836.11	$ 768.91
43015894	Single Family	$ 10,836.11	$ 768.91
43015908	Single Family	$ 10,836.11	$ 768.91
43015916	Single Family	$ 10,836.11	$ 768.91
43015924	Single Family	$ 10,836.11	$ 768.91
43015932	Single Family	$ 10,836.11	$ 768.91

Property ID[a]	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2026[b],[c]
43015941	Single Family	$ 10,836.11	$ 768.91
43015959	Single Family	$ 10,836.11	$ 768.91
43015967	Single Family	$ 10,836.11	$ 768.91
43015975	Single Family	$ 10,836.11	$ 768.91
43015983	Single Family	$ 10,836.11	$ 768.91
43015991	Single Family	$ 10,836.11	$ 768.91
43016009	Single Family	$ 10,836.11	$ 768.91
43016017	Single Family	$ 10,836.11	$ 768.91
43016025	Single Family	$ 10,836.11	$ 768.91
43016033	Single Family	$ 10,836.11	$ 768.91
43016041	Single Family	$ 10,836.11	$ 768.91
43016050	Single Family	$ 10,836.11	$ 768.91
43016068	Single Family	$ 10,836.11	$ 768.91
43016076	Single Family	$ 10,836.11	$ 768.91
43016084	Single Family	$ 10,836.11	$ 768.91
43016092	Single Family	$ 10,836.11	$ 768.91
43016106	Single Family	$ 10,836.11	$ 768.91
43016114	Single Family	$ 10,836.11	$ 768.91
43016122	Single Family	$ 10,836.11	$ 768.91
43016131	Single Family	$ 10,836.11	$ 768.91
43016149	Non-Benefited Property	$ -	$ -
43016157	Single Family	$ 10,836.11	$ 768.91
43016165	Single Family	$ 10,836.11	$ 768.91
43016173	Single Family	$ 10,836.11	$ 768.91
43016181	Single Family	$ 10,836.11	$ 768.91
43016190	Single Family	$ 10,836.11	$ 768.91
43016203	Single Family	$ 10,836.11	$ 768.91
43016211	Single Family	$ 10,836.11	$ 768.91
43016220	Single Family	$ 10,836.11	$ 768.91
43016238	Single Family	$ 10,836.11	$ 768.91
43016246	Single Family	$ 10,836.11	$ 768.91
43016254	Single Family	$ 10,836.11	$ 768.91
43016262	Single Family	$ 10,836.11	$ 768.91
43016271	Single Family	$ 10,836.11	$ 768.91
43016289	Single Family	$ 10,836.11	$ 768.91
43016297	Single Family	$ 10,836.11	$ 768.91
43016301	Single Family	$ 10,836.11	$ 768.91
43016319	Single Family	$ 10,836.11	$ 768.91
43016327	Single Family	$ 10,836.11	$ 768.91
43016335	Single Family	$ 10,836.11	$ 768.91

Property ID[a]	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2026[b],[c]
43016343	Single Family	$ 10,836.11	$ 768.91
43016351	Single Family	$ 10,836.11	$ 768.91
43016360	Single Family	$ 10,836.11	$ 768.91
43016378	Single Family	$ 10,836.11	$ 768.91
43016386	Single Family	$ 10,836.11	$ 768.91
43016394	Single Family	$ 10,836.11	$ 768.91
43016408	Single Family	$ 10,836.11	$ 768.91
43016416	Single Family	$ 10,836.11	$ 768.91
43016424	Single Family	$ 10,836.11	$ 768.91
43016432	Single Family	$ 10,836.11	$ 768.91
43016441	Single Family	$ 10,836.11	$ 768.91
43016459	Single Family	$ 10,836.11	$ 768.91
43016467	Single Family	$ 10,836.11	$ 768.91
43016475	Single Family	$ 10,836.11	$ 768.91
43016483	Single Family	$ 10,836.11	$ 768.91
43016491	Single Family	$ 10,836.11	$ 768.91
43016505	Single Family	$ 10,836.11	$ 768.91
43016513	Single Family	$ 10,836.11	$ 768.91
43016521	Single Family	$ 10,836.11	$ 768.91
43016530	Single Family	$ 10,836.11	$ 768.91
43016548	Single Family	$ 10,836.11	$ 768.91
43016556	Single Family	$ 10,836.11	$ 768.91
43016564	Single Family	$ 10,836.11	$ 768.91
43016572	Single Family	$ 10,836.11	$ 768.91
43016581	Single Family	$ 10,836.11	$ 768.91
43016599	Single Family	$ 10,836.11	$ 768.91
43016602	Single Family	$ 10,836.11	$ 768.91
43016611	Single Family	$ 10,836.11	$ 768.91
43016629	Single Family	$ 10,836.11	$ 768.91
43016637	Single Family	$ 10,836.11	$ 768.91
43016645	Single Family	$ 10,836.11	$ 768.91
43016653	Single Family	$ 10,836.11	$ 768.91
43016661	Single Family	$ 10,836.11	$ 768.91
43016670	Single Family	$ 10,836.11	$ 768.91
43016688	Single Family	$ 10,836.11	$ 768.91
43016696	Single Family	$ 10,836.11	$ 768.91
43016700	Single Family	$ 10,836.11	$ 768.91
43016718	Single Family	$ 10,836.11	$ 768.91
43016726	Single Family	$ 10,836.11	$ 768.91
43016734	Single Family	$ 10,836.11	$ 768.91

Property ID[a]	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2026[b],[c]
43016742	Single Family	$ 10,836.11	$ 768.91
43016751	Non-Benefited Property	$ -	$ -
43016769	Single Family	$ 10,836.11	$ 768.91
43016777	Single Family	$ 10,836.11	$ 768.91
43016785	Single Family	$ 10,836.11	$ 768.91
43016793	Single Family	$ 10,836.11	$ 768.91
43016807	Single Family	$ 10,836.11	$ 768.91
43016815	Single Family	$ 10,836.11	$ 768.91
43016823	Single Family	$ 10,836.11	$ 768.91
43016831	Single Family	$ 10,836.11	$ 768.91
43016840	Single Family	$ 10,836.11	$ 768.91
43016858	Single Family	$ 10,836.11	$ 768.91
43016866	Single Family	$ 10,836.11	$ 768.91
43016874	Single Family	$ 10,836.11	$ 768.91
43016882	Single Family	$ 10,836.11	$ 768.91
43016891	Single Family	$ 10,836.11	$ 768.91
43016904	Single Family	$ 10,836.11	$ 768.91
43016912	Single Family	$ 10,836.11	$ 768.91
43016921	Single Family	$ 10,836.11	$ 768.91
43016939	Single Family	$ 10,836.11	$ 768.91
43016947	Single Family	$ 10,836.11	$ 768.91
43016955	Single Family	$ 10,836.11	$ 768.91
43016963	Single Family	$ 10,836.11	$ 768.91
43016971	Single Family	$ 10,836.11	$ 768.91
43016980	Non-Benefited Property	$ -	$ -
43016998	Single Family	$ 10,836.11	$ 768.91
43017005	Single Family	$ 10,836.11	$ 768.91
43017013	Single Family	$ 10,836.11	$ 768.91
43017021	Single Family	$ 10,836.11	$ 768.91
43017030	Single Family	$ 10,836.11	$ 768.91
43017048	Single Family	$ 10,836.11	$ 768.91
43017056	Single Family	$ 10,836.11	$ 768.91
43017064	Single Family	$ 10,836.11	$ 768.91
43017072	Single Family	$ 10,836.11	$ 768.91
43017081	Single Family	$ 10,836.11	$ 768.91
43017099	Single Family	$ 10,836.11	$ 768.91
43017102	Single Family	$ 10,836.11	$ 768.91
43017111	Single Family	$ 10,836.11	$ 768.91
43017129	Single Family	$ 10,836.11	$ 768.91
43017137	Single Family	$ 10,836.11	$ 768.91

Property ID[a]	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2026[b],[c]
43017145	Non-Benefited Property	$ -	$ -
43017153	Single Family	$ 10,836.11	$ 768.91
43017161	Single Family	$ 10,836.11	$ 768.91
43017170	Single Family	$ 10,836.11	$ 768.91
43017188	Single Family	$ 10,836.11	$ 768.91
43017196	Single Family	$ 10,836.11	$ 768.91
43017200	Single Family	$ 10,836.11	$ 768.91
43017218	Single Family	$ 10,836.11	$ 768.91
43017226	Single Family	$ 10,836.11	$ 768.91
43017234	Single Family	$ 10,836.11	$ 768.91
43017242	Non-Benefited Property	$ -	$ -
43017251	Non-Benefited Property	$ -	$ -
Total		**$ 6,265,679.84**	**$ 444,599.37**

Notes:

[a] The Property IDs shown in the Assessment Roll are subject to change based on the final certified rolls provided by the County prior to billing.

[b] For billing purposes, the Annual Installment due 1/31/2026 for Lots classified as Lot Type Multifamily or Lot Type Commercial shall be billed to the Assessed Property pro rata based on acreage.

[c] Annual Installment due may not match Service Plan or Annual Installment schedules due to rounding.

EXHIBIT B – ANNUAL INSTALLMENT SCHEDULE

Annual Installment Due 1/31	Principal	Interest[a]	Annual Collection Costs	Total Annual Installment[b]
2026	$ 69,002.44	$ 344,612.39	$ 30,983.78	$ 444,598.61
2027	$ 72,797.57	$ 340,817.26	$ 25,483.46	$ 439,098.28
2028	$ 137,601.32	$ 274,962.20	$ 25,993.12	$ 438,556.64
2029	$ 143,779.62	$ 268,783.90	$ 26,512.98	$ 439,076.50
2030	$ 150,235.32	$ 262,328.20	$ 27,043.24	$ 439,606.76
2031	$ 156,980.89	$ 255,582.63	$ 27,584.10	$ 440,147.62
2032	$ 164,029.33	$ 248,534.19	$ 28,135.78	$ 440,699.30
2033	$ 171,394.25	$ 241,169.28	$ 28,698.50	$ 441,262.02
2034	$ 179,089.85	$ 233,473.67	$ 29,272.47	$ 441,835.99
2035	$ 187,130.98	$ 225,432.54	$ 29,857.92	$ 442,421.44
2036	$ 195,533.17	$ 217,030.36	$ 30,455.08	$ 443,018.60
2037	$ 204,312.60	$ 208,250.92	$ 31,064.18	$ 443,627.70
2038	$ 213,486.24	$ 199,077.28	$ 31,685.46	$ 444,248.98
2039	$ 223,071.77	$ 189,491.75	$ 32,319.17	$ 444,882.69
2040	$ 233,087.70	$ 179,475.83	$ 32,965.55	$ 445,529.07
2041	$ 243,553.33	$ 169,010.19	$ 33,624.86	$ 446,188.38
2042	$ 254,488.88	$ 158,074.65	$ 34,297.36	$ 446,860.88
2043	$ 265,915.43	$ 146,648.10	$ 34,983.31	$ 447,546.83
2044	$ 277,855.03	$ 134,708.49	$ 35,682.98	$ 448,246.50
2045	$ 290,330.72	$ 122,232.80	$ 36,396.64	$ 448,960.16
2046	$ 303,366.57	$ 109,196.95	$ 37,124.57	$ 449,688.09
2047	$ 316,987.73	$ 95,575.79	$ 37,867.06	$ 450,430.58
2048	$ 331,220.48	$ 81,343.04	$ 38,624.40	$ 451,187.92
2049	$ 346,092.28	$ 66,471.24	$ 39,396.89	$ 451,960.41
2050	$ 361,631.82	$ 50,931.70	$ 40,184.83	$ 452,748.35
2051	$ 377,869.09	$ 34,694.43	$ 40,988.53	$ 453,552.05
2052	$ 394,835.41	$ 17,728.11	$ 41,808.30	$ 454,371.82
Total[c]	**$ 6,265,679.84**	**$ 4,875,637.91**	**$ 889,034.52**	**$ 12,030,352.26**

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.

[c] Totals may not sum due to rounding.

EXHIBIT C – LOT TYPE CLASSIFICATION MAP

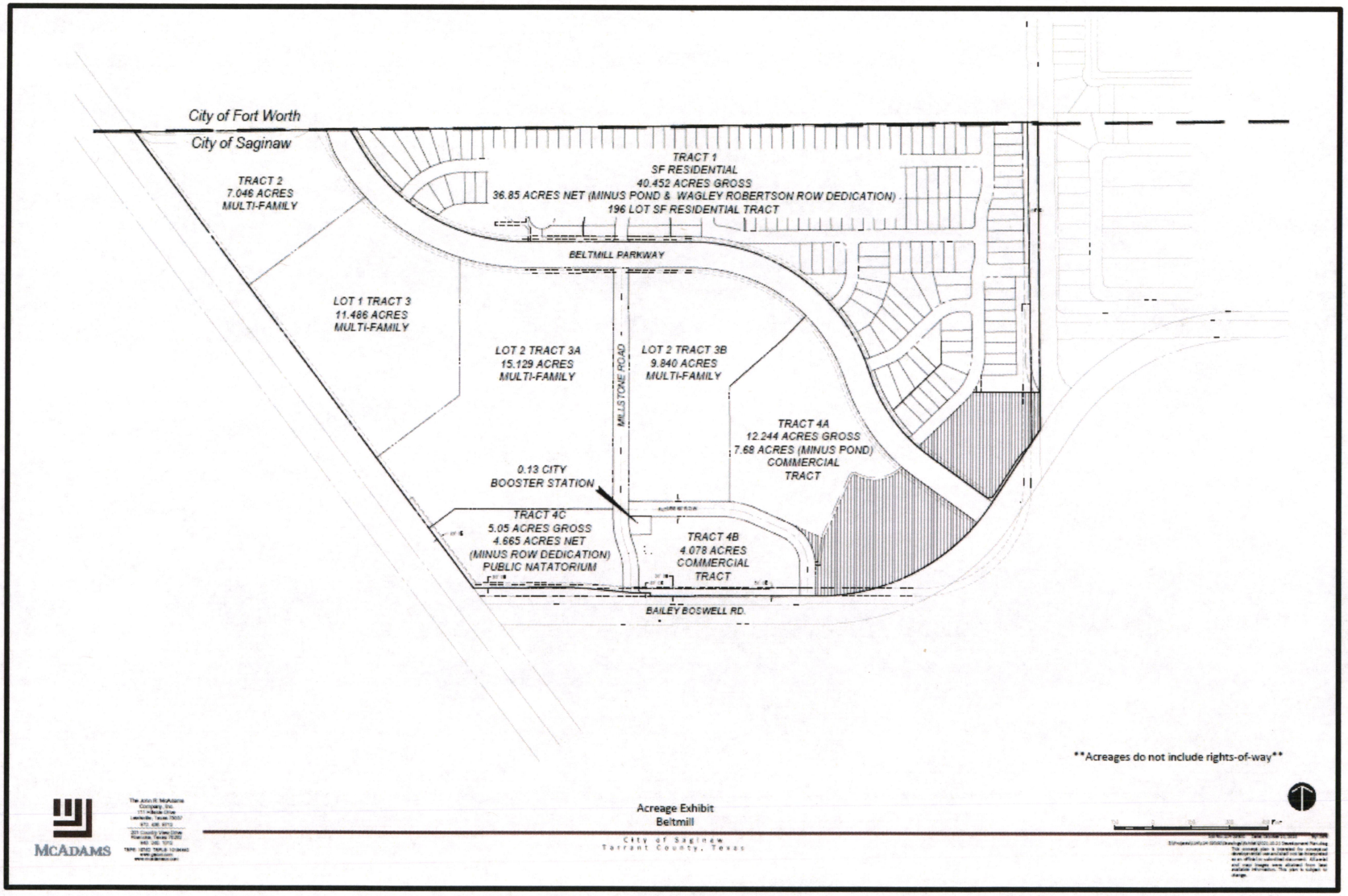


EXHIBIT D – BUYER DISCLOSURES

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
  - 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 42992778
  - Lot Type Multifamily Parcel 42859369

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 RECORDING[1] 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: $1,114,571.36

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]
2026	$ 12,274.51	$ 61,301.42	$ 5,511.55	$ 79,087.49
2027	$ 12,949.61	$ 60,626.33	$ 4,533.13	$ 78,109.06
2028	$ 24,477.23	$ 48,911.69	$ 4,623.79	$ 78,012.71
2029	$ 25,576.26	$ 47,812.66	$ 4,716.27	$ 78,105.19
2030	$ 26,724.63	$ 46,664.29	$ 4,810.59	$ 78,199.51
2031	$ 27,924.57	$ 45,464.35	$ 4,906.80	$ 78,295.72
2032	$ 29,178.38	$ 44,210.54	$ 5,004.94	$ 78,393.86
2033	$ 30,488.49	$ 42,900.43	$ 5,105.04	$ 78,493.96
2034	$ 31,857.42	$ 41,531.50	$ 5,207.14	$ 78,596.06
2035	$ 33,287.82	$ 40,101.10	$ 5,311.28	$ 78,700.20
2036	$ 34,782.45	$ 38,606.48	$ 5,417.51	$ 78,806.43
2037	$ 36,344.18	$ 37,044.74	$ 5,525.86	$ 78,914.78
2038	$ 37,976.03	$ 35,412.89	$ 5,636.37	$ 79,025.29
2039	$ 39,681.15	$ 33,707.77	$ 5,749.10	$ 79,138.02
2040	$ 41,462.84	$ 31,926.08	$ 5,864.08	$ 79,253.00
2041	$ 43,324.52	$ 30,064.40	$ 5,981.36	$ 79,370.28
2042	$ 45,269.79	$ 28,119.13	$ 6,100.99	$ 79,489.91
2043	$ 47,302.40	$ 26,086.52	$ 6,223.01	$ 79,611.93
2044	$ 49,426.28	$ 23,962.64	$ 6,347.47	$ 79,736.39
2045	$ 51,645.52	$ 21,743.40	$ 6,474.42	$ 79,863.34
2046	$ 53,964.41	$ 19,424.52	$ 6,603.91	$ 79,992.83
2047	$ 56,387.41	$ 17,001.51	$ 6,735.99	$ 80,124.91
2048	$ 58,919.20	$ 14,469.72	$ 6,870.71	$ 80,259.63
2049	$ 61,564.67	$ 11,824.25	$ 7,008.12	$ 80,397.04
2050	$ 64,328.93	$ 9,059.99	$ 7,148.28	$ 80,537.21
2051	$ 67,217.30	$ 6,171.62	$ 7,291.25	$ 80,680.17
2052	$ 70,235.35	$ 3,153.57	$ 7,437.08	$ 80,826.00
Total[c]	**$ 1,114,571.36**	**$ 867,303.55**	**$ 158,146.03**	**$ 2,140,020.94**

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.

[c] Totals may not sum due to rounding.

BELTMILL PUBLIC IMPROVEMENT DISTRICT – LOT TYPE COMMERCIAL (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 RECORDING[1] 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: $94,824.86

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]
2026	$ 1,044.28	$ 5,215.37	$ 468.91	$ 6,728.56
2027	$ 1,101.72	$ 5,157.93	$ 385.67	$ 6,645.32
2028	$ 2,082.46	$ 4,161.28	$ 393.38	$ 6,637.12
2029	$ 2,175.96	$ 4,067.78	$ 401.25	$ 6,644.99
2030	$ 2,273.66	$ 3,970.08	$ 409.27	$ 6,653.01
2031	$ 2,375.75	$ 3,867.99	$ 417.46	$ 6,661.20
2032	$ 2,482.42	$ 3,761.32	$ 425.81	$ 6,669.55
2033	$ 2,593.88	$ 3,649.86	$ 434.32	$ 6,678.06
2034	$ 2,710.35	$ 3,533.39	$ 443.01	$ 6,686.75
2035	$ 2,832.04	$ 3,411.70	$ 451.87	$ 6,695.61
2036	$ 2,959.20	$ 3,284.54	$ 460.91	$ 6,704.65
2037	$ 3,092.07	$ 3,151.67	$ 470.13	$ 6,713.87
2038	$ 3,230.90	$ 3,012.84	$ 479.53	$ 6,723.27
2039	$ 3,375.97	$ 2,867.77	$ 489.12	$ 6,732.86
2040	$ 3,527.55	$ 2,716.19	$ 498.90	$ 6,742.64
2041	$ 3,685.94	$ 2,557.80	$ 508.88	$ 6,752.62
2042	$ 3,851.44	$ 2,392.30	$ 519.06	$ 6,762.80
2043	$ 4,024.37	$ 2,219.37	$ 529.44	$ 6,773.18
2044	$ 4,205.06	$ 2,038.68	$ 540.03	$ 6,783.77
2045	$ 4,393.87	$ 1,849.87	$ 550.83	$ 6,794.57
2046	$ 4,591.15	$ 1,652.59	$ 561.84	$ 6,805.58
2047	$ 4,797.30	$ 1,446.44	$ 573.08	$ 6,816.82
2048	$ 5,012.69	$ 1,231.05	$ 584.54	$ 6,828.28
2049	$ 5,237.76	$ 1,005.98	$ 596.23	$ 6,839.97
2050	$ 5,472.94	$ 770.80	$ 608.16	$ 6,851.90
2051	$ 5,718.67	$ 525.07	$ 620.32	$ 6,864.06
2052	$ 5,975.44	$ 268.30	$ 632.73	$ 6,876.47
Total[c]	**$ 94,824.86**	**$ 73,787.95**	**$ 13,454.66**	**$ 182,067.46**

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.

[c] Totals may not sum due to rounding.

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 RECORDING[1] 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: $10,836.11

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 SINGLE FAMILY

Annual Installment Due 1/31	Principal	Interest[a]	Annual Collection Costs	Total Annual Installment[b]
2026	$ 119.34	$ 595.99	$ 53.58	$ 768.91
2027	$ 125.90	$ 589.42	$ 44.07	$ 759.39
2028	$ 237.97	$ 475.53	$ 44.95	$ 758.46
2029	$ 248.66	$ 464.85	$ 45.85	$ 759.36
2030	$ 259.82	$ 453.68	$ 46.77	$ 760.27
2031	$ 271.49	$ 442.01	$ 47.71	$ 761.21
2032	$ 283.68	$ 429.82	$ 48.66	$ 762.16
2033	$ 296.42	$ 417.09	$ 49.63	$ 763.14
2034	$ 309.72	$ 403.78	$ 50.62	$ 764.13
2035	$ 323.63	$ 389.87	$ 51.64	$ 765.14
2036	$ 338.16	$ 375.34	$ 52.67	$ 766.17
2037	$ 353.35	$ 360.16	$ 53.72	$ 767.23
2038	$ 369.21	$ 344.29	$ 54.80	$ 768.30
2039	$ 385.79	$ 327.71	$ 55.89	$ 769.40
2040	$ 403.11	$ 310.39	$ 57.01	$ 770.52
2041	$ 421.21	$ 292.29	$ 58.15	$ 771.66
2042	$ 440.12	$ 273.38	$ 59.32	$ 772.82
2043	$ 459.88	$ 253.62	$ 60.50	$ 774.00
2044	$ 480.53	$ 232.97	$ 61.71	$ 775.21
2045	$ 502.11	$ 211.39	$ 62.95	$ 776.45
2046	$ 524.65	$ 188.85	$ 64.20	$ 777.71
2047	$ 548.21	$ 165.29	$ 65.49	$ 778.99
2048	$ 572.83	$ 140.68	$ 66.80	$ 780.30
2049	$ 598.55	$ 114.96	$ 68.13	$ 781.64
2050	$ 625.42	$ 88.08	$ 69.50	$ 783.00
2051	$ 653.50	$ 60.00	$ 70.89	$ 784.39
2052	$ 682.84	$ 30.66	$ 72.30	$ 785.81
Total[c]	**$ 10,836.11**	**$ 8,432.12**	**$ 1,537.53**	**$ 20,805.76**

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.

[c] Totals may not sum due to rounding.

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 RECORDING[1] 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: $3,027,230.84

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 - MULTIFAMILY TRACT

Annual Installment Due 1/31	Principal	Interest[a]	Annual Collection Costs	Total Annual Installment[b]
2026	$ 33,338.17	$ 166,497.70	$ 14,969.65	$ 214,805.52
2027	$ 35,171.77	$ 164,664.10	$ 12,312.20	$ 212,148.07
2028	$ 66,481.37	$ 132,846.57	$ 12,558.44	$ 211,886.38
2029	$ 69,466.38	$ 129,861.56	$ 12,809.61	$ 212,137.54
2030	$ 72,585.42	$ 126,742.51	$ 13,065.80	$ 212,393.74
2031	$ 75,844.51	$ 123,483.43	$ 13,327.12	$ 212,655.05
2032	$ 79,249.92	$ 120,078.01	$ 13,593.66	$ 212,921.59
2033	$ 82,808.25	$ 116,519.69	$ 13,865.53	$ 213,193.47
2034	$ 86,526.34	$ 112,801.60	$ 14,142.84	$ 213,470.78
2035	$ 90,411.37	$ 108,916.57	$ 14,425.70	$ 213,753.63
2036	$ 94,470.84	$ 104,857.10	$ 14,714.21	$ 214,042.15
2037	$ 98,712.58	$ 100,615.36	$ 15,008.50	$ 214,336.43
2038	$ 103,144.77	$ 96,183.16	$ 15,308.67	$ 214,636.60
2039	$ 107,775.97	$ 91,551.96	$ 15,614.84	$ 214,942.77
2040	$ 112,615.12	$ 86,712.82	$ 15,927.14	$ 215,255.07
2041	$ 117,671.53	$ 81,656.40	$ 16,245.68	$ 215,573.61
2042	$ 122,954.99	$ 76,372.95	$ 16,570.59	$ 215,898.53
2043	$ 128,475.67	$ 70,852.27	$ 16,902.01	$ 216,229.94
2044	$ 134,244.22	$ 65,083.71	$ 17,240.05	$ 216,567.98
2045	$ 140,271.79	$ 59,056.15	$ 17,584.85	$ 216,912.78
2046	$ 146,569.99	$ 52,757.94	$ 17,936.54	$ 217,264.48
2047	$ 153,150.98	$ 46,176.95	$ 18,295.27	$ 217,623.21
2048	$ 160,027.46	$ 39,300.47	$ 18,661.18	$ 217,989.11
2049	$ 167,212.70	$ 32,115.24	$ 19,034.40	$ 218,362.34
2050	$ 174,720.55	$ 24,607.39	$ 19,415.09	$ 218,743.03
2051	$ 182,565.50	$ 16,762.44	$ 19,803.40	$ 219,131.33
2052	$ 190,762.69	$ 8,565.24	$ 20,199.46	$ 219,527.40
Total[c]	**$ 3,027,230.84**	**$ 2,355,639.27**	**$ 429,532.43**	**$ 5,812,402.54**

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.

[c] Totals may not sum due to rounding.

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 RECORDING[1] 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: $69,589.91

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]
2026	$ 766.38	$ 3,827.45	$ 344.12	$ 4,937.94
2027	$ 808.53	$ 3,785.29	$ 283.03	$ 4,876.85
2028	$ 1,528.27	$ 3,053.87	$ 288.69	$ 4,870.84
2029	$ 1,596.89	$ 2,985.25	$ 294.47	$ 4,876.61
2030	$ 1,668.59	$ 2,913.55	$ 300.36	$ 4,882.50
2031	$ 1,743.51	$ 2,838.63	$ 306.36	$ 4,888.51
2032	$ 1,821.80	$ 2,760.35	$ 312.49	$ 4,894.64
2033	$ 1,903.59	$ 2,678.55	$ 318.74	$ 4,900.89
2034	$ 1,989.07	$ 2,593.08	$ 325.12	$ 4,907.26
2035	$ 2,078.37	$ 2,503.77	$ 331.62	$ 4,913.76
2036	$ 2,171.69	$ 2,410.45	$ 338.25	$ 4,920.40
2037	$ 2,269.20	$ 2,312.94	$ 345.02	$ 4,927.16
2038	$ 2,371.09	$ 2,211.06	$ 351.92	$ 4,934.06
2039	$ 2,477.55	$ 2,104.59	$ 358.95	$ 4,941.10
2040	$ 2,588.79	$ 1,993.35	$ 366.13	$ 4,948.28
2041	$ 2,705.03	$ 1,877.12	$ 373.46	$ 4,955.60
2042	$ 2,826.49	$ 1,755.66	$ 380.92	$ 4,963.07
2043	$ 2,953.40	$ 1,628.75	$ 388.54	$ 4,970.69
2044	$ 3,086.00	$ 1,496.14	$ 396.31	$ 4,978.46
2045	$ 3,224.56	$ 1,357.58	$ 404.24	$ 4,986.39
2046	$ 3,369.35	$ 1,212.80	$ 412.32	$ 4,994.47
2047	$ 3,520.63	$ 1,061.51	$ 420.57	$ 5,002.72
2048	$ 3,678.71	$ 903.44	$ 428.98	$ 5,011.13
2049	$ 3,843.88	$ 738.26	$ 437.56	$ 5,019.71
2050	$ 4,016.47	$ 565.67	$ 446.31	$ 5,028.46
2051	$ 4,196.81	$ 385.33	$ 455.24	$ 5,037.39
2052	$ 4,385.25	$ 196.90	$ 464.34	$ 5,046.49
Total[c]	**$ 69,589.91**	**$ 54,151.38**	**$ 9,874.08**	**$ 133,615.38**

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.

[c] Totals may not sum due to rounding.

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 RECORDING[1] 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: $684,764.75

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 Due 1/31	Principal	Interest[a]	Annual Collection Costs	Total Annual Installment[b]
2026	$ 7,541.15	$ 37,662.06	$ 3,386.16	$ 48,589.37
2027	$ 7,955.91	$ 37,247.30	$ 2,785.04	$ 47,988.25
2028	$ 15,038.20	$ 30,050.12	$ 2,840.74	$ 47,929.06
2029	$ 15,713.41	$ 29,374.90	$ 2,897.56	$ 47,985.87
2030	$ 16,418.95	$ 28,669.37	$ 2,955.51	$ 48,043.82
2031	$ 17,156.16	$ 27,932.16	$ 3,014.62	$ 48,102.93
2032	$ 17,926.47	$ 27,161.85	$ 3,074.91	$ 48,163.23
2033	$ 18,731.37	$ 26,356.95	$ 3,136.41	$ 48,224.72
2034	$ 19,572.40	$ 25,515.91	$ 3,199.14	$ 48,287.45
2035	$ 20,451.20	$ 24,637.11	$ 3,263.12	$ 48,351.43
2036	$ 21,369.46	$ 23,718.85	$ 3,328.38	$ 48,416.70
2037	$ 22,328.95	$ 22,759.36	$ 3,394.95	$ 48,483.26
2038	$ 23,331.52	$ 21,756.79	$ 3,462.85	$ 48,551.16
2039	$ 24,379.11	$ 20,709.21	$ 3,532.10	$ 48,620.42
2040	$ 25,473.73	$ 19,614.59	$ 3,602.74	$ 48,691.06
2041	$ 26,617.50	$ 18,470.82	$ 3,674.80	$ 48,763.12
2042	$ 27,812.63	$ 17,275.69	$ 3,748.30	$ 48,836.61
2043	$ 29,061.41	$ 16,026.90	$ 3,823.26	$ 48,911.58
2044	$ 30,366.27	$ 14,722.05	$ 3,899.73	$ 48,988.05
2045	$ 31,729.72	$ 13,358.60	$ 3,977.72	$ 49,066.04
2046	$ 33,154.38	$ 11,933.94	$ 4,057.28	$ 49,145.59
2047	$ 34,643.01	$ 10,445.30	$ 4,138.42	$ 49,226.74
2048	$ 36,198.48	$ 8,889.83	$ 4,221.19	$ 49,309.51
2049	$ 37,823.80	$ 7,264.52	$ 4,305.61	$ 49,393.93
2050	$ 39,522.08	$ 5,566.23	$ 4,391.73	$ 49,480.04
2051	$ 41,296.63	$ 3,791.69	$ 4,479.56	$ 49,567.88
2052	$ 43,150.84	$ 1,937.47	$ 4,569.15	$ 49,657.47
Total[c]	**$ 684,764.75**	**$ 532,849.60**	**$ 97,160.97**	**$ 1,314,775.32**

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.

[c] Totals may not sum due to rounding.

BELTMILL PUBLIC IMPROVEMENT DISTRICT – LOT TYPE MULTIFAMILY PARCEL 42992778 – 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 RECORDING[1] 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 42992778 PRINCIPAL ASSESSMENT: $1,289,640.28

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 42992778

Annual Installment Due 1/31	Principal	Interest[a]	Annual Collection Costs	Total Annual Installment[b]
2026	$ 14,202.50	$ 70,930.22	$ 6,377.27	$ 91,509.99
2027	$ 14,983.64	$ 70,149.08	$ 5,245.16	$ 90,377.88
2028	$ 28,321.94	$ 56,594.39	$ 5,350.06	$ 90,266.39
2029	$ 29,593.59	$ 55,322.74	$ 5,457.06	$ 90,373.39
2030	$ 30,922.35	$ 53,993.98	$ 5,566.20	$ 90,482.53
2031	$ 32,310.76	$ 52,605.57	$ 5,677.53	$ 90,593.86
2032	$ 33,761.51	$ 51,154.82	$ 5,791.08	$ 90,707.41
2033	$ 35,277.41	$ 49,638.93	$ 5,906.90	$ 90,823.23
2034	$ 36,861.36	$ 48,054.97	$ 6,025.04	$ 90,941.37
2035	$ 38,516.44	$ 46,399.89	$ 6,145.54	$ 91,061.87
2036	$ 40,245.82	$ 44,670.51	$ 6,268.45	$ 91,184.78
2037	$ 42,052.86	$ 42,863.47	$ 6,393.82	$ 91,310.15
2038	$ 43,941.03	$ 40,975.30	$ 6,521.69	$ 91,438.02
2039	$ 45,913.99	$ 39,002.34	$ 6,652.13	$ 91,568.46
2040	$ 47,975.53	$ 36,940.81	$ 6,785.17	$ 91,701.50
2041	$ 50,129.63	$ 34,786.70	$ 6,920.87	$ 91,837.20
2042	$ 52,380.45	$ 32,535.88	$ 7,059.29	$ 91,975.62
2043	$ 54,732.33	$ 30,184.00	$ 7,200.48	$ 92,116.81
2044	$ 57,189.81	$ 27,726.52	$ 7,344.49	$ 92,260.82
2045	$ 59,757.63	$ 25,158.70	$ 7,491.38	$ 92,407.71
2046	$ 62,440.75	$ 22,475.58	$ 7,641.20	$ 92,557.53
2047	$ 65,244.34	$ 19,671.99	$ 7,794.03	$ 92,710.36
2048	$ 68,173.81	$ 16,742.52	$ 7,949.91	$ 92,866.24
2049	$ 71,234.82	$ 13,681.52	$ 8,108.91	$ 93,025.24
2050	$ 74,433.26	$ 10,483.07	$ 8,271.09	$ 93,187.42
2051	$ 77,775.31	$ 7,141.02	$ 8,436.51	$ 93,352.84
2052	$ 81,267.42	$ 3,648.91	$ 8,605.24	$ 93,521.57
Total[c]	**$ 1,289,640.28**	**$ 1,003,533.41**	**$ 182,986.48**	**$ 2,476,160.18**

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.

[c] Totals may not sum due to rounding.

BELTMILL PUBLIC IMPROVEMENT DISTRICT – LOT TYPE MULTIFAMILY PARCEL 42859369 – 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 RECORDING[1] 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: $1,052,825.81

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 PARCEL 42859369

Annual Installment Due 1/31	Principal	Interest[a]	Annual Collection Costs	Total Annual Installment[b]
2026	$ 11,594.52	$ 57,905.42	$ 5,206.22	$ 74,706.16
2027	$ 12,232.22	$ 57,267.72	$ 4,282.00	$ 73,781.94
2028	$ 23,121.23	$ 46,202.06	$ 4,367.64	$ 73,690.93
2029	$ 24,159.37	$ 45,163.91	$ 4,454.99	$ 73,778.28
2030	$ 25,244.13	$ 44,079.16	$ 4,544.09	$ 73,867.38
2031	$ 26,377.59	$ 42,945.70	$ 4,634.97	$ 73,958.26
2032	$ 27,561.94	$ 41,761.34	$ 4,727.67	$ 74,050.96
2033	$ 28,799.47	$ 40,523.81	$ 4,822.23	$ 74,145.51
2034	$ 30,092.57	$ 39,230.72	$ 4,918.67	$ 74,241.96
2035	$ 31,443.73	$ 37,879.56	$ 5,017.04	$ 74,340.33
2036	$ 32,855.55	$ 36,467.74	$ 5,117.38	$ 74,440.67
2037	$ 34,330.77	$ 34,992.52	$ 5,219.73	$ 74,543.02
2038	$ 35,872.22	$ 33,451.07	$ 5,324.13	$ 74,647.41
2039	$ 37,482.88	$ 31,840.41	$ 5,430.61	$ 74,753.90
2040	$ 39,165.86	$ 30,157.43	$ 5,539.22	$ 74,862.51
2041	$ 40,924.41	$ 28,398.88	$ 5,650.00	$ 74,973.29
2042	$ 42,761.91	$ 26,561.37	$ 5,763.01	$ 75,086.29
2043	$ 44,681.92	$ 24,641.36	$ 5,878.27	$ 75,201.55
2044	$ 46,688.14	$ 22,635.15	$ 5,995.83	$ 75,319.12
2045	$ 48,784.44	$ 20,538.85	$ 6,115.75	$ 75,439.04
2046	$ 50,974.86	$ 18,348.43	$ 6,238.06	$ 75,561.35
2047	$ 53,263.63	$ 16,059.66	$ 6,362.82	$ 75,686.11
2048	$ 55,655.17	$ 13,668.12	$ 6,490.08	$ 75,813.37
2049	$ 58,154.09	$ 11,169.20	$ 6,619.88	$ 75,943.17
2050	$ 60,765.20	$ 8,558.08	$ 6,752.28	$ 76,075.57
2051	$ 63,493.56	$ 5,829.73	$ 6,887.33	$ 76,210.61
2052	$ 66,344.42	$ 2,978.86	$ 7,025.07	$ 76,348.36
Total[c]	**$ 1,052,825.81**	**$ 819,256.26**	**$ 149,384.98**	**$ 2,021,467.05**

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.

[c] Totals may not sum due to rounding.



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
07/17/2025 11:48 AM

D225129933
ORDINANCE
Pages: 66
Fees: $276.00

Mary Louise Nicholson

MARY LOUISE NICHOLSON
COUNTY CLERK