

ORDINANCE NO. 2026-24

AN ORDINANCE OF THE CITY OF CITY OF SAGINAW APPROVING THE 2026 ANNUAL SERVICE PLAN UPDATE AND 2026 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 2026 Annual Service Plan Update" (the "2026 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 2026 and now desires to proceed with the adoption of this Ordinance which approves and adopts the 2026 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 2026 Annual Service Plan Update attached hereto as **Exhibit A**.



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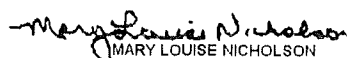
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Fees: \$220.00

ORDINANCE

SUBMITTER: CITY OF SAGINAW


MARY LOUISE NICHOLSON
COUNTY CLERK

SECTION 3. The 2026 Annual Service Plan Update is hereby approved and accepted by the City Council.

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

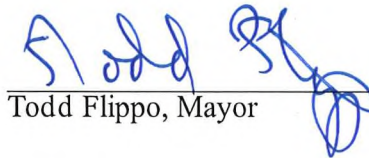
SECTION 5. In accordance with Section 372.013(e) of the PID Act, the City Secretary is directed to cause a copy of this Ordinance, including the Annual Service Plan Update to the Service and Assessment Plan for 2026, to be filed with the County Clerk of Tarrant County to be recorded in the real property 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 2026.

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

PASSED AND APPROVED by the City Council of the City of Saginaw, Texas, the 4th day of August 2026.



APPROVED:



Todd Flippo, Mayor

ATTEST:



Victoria Vega, City Secretary

Exhibit A

2026 Annual Service Plan Update

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BELTMILL
PUBLIC IMPROVEMENT DISTRICT
2026 ANNUAL SERVICE PLAN UPDATE

AUGUST 4, 2026

INTRODUCTION

Capitalized terms used in this 2026 Annual Service Plan Update not otherwise defined herein shall have the meanings set forth in the Service and Assessment Plan (the "SAP").

The District was created pursuant to the PID Act by Resolution No. R-2021-10 on March 16, 2021, by the governing body of the City (the "Governing Body") to finance certain Authorized Improvements for the benefit of the property in the District.

On December 7, 2021, the Governing Body approved the SAP for the District by adopting Ordinance No. 2021-30 which (1) approved the levy of certain Assessments for Assessed Property within the District; (2) approved the District Assessment Roll, and (3) approved the issuance of the District Bonds.

On August 16, 2022, the Governing Body approved the 2022 Annual Service Plan Update for the District by Ordinance No. 2022-12 which updated the Assessment Roll for within the District for 2022.

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

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

On July 15, 2025, the Governing Body approved the 2025 Annual Service Plan Update for the District by adopting Ordinance No. 2025-14 which updated the Assessment Roll within the District for 2025.

The 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 SAP must be reviewed and updated annually. This document is the Annual Service Plan Update for 2026.

The Governing Body also adopted each Assessment Roll identifying the Assessments on Parcels of Assessed Property within the District, based on the method of assessment identified in the SAP. This 2026 Annual Service Plan Update also updates the Assessment Rolls for 2026.

PARCEL SUBDIVISION

- The final plat of Grand at Saginaw Lot 1, Block B, Beltmill, was filed and recorded with the County as document number D221322833 on November 3, 2021.
- The final plat of Beltmill Villas, was filed and recorded with the County as document number D223066758 on April 20, 2023.
- The final plat of The Cottages At Beltmill, was filed and recorded with the County as document number D223143640 on August 10, 2023.

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

LOT AND HOME SALES

Current ownership within the District is based on information provided by the Developer and available information and is subject to change as development occurs and property is conveyed. Updated ownership and development information for Assessments securing PID Bonds may be available through continuing disclosure filings accessible via the Municipal Securities Rulemaking Board's Electronic Municipal Market Access ("EMMA") by searching for the District. For Assessments securing reimbursement obligations to the Developer, the summary of current ownership within the property securing such Assessment is based on information provided by the Developer and other publicly available records. See **Exhibit D** for buyer disclosures.

AUTHORIZED IMPROVEMENTS

A summary of the Authorized Improvements, including the original estimated costs of the Authorized Improvements and allocation of such costs, is provided in the SAP. The Authorized Improvements and estimated costs as described in the SAP are for Assessment purposes and do not represent a guarantee of construction timing or Actual Costs.

Information regarding the status of Authorized Improvements, including construction progress, estimated completion timing, and budget information, including any updates to the original estimates of costs, may be available through continuing disclosure filings accessible via EMMA by searching for the District. Such information may be updated from time to time.

OUTSTANDING ASSESSMENT

The District has an outstanding Assessment of \$6,196,677.40.

Information for Assessments securing PID Bonds may be available through continuing disclosure filings accessible via EMMA website by searching for the District. For Assessments securing reimbursement obligations to the Developer, the summary of current construction status within the property securing such Assessment is based on information provided by the Developer and other publicly available records. A debt service schedule is attached as **Exhibit B**.

ANNUAL INSTALLMENT DUE 1/31/2027

- **Principal and Interest** – The total principal and interest required for the Annual Installment is shown below.

Due January 31, 2027	
Principal	\$ 72,797.57
Interest	\$ 340,817.26
Annual Collection Costs	\$ 36,763.58
Total Annual Installment Due	\$ 450,378.41

- **Annual Collection Costs** – The cost of administering the District 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 for the District are shown below.

Annual Collection Costs Breakdown	
Administration	\$ 19,873.45
City Auditor	2,500.00
Filing Fees	1,000.00
County Collection	1,000.00
Past Due P3Works, LLC Invoices	2,390.13
Collection Cost Maintenance Balance	10,000.00
Less CCMB Credit from Prior Years	-
Total Annual Collection Costs	\$ 36,763.58

PREPAYMENT OF ASSESSMENTS

Information regarding any full or partial Prepayments of the Assessments is reflected in the corresponding Assessment Roll.

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, and is included below:

Annual Installments		1/31/2027	1/31/2028	1/31/2029	1/31/2030	1/31/2031
Principal		\$ 72,797.57	\$ 137,601.32	\$ 143,779.62	\$ 150,235.32	\$ 156,980.89
Interest		340,817.26	274,962.20	268,783.90	262,328.20	255,582.63
	(1)	\$ 413,614.83	\$ 412,563.52	\$ 412,563.52	\$ 412,563.52	\$ 412,563.52
Annual Collection Costs	(2)	\$ 36,763.58	\$ 24,860.92	\$ 25,358.14	\$ 25,865.30	\$ 26,382.61
Total Annual Installment	(3) = (1) + (2)	\$ 450,378.41	\$ 437,424.44	\$ 437,921.66	\$ 438,428.82	\$ 438,946.13

ASSESSMENT ROLL

The list of current Parcels or Lots within the District, the corresponding total Assessments, and current Annual Installment are shown on the corresponding Assessment Roll attached hereto as **Exhibit A**. The Annual Installment due on each Parcel or Lot may be updated to reflect prepayments and/or redemptions paid prior to the Annual Installment being billed to the owner of the Parcel or Lot. The Parcels or Lots of Assessed Property shown on the corresponding Assessment Roll will receive the bills for the 2026 Annual Installments which will be delinquent if not paid by January 31, 2027. The Parcel IDs shown within an Assessment Roll are subject to change based on the final certified rolls provided by the County prior to billing.

ADDITIONAL INFORMATION

If the owner of a Parcel claims that an error has been made in any Assessment Roll required by the SAP, a prior Annual Service Plan Update, or this 2026 Annual Service Plan Update, the owner's sole and exclusive remedy shall be to submit a written notice of error to the Administrator (at admin@p3-works.com) by December 1st of the year in connection with the approval of such year's Annual Service Plan Update. Otherwise, the owner shall be deemed to have unconditionally approved and accepted the Annual Service Plan Update. The Administrator shall provide a written response to the Governing Body and the owner not later than 30 days after receipt of such written notice of error by the Administrator. The Governing Body shall consider the owner's notice of error and the Administrator's response at a public meeting, and, not later than 30 days after closing such meeting, the Governing Body shall make a final determination as to whether an error has been made. If the Governing Body determines that an error has been made, the Governing Body shall take such corrective action as is authorized by the PID Act, this 2026 Annual Service Plan Update, the applicable Assessment Ordinance, the applicable Indenture, or as otherwise authorized by the discretionary power of the Governing Body. The determination by the Governing Body as to whether an error has been made, and any corrective action taken by the Governing Body shall be final and binding on the owner and the Administrator.

EXHIBIT A – ASSESSMENT ROLL

Property ID ^{[a][c]}	Lot Type ^[d]	Annual Installment	
		Outstanding Assessment	Due 1/31/2027
4600061	Non-Benefited Property	\$ -	\$ -
42820977	Multifamily	\$ 677,223.60	\$ 49,221.04
42859369	Multifamily	\$ 1,041,231.29	\$ 75,677.34
42951907	Commercial	\$ 1,102,296.85	\$ 80,115.63
42951915	Non-Benefited Property	\$ -	\$ -
42951923	Non-Benefited Property	\$ -	\$ -
42992778	Multifamily	\$ 1,275,437.78	\$ 92,699.62
43015215	Single Family	\$ 10,716.77	\$ 778.90
43015223	Single Family	\$ 10,716.77	\$ 778.90
43015231	Single Family	\$ 10,716.77	\$ 778.90
43015240	Single Family	\$ 10,716.77	\$ 778.90
43015258	Single Family	\$ 10,716.77	\$ 778.90
43015266	Single Family	\$ 10,716.77	\$ 778.90
43015274	Single Family	\$ 10,716.77	\$ 778.90
43015282	Single Family	\$ 10,716.77	\$ 778.90
43015291	Single Family	\$ 10,716.77	\$ 778.90
43015304	Single Family	\$ 10,716.77	\$ 778.90
43015312	Single Family	\$ 10,716.77	\$ 778.90
43015321	Single Family	\$ 10,716.77	\$ 778.90
43015339	Single Family	\$ 10,716.77	\$ 778.90
43015347	Single Family	\$ 10,716.77	\$ 778.90
43015355	Single Family	\$ 10,716.77	\$ 778.90
43015363	Single Family	\$ 10,716.77	\$ 778.90
43015371	Single Family	\$ 10,716.77	\$ 778.90
43015380	Single Family	\$ 10,716.77	\$ 778.90
43015398	Single Family	\$ 10,716.77	\$ 778.90
43015401	Single Family	\$ 10,716.77	\$ 778.90
43015410	Single Family	\$ 10,716.77	\$ 778.90
43015428	Non-Benefited Property	\$ -	\$ -
43015436	Non-Benefited Property	\$ -	\$ -
43015444	Single Family	\$ 10,716.77	\$ 778.90
43015452	Single Family	\$ 10,716.77	\$ 778.90
43015461	Single Family	\$ 10,716.77	\$ 778.90
43015479	Single Family	\$ 10,716.77	\$ 778.90
43015487	Single Family	\$ 10,716.77	\$ 778.90
43015495	Single Family	\$ 10,716.77	\$ 778.90
43015509	Single Family	\$ 10,716.77	\$ 778.90
43015517	Single Family	\$ 10,716.77	\$ 778.90
43015525	Single Family	\$ 10,716.77	\$ 778.90
43015533	Single Family	\$ 10,716.77	\$ 778.90

Property ID ^{[a][c]}	Lot Type ^[d]	Annual Installment	
		Outstanding Assessment	Due 1/31/2027
43015541	Single Family	\$ 10,716.77	\$ 778.90
43015550	Single Family	\$ 10,716.77	\$ 778.90
43015568	Single Family	\$ 10,716.77	\$ 778.90
43015576	Single Family	\$ 10,716.77	\$ 778.90
43015584	Single Family	\$ 10,716.77	\$ 778.90
43015592	Single Family	\$ 10,716.77	\$ 778.90
43015606	Single Family	\$ 10,716.77	\$ 778.90
43015614	Single Family	\$ 10,716.77	\$ 778.90
43015622	Single Family	\$ 10,716.77	\$ 778.90
43015631	Single Family	\$ 10,716.77	\$ 778.90
43015649	Single Family	\$ 10,716.77	\$ 778.90
43015657	Single Family	\$ 10,716.77	\$ 778.90
43015665	Non-Benefited Property	\$ -	\$ -
43015673	Single Family	\$ 10,716.77	\$ 778.90
43015681	Single Family	\$ 10,716.77	\$ 778.90
43015690	Single Family	\$ 10,716.77	\$ 778.90
43015703	Single Family	\$ 10,716.77	\$ 778.90
43015711	Single Family	\$ 10,716.77	\$ 778.90
43015720	Single Family	\$ 10,716.77	\$ 778.90
43015738	Single Family	\$ 10,716.77	\$ 778.90
43015746	Single Family	\$ 10,716.77	\$ 778.90
43015754	Single Family	\$ 10,716.77	\$ 778.90
43015762	Single Family	\$ 10,716.77	\$ 778.90
43015771	Single Family	\$ 10,716.77	\$ 778.90
43015789	Single Family	\$ 10,716.77	\$ 778.90
43015797	Single Family	\$ 10,716.77	\$ 778.90
43015801	Single Family	\$ 10,716.77	\$ 778.90
43015819	Single Family	\$ 10,716.77	\$ 778.90
43015827	Single Family	\$ 10,716.77	\$ 778.90
43015835	Single Family	\$ 10,716.77	\$ 778.90
43015843	Single Family	\$ 10,716.77	\$ 778.90
43015851	Single Family	\$ 10,716.77	\$ 778.90
43015860	Single Family	\$ 10,716.77	\$ 778.90
43015878	Single Family	\$ 10,716.77	\$ 778.90
43015886	Single Family	\$ 10,716.77	\$ 778.90
43015894	Single Family	\$ 10,716.77	\$ 778.90
43015908	Single Family	\$ 10,716.77	\$ 778.90
43015916	Single Family	\$ 10,716.77	\$ 778.90
43015924	Single Family	\$ 10,716.77	\$ 778.90
43015932	Single Family	\$ 10,716.77	\$ 778.90

Property ID ^{[a][c]}	Lot Type ^[d]	Annual Installment	
		Outstanding Assessment	Due 1/31/2027
43015941	Single Family	\$ 10,716.77	\$ 778.90
43015959	Single Family	\$ 10,716.77	\$ 778.90
43015967	Single Family	\$ 10,716.77	\$ 778.90
43015975	Single Family	\$ 10,716.77	\$ 778.90
43015983	Single Family	\$ 10,716.77	\$ 778.90
43015991	Single Family	\$ 10,716.77	\$ 778.90
43016009	Single Family	\$ 10,716.77	\$ 778.90
43016017	Single Family	\$ 10,716.77	\$ 778.90
43016025	Single Family	\$ 10,716.77	\$ 778.90
43016033	Single Family	\$ 10,716.77	\$ 778.90
43016041	Single Family	\$ 10,716.77	\$ 778.90
43016050	Single Family	\$ 10,716.77	\$ 778.90
43016068	Single Family	\$ 10,716.77	\$ 778.90
43016076	Single Family	\$ 10,716.77	\$ 778.90
43016084	Single Family	\$ 10,716.77	\$ 778.90
43016092	Single Family	\$ 10,716.77	\$ 778.90
43016106	Single Family	\$ 10,716.77	\$ 778.90
43016114	Single Family	\$ 10,716.77	\$ 778.90
43016122	Single Family	\$ 10,716.77	\$ 778.90
43016131	Single Family	\$ 10,716.77	\$ 778.90
43016149	Non-Benefited Property	\$ -	\$ -
43016157	Single Family	\$ 10,716.77	\$ 778.90
43016165	Single Family	\$ 10,716.77	\$ 778.90
43016173	Single Family	\$ 10,716.77	\$ 778.90
43016181	Single Family	\$ 10,716.77	\$ 778.90
43016190	Single Family	\$ 10,716.77	\$ 778.90
43016203	Single Family	\$ 10,716.77	\$ 778.90
43016211	Single Family	\$ 10,716.77	\$ 778.90
43016220	Single Family	\$ 10,716.77	\$ 778.90
43016238	Single Family	\$ 10,716.77	\$ 778.90
43016246	Single Family	\$ 10,716.77	\$ 778.90
43016254	Single Family	\$ 10,716.77	\$ 778.90
43016262	Single Family	\$ 10,716.77	\$ 778.90
43016271	Single Family	\$ 10,716.77	\$ 778.90
43016289	Single Family	\$ 10,716.77	\$ 778.90
43016297	Single Family	\$ 10,716.77	\$ 778.90
43016301	Single Family	\$ 10,716.77	\$ 778.90
43016319	Single Family	\$ 10,716.77	\$ 778.90
43016327	Single Family	\$ 10,716.77	\$ 778.90
43016335	Single Family	\$ 10,716.77	\$ 778.90

Property ID ^{[a][c]}	Lot Type ^[d]	Annual Installment	
		Outstanding Assessment	Due 1/31/2027
43016343	Single Family	\$ 10,716.77	\$ 778.90
43016351	Single Family	\$ 10,716.77	\$ 778.90
43016360	Single Family	\$ 10,716.77	\$ 778.90
43016378	Single Family	\$ 10,716.77	\$ 778.90
43016386	Single Family	\$ 10,716.77	\$ 778.90
43016394	Single Family	\$ 10,716.77	\$ 778.90
43016408	Single Family	\$ 10,716.77	\$ 778.90
43016416	Single Family	\$ 10,716.77	\$ 778.90
43016424	Single Family	\$ 10,716.77	\$ 778.90
43016432	Single Family	\$ 10,716.77	\$ 778.90
43016441	Single Family	\$ 10,716.77	\$ 778.90
43016459	Single Family	\$ 10,716.77	\$ 778.90
43016467	Single Family	\$ 10,716.77	\$ 778.90
43016475	Single Family	\$ 10,716.77	\$ 778.90
43016483	Single Family	\$ 10,716.77	\$ 778.90
43016491	Single Family	\$ 10,716.77	\$ 778.90
43016505	Single Family	\$ 10,716.77	\$ 778.90
43016513	Single Family	\$ 10,716.77	\$ 778.90
43016521	Single Family	\$ 10,716.77	\$ 778.90
43016530	Single Family	\$ 10,716.77	\$ 778.90
43016548	Single Family	\$ 10,716.77	\$ 778.90
43016556	Single Family	\$ 10,716.77	\$ 778.90
43016564	Single Family	\$ 10,716.77	\$ 778.90
43016572	Single Family	\$ 10,716.77	\$ 778.90
43016581	Single Family	\$ 10,716.77	\$ 778.90
43016599	Single Family	\$ 10,716.77	\$ 778.90
43016602	Single Family	\$ 10,716.77	\$ 778.90
43016611	Single Family	\$ 10,716.77	\$ 778.90
43016629	Single Family	\$ 10,716.77	\$ 778.90
43016637	Single Family	\$ 10,716.77	\$ 778.90
43016645	Single Family	\$ 10,716.77	\$ 778.90
43016653	Single Family	\$ 10,716.77	\$ 778.90
43016661	Single Family	\$ 10,716.77	\$ 778.90
43016670	Single Family	\$ 10,716.77	\$ 778.90
43016688	Single Family	\$ 10,716.77	\$ 778.90
43016696	Single Family	\$ 10,716.77	\$ 778.90
43016700	Single Family	\$ 10,716.77	\$ 778.90
43016718	Single Family	\$ 10,716.77	\$ 778.90
43016726	Single Family	\$ 10,716.77	\$ 778.90
43016734	Single Family	\$ 10,716.77	\$ 778.90

Property ID ^{[a][c]}	Lot Type ^[d]	Annual Installment	
		Outstanding Assessment	Due 1/31/2027
43016742	Single Family	\$ 10,716.77	\$ 778.90
43016751	Non-Benefited Property	\$ -	\$ -
43016769	Single Family	\$ 10,716.77	\$ 778.90
43016777	Single Family	\$ 10,716.77	\$ 778.90
43016785	Single Family	\$ 10,716.77	\$ 778.90
43016793	Single Family	\$ 10,716.77	\$ 778.90
43016807	Single Family	\$ 10,716.77	\$ 778.90
43016815	Single Family	\$ 10,716.77	\$ 778.90
43016823	Single Family	\$ 10,716.77	\$ 778.90
43016831	Single Family	\$ 10,716.77	\$ 778.90
43016840	Single Family	\$ 10,716.77	\$ 778.90
43016858	Single Family	\$ 10,716.77	\$ 778.90
43016866	Single Family	\$ 10,716.77	\$ 778.90
43016874	Single Family	\$ 10,716.77	\$ 778.90
43016882	Single Family	\$ 10,716.77	\$ 778.90
43016891	Single Family	\$ 10,716.77	\$ 778.90
43016904	Single Family	\$ 10,716.77	\$ 778.90
43016912	Single Family	\$ 10,716.77	\$ 778.90
43016921	Single Family	\$ 10,716.77	\$ 778.90
43016939	Single Family	\$ 10,716.77	\$ 778.90
43016947	Single Family	\$ 10,716.77	\$ 778.90
43016955	Single Family	\$ 10,716.77	\$ 778.90
43016963	Single Family	\$ 10,716.77	\$ 778.90
43016971	Single Family	\$ 10,716.77	\$ 778.90
43016980	Non-Benefited Property	\$ -	\$ -
43016998	Single Family	\$ 10,716.77	\$ 778.90
43017005	Single Family	\$ 10,716.77	\$ 778.90
43017013	Single Family	\$ 10,716.77	\$ 778.90
43017021	Single Family	\$ 10,716.77	\$ 778.90
43017030	Single Family	\$ 10,716.77	\$ 778.90
43017048	Single Family	\$ 10,716.77	\$ 778.90
43017056	Single Family	\$ 10,716.77	\$ 778.90
43017064	Single Family	\$ 10,716.77	\$ 778.90
43017072	Single Family	\$ 10,716.77	\$ 778.90
43017081	Single Family	\$ 10,716.77	\$ 778.90
43017099	Single Family	\$ 10,716.77	\$ 778.90
43017102	Single Family	\$ 10,716.77	\$ 778.90
43017111	Single Family	\$ 10,716.77	\$ 778.90
43017129	Single Family	\$ 10,716.77	\$ 778.90
43017137	Single Family	\$ 10,716.77	\$ 778.90

Property ID ^{[a][c]}	Lot Type ^[d]	Annual Installment	
		Outstanding Assessment	Due 1/31/2027
43017145	Non-Benefited Property	\$ -	\$ -
43017153	Single Family	\$ 10,716.77	\$ 778.90
43017161	Single Family	\$ 10,716.77	\$ 778.90
43017170	Single Family	\$ 10,716.77	\$ 778.90
43017188	Single Family	\$ 10,716.77	\$ 778.90
43017196	Single Family	\$ 10,716.77	\$ 778.90
43017200	Single Family	\$ 10,716.77	\$ 778.90
43017218	Single Family	\$ 10,716.77	\$ 778.90
43017226	Single Family	\$ 10,716.77	\$ 778.90
43017234	Single Family	\$ 10,716.77	\$ 778.90
43017242	Non-Benefited Property	\$ -	\$ -
43017251	Non-Benefited Property	\$ -	\$ -
Total^[b]		\$ 6,196,677.40	\$ 450,378.03

Notes:

[a] Property IDs preliminary and subject to change based on the final certified rolls provided by the County prior to billing.

[b] Totals may not add or match the Service Plan or Annual Installment Schedule due to rounding or prepaid unredeemed bonds.

[c] The Annual Installment due on each Parcel or Lot may be updated to reflect prepayments and/or redemptions paid prior to the Annual Installment being billed to the owner of the Parcel or Lot.

[d] For billing purposes, the Annual Installment due 1/31/2027 for Lots classified as Lot Type Multifamily or Lot Type Commercial shall be billed to the Assessed Property pro rata based on acreage.

EXHIBIT B – ANNUAL INSTALLMENT SCHEDULE

Annual Installment Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Total Annual Installment ^[b]
2027	\$ 72,797.57	\$ 340,817.26	\$ 36,763.58	\$ 450,378.41
2028	\$ 137,601.32	\$ 274,962.20	\$ 24,860.92	\$ 437,424.44
2029	\$ 143,779.62	\$ 268,783.90	\$ 25,358.14	\$ 437,921.66
2030	\$ 150,235.32	\$ 262,328.20	\$ 25,865.30	\$ 438,428.82
2031	\$ 156,980.89	\$ 255,582.63	\$ 26,382.61	\$ 438,946.13
2032	\$ 164,029.33	\$ 248,534.19	\$ 26,910.26	\$ 439,473.78
2033	\$ 171,394.25	\$ 241,169.28	\$ 27,448.47	\$ 440,011.99
2034	\$ 179,089.85	\$ 233,473.67	\$ 27,997.44	\$ 440,560.96
2035	\$ 187,130.98	\$ 225,432.54	\$ 28,557.39	\$ 441,120.91
2036	\$ 195,533.17	\$ 217,030.36	\$ 29,128.54	\$ 441,692.06
2037	\$ 204,312.60	\$ 208,250.92	\$ 29,711.11	\$ 442,274.63
2038	\$ 213,486.24	\$ 199,077.28	\$ 30,305.33	\$ 442,868.85
2039	\$ 223,071.77	\$ 189,491.75	\$ 30,911.44	\$ 443,474.96
2040	\$ 233,087.70	\$ 179,475.83	\$ 31,529.67	\$ 444,093.19
2041	\$ 243,553.33	\$ 169,010.19	\$ 32,160.26	\$ 444,723.78
2042	\$ 254,488.88	\$ 158,074.65	\$ 32,803.47	\$ 445,366.99
2043	\$ 265,915.43	\$ 146,648.10	\$ 33,459.54	\$ 446,023.06
2044	\$ 277,855.03	\$ 134,708.49	\$ 34,128.73	\$ 446,692.25
2045	\$ 290,330.72	\$ 122,232.80	\$ 34,811.30	\$ 447,374.82
2046	\$ 303,366.57	\$ 109,196.95	\$ 35,507.53	\$ 448,071.05
2047	\$ 316,987.73	\$ 95,575.79	\$ 36,217.68	\$ 448,781.20
2048	\$ 331,220.48	\$ 81,343.04	\$ 36,942.03	\$ 449,505.55
2049	\$ 346,092.28	\$ 66,471.24	\$ 37,680.87	\$ 450,244.39
2050	\$ 361,631.82	\$ 50,931.70	\$ 38,434.49	\$ 450,998.01
2051	\$ 377,869.09	\$ 34,694.43	\$ 39,203.18	\$ 451,766.70
2052	\$ 394,835.41	\$ 17,728.11	\$ 39,987.24	\$ 452,550.76
Total^[c]	\$ 6,196,677.40	\$ 4,531,025.52	\$ 833,066.52	\$ 11,560,769.44

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

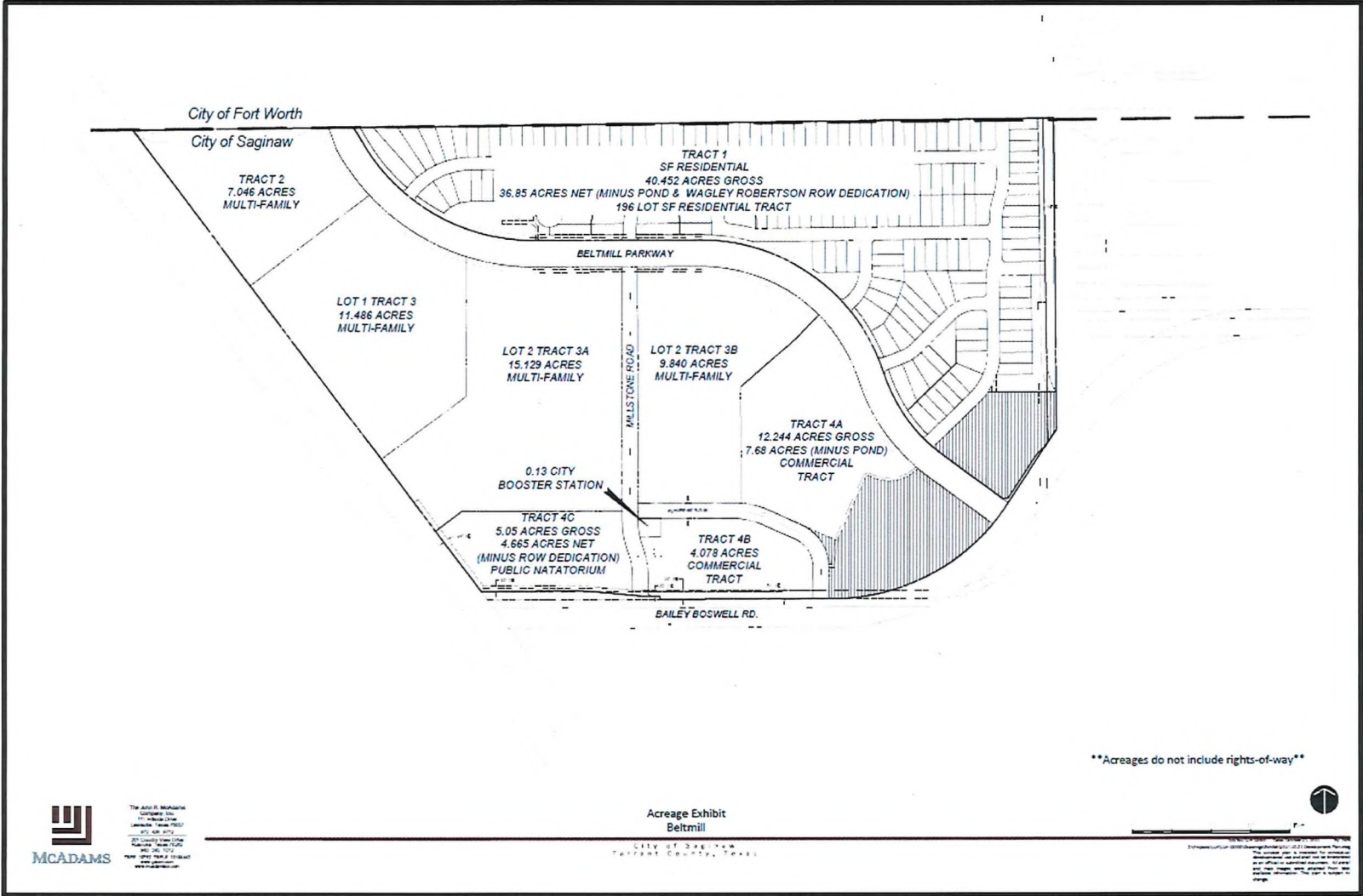


EXHIBIT D – BUYER DISCLOSURES

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

- Lot Type Commercial
 - Commercial Tracts
- Lot Type Single Family
 - Lot Type Single Family (Per Lot)
- Lot Type Multifamily
 - 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 RECORDING¹ RETURN TO:

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

STREET ADDRESS

COMMERCIAL TRACTS PRINCIPAL ASSESSMENT: \$1,102,296.85

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]
2027	\$ 12,949.61	\$ 60,626.33	\$ 6,539.69	\$ 80,115.63
2028	\$ 24,477.23	\$ 48,911.69	\$ 4,422.39	\$ 77,811.31
2029	\$ 25,576.26	\$ 47,812.66	\$ 4,510.84	\$ 77,899.76
2030	\$ 26,724.63	\$ 46,664.29	\$ 4,601.05	\$ 77,989.97
2031	\$ 27,924.57	\$ 45,464.35	\$ 4,693.07	\$ 78,082.00
2032	\$ 29,178.38	\$ 44,210.54	\$ 4,786.94	\$ 78,175.86
2033	\$ 30,488.49	\$ 42,900.43	\$ 4,882.68	\$ 78,271.60
2034	\$ 31,857.42	\$ 41,531.50	\$ 4,980.33	\$ 78,369.25
2035	\$ 33,287.82	\$ 40,101.10	\$ 5,079.94	\$ 78,468.86
2036	\$ 34,782.45	\$ 38,606.48	\$ 5,181.53	\$ 78,570.46
2037	\$ 36,344.18	\$ 37,044.74	\$ 5,285.17	\$ 78,674.09
2038	\$ 37,976.03	\$ 35,412.89	\$ 5,390.87	\$ 78,779.79
2039	\$ 39,681.15	\$ 33,707.77	\$ 5,498.69	\$ 78,887.61
2040	\$ 41,462.84	\$ 31,926.08	\$ 5,608.66	\$ 78,997.58
2041	\$ 43,324.52	\$ 30,064.40	\$ 5,720.83	\$ 79,109.75
2042	\$ 45,269.79	\$ 28,119.13	\$ 5,835.25	\$ 79,224.17
2043	\$ 47,302.40	\$ 26,086.52	\$ 5,951.96	\$ 79,340.88
2044	\$ 49,426.28	\$ 23,962.64	\$ 6,070.99	\$ 79,459.92
2045	\$ 51,645.52	\$ 21,743.40	\$ 6,192.41	\$ 79,581.33
2046	\$ 53,964.41	\$ 19,424.52	\$ 6,316.26	\$ 79,705.18
2047	\$ 56,387.41	\$ 17,001.51	\$ 6,442.59	\$ 79,831.51
2048	\$ 58,919.20	\$ 14,469.72	\$ 6,571.44	\$ 79,960.36
2049	\$ 61,564.67	\$ 11,824.25	\$ 6,702.87	\$ 80,091.79
2050	\$ 64,328.93	\$ 9,059.99	\$ 6,836.92	\$ 80,225.85
2051	\$ 67,217.30	\$ 6,171.62	\$ 6,973.66	\$ 80,362.58
2052	\$ 70,235.35	\$ 3,153.57	\$ 7,113.14	\$ 80,502.06
Total^[c]	\$ 1,102,296.85	\$ 806,002.12	\$ 148,190.16	\$ 2,056,489.13

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.

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

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

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

LOT TYPE SINGLE FAMILY (PER LOT) PRINCIPAL ASSESSMENT: \$10,716.77

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]
2027	\$ 125.90	\$ 589.42	\$ 63.58	\$ 778.90
2028	\$ 237.97	\$ 475.53	\$ 43.00	\$ 756.50
2029	\$ 248.66	\$ 464.85	\$ 43.86	\$ 757.36
2030	\$ 259.82	\$ 453.68	\$ 44.73	\$ 758.24
2031	\$ 271.49	\$ 442.01	\$ 45.63	\$ 759.13
2032	\$ 283.68	\$ 429.82	\$ 46.54	\$ 760.04
2033	\$ 296.42	\$ 417.09	\$ 47.47	\$ 760.97
2034	\$ 309.72	\$ 403.78	\$ 48.42	\$ 761.92
2035	\$ 323.63	\$ 389.87	\$ 49.39	\$ 762.89
2036	\$ 338.16	\$ 375.34	\$ 50.38	\$ 763.88
2037	\$ 353.35	\$ 360.16	\$ 51.38	\$ 764.89
2038	\$ 369.21	\$ 344.29	\$ 52.41	\$ 765.91
2039	\$ 385.79	\$ 327.71	\$ 53.46	\$ 766.96
2040	\$ 403.11	\$ 310.39	\$ 54.53	\$ 768.03
2041	\$ 421.21	\$ 292.29	\$ 55.62	\$ 769.12
2042	\$ 440.12	\$ 273.38	\$ 56.73	\$ 770.24
2043	\$ 459.88	\$ 253.62	\$ 57.87	\$ 771.37
2044	\$ 480.53	\$ 232.97	\$ 59.02	\$ 772.53
2045	\$ 502.11	\$ 211.39	\$ 60.20	\$ 773.71
2046	\$ 524.65	\$ 188.85	\$ 61.41	\$ 774.91
2047	\$ 548.21	\$ 165.29	\$ 62.64	\$ 776.14
2048	\$ 572.83	\$ 140.68	\$ 63.89	\$ 777.39
2049	\$ 598.55	\$ 114.96	\$ 65.17	\$ 778.67
2050	\$ 625.42	\$ 88.08	\$ 66.47	\$ 779.97
2051	\$ 653.50	\$ 60.00	\$ 67.80	\$ 781.30
2052	\$ 682.84	\$ 30.66	\$ 69.16	\$ 782.66
Total^[c]	\$ 10,716.77	\$ 7,836.13	\$ 1,440.74	\$ 19,993.64

Notes:

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

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

[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 RECORDING¹ RETURN TO:

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

STREET ADDRESS

LOT TYPE MULTIFAMILY PARCEL 42820977 PRINCIPAL ASSESSMENT: \$677,223.60

As the purchaser of the real property described above, you are obligated to pay assessments to City of Saginaw, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the ***Beltmill Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Saginaw. The exact amount of each annual installment will be approved each year by the Saginaw City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Saginaw.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

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

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

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]
2027	\$ 7,955.91	\$ 37,247.30	\$ 4,017.82	\$ 49,221.04
2028	\$ 15,038.20	\$ 30,050.12	\$ 2,717.00	\$ 47,805.32
2029	\$ 15,713.41	\$ 29,374.90	\$ 2,771.34	\$ 47,859.66
2030	\$ 16,418.95	\$ 28,669.37	\$ 2,826.77	\$ 47,915.09
2031	\$ 17,156.16	\$ 27,932.16	\$ 2,883.31	\$ 47,971.62
2032	\$ 17,926.47	\$ 27,161.85	\$ 2,940.97	\$ 48,029.29
2033	\$ 18,731.37	\$ 26,356.95	\$ 2,999.79	\$ 48,088.11
2034	\$ 19,572.40	\$ 25,515.91	\$ 3,059.79	\$ 48,148.11
2035	\$ 20,451.20	\$ 24,637.11	\$ 3,120.99	\$ 48,209.30
2036	\$ 21,369.46	\$ 23,718.85	\$ 3,183.41	\$ 48,271.72
2037	\$ 22,328.95	\$ 22,759.36	\$ 3,247.07	\$ 48,335.39
2038	\$ 23,331.52	\$ 21,756.79	\$ 3,312.01	\$ 48,400.33
2039	\$ 24,379.11	\$ 20,709.21	\$ 3,378.26	\$ 48,466.57
2040	\$ 25,473.73	\$ 19,614.59	\$ 3,445.82	\$ 48,534.14
2041	\$ 26,617.50	\$ 18,470.82	\$ 3,514.74	\$ 48,603.05
2042	\$ 27,812.63	\$ 17,275.69	\$ 3,585.03	\$ 48,673.35
2043	\$ 29,061.41	\$ 16,026.90	\$ 3,656.73	\$ 48,745.05
2044	\$ 30,366.27	\$ 14,722.05	\$ 3,729.87	\$ 48,818.18
2045	\$ 31,729.72	\$ 13,358.60	\$ 3,804.46	\$ 48,892.78
2046	\$ 33,154.38	\$ 11,933.94	\$ 3,880.55	\$ 48,968.87
2047	\$ 34,643.01	\$ 10,445.30	\$ 3,958.16	\$ 49,046.48
2048	\$ 36,198.48	\$ 8,889.83	\$ 4,037.33	\$ 49,125.64
2049	\$ 37,823.80	\$ 7,264.52	\$ 4,118.07	\$ 49,206.39
2050	\$ 39,522.08	\$ 5,566.23	\$ 4,200.44	\$ 49,288.75
2051	\$ 41,296.63	\$ 3,791.69	\$ 4,284.44	\$ 49,372.76
2052	\$ 43,150.84	\$ 1,937.47	\$ 4,370.13	\$ 49,458.45
Total^[c]	\$ 677,223.60	\$ 495,187.54	\$ 91,044.32	\$ 1,263,455.46

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 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 RECORDING¹ RETURN TO:

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

STREET ADDRESS

LOT TYPE MULTIFAMILY PARCEL 42992778 PRINCIPAL ASSESSMENT: \$1,275,437.78

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

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§

COUNTY OF _____

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The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - LOT TYPE MULTIFAMILY PARCEL 42992778

Annual Installment Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Total Annual Installment ^[b]
2027	\$ 14,983.64	\$ 70,149.08	\$ 7,566.90	\$ 92,699.62
2028	\$ 28,321.94	\$ 56,594.39	\$ 5,117.03	\$ 90,033.36
2029	\$ 29,593.59	\$ 55,322.74	\$ 5,219.37	\$ 90,135.70
2030	\$ 30,922.35	\$ 53,993.98	\$ 5,323.75	\$ 90,240.08
2031	\$ 32,310.76	\$ 52,605.57	\$ 5,430.23	\$ 90,346.56
2032	\$ 33,761.51	\$ 51,154.82	\$ 5,538.83	\$ 90,455.16
2033	\$ 35,277.41	\$ 49,638.93	\$ 5,649.61	\$ 90,565.94
2034	\$ 36,861.36	\$ 48,054.97	\$ 5,762.60	\$ 90,678.93
2035	\$ 38,516.44	\$ 46,399.89	\$ 5,877.86	\$ 90,794.19
2036	\$ 40,245.82	\$ 44,670.51	\$ 5,995.41	\$ 90,911.74
2037	\$ 42,052.86	\$ 42,863.47	\$ 6,115.32	\$ 91,031.65
2038	\$ 43,941.03	\$ 40,975.30	\$ 6,237.63	\$ 91,153.96
2039	\$ 45,913.99	\$ 39,002.34	\$ 6,362.38	\$ 91,278.71
2040	\$ 47,975.53	\$ 36,940.81	\$ 6,489.63	\$ 91,405.96
2041	\$ 50,129.63	\$ 34,786.70	\$ 6,619.42	\$ 91,535.75
2042	\$ 52,380.45	\$ 32,535.88	\$ 6,751.81	\$ 91,668.14
2043	\$ 54,732.33	\$ 30,184.00	\$ 6,886.85	\$ 91,803.18
2044	\$ 57,189.81	\$ 27,726.52	\$ 7,024.58	\$ 91,940.91
2045	\$ 59,757.63	\$ 25,158.70	\$ 7,165.07	\$ 92,081.40
2046	\$ 62,440.75	\$ 22,475.58	\$ 7,308.38	\$ 92,224.71
2047	\$ 65,244.34	\$ 19,671.99	\$ 7,454.54	\$ 92,370.87
2048	\$ 68,173.81	\$ 16,742.52	\$ 7,603.63	\$ 92,519.96
2049	\$ 71,234.82	\$ 13,681.52	\$ 7,755.71	\$ 92,672.04
2050	\$ 74,433.26	\$ 10,483.07	\$ 7,910.82	\$ 92,827.15
2051	\$ 77,775.31	\$ 7,141.02	\$ 8,069.04	\$ 92,985.37
2052	\$ 81,267.42	\$ 3,648.91	\$ 8,230.42	\$ 93,146.75
Total^[c]	\$ 1,275,437.78	\$ 932,603.20	\$ 171,466.81	\$ 2,379,507.79

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 RECORDING¹ RETURN TO:

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

STREET ADDRESS

LOT TYPE MULTIFAMILY PARCEL 42859369 PRINCIPAL ASSESSMENT: \$1,041,231.29

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]
2027	\$ 12,232.22	\$ 57,267.72	\$ 6,177.41	\$ 75,677.34
2028	\$ 23,121.23	\$ 46,202.06	\$ 4,177.39	\$ 73,500.68
2029	\$ 24,159.37	\$ 45,163.91	\$ 4,260.94	\$ 73,584.23
2030	\$ 25,244.13	\$ 44,079.16	\$ 4,346.16	\$ 73,669.45
2031	\$ 26,377.59	\$ 42,945.70	\$ 4,433.09	\$ 73,756.37
2032	\$ 27,561.94	\$ 41,761.34	\$ 4,521.75	\$ 73,845.03
2033	\$ 28,799.47	\$ 40,523.81	\$ 4,612.18	\$ 73,935.47
2034	\$ 30,092.57	\$ 39,230.72	\$ 4,704.43	\$ 74,027.71
2035	\$ 31,443.73	\$ 37,879.56	\$ 4,798.51	\$ 74,121.80
2036	\$ 32,855.55	\$ 36,467.74	\$ 4,894.49	\$ 74,217.77
2037	\$ 34,330.77	\$ 34,992.52	\$ 4,992.37	\$ 74,315.66
2038	\$ 35,872.22	\$ 33,451.07	\$ 5,092.22	\$ 74,415.51
2039	\$ 37,482.88	\$ 31,840.41	\$ 5,194.07	\$ 74,517.35
2040	\$ 39,165.86	\$ 30,157.43	\$ 5,297.95	\$ 74,621.24
2041	\$ 40,924.41	\$ 28,398.88	\$ 5,403.91	\$ 74,727.19
2042	\$ 42,761.91	\$ 26,561.37	\$ 5,511.99	\$ 74,835.27
2043	\$ 44,681.92	\$ 24,641.36	\$ 5,622.23	\$ 74,945.51
2044	\$ 46,688.14	\$ 22,635.15	\$ 5,734.67	\$ 75,057.96
2045	\$ 48,784.44	\$ 20,538.85	\$ 5,849.36	\$ 75,172.65
2046	\$ 50,974.86	\$ 18,348.43	\$ 5,966.35	\$ 75,289.64
2047	\$ 53,263.63	\$ 16,059.66	\$ 6,085.68	\$ 75,408.97
2048	\$ 55,655.17	\$ 13,668.12	\$ 6,207.39	\$ 75,530.68
2049	\$ 58,154.09	\$ 11,169.20	\$ 6,331.54	\$ 75,654.83
2050	\$ 60,765.20	\$ 8,558.08	\$ 6,458.17	\$ 75,781.46
2051	\$ 63,493.56	\$ 5,829.73	\$ 6,587.33	\$ 75,910.62
2052	\$ 66,344.42	\$ 2,978.86	\$ 6,719.08	\$ 76,042.37
Total^[c]	\$ 1,041,231.29	\$ 761,350.84	\$ 139,980.65	\$ 1,942,562.77

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.

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

CITY OF SAGINAW, TEXAS

RESOLUTION NO. 2026-10

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAGINAW, TEXAS, APPROVING A ONE-YEAR EXTENSION OF A SPECIFIC USE PERMIT FOR A SPECIAL EVENT CENTER LOCATED AT 620 SOUTH SAGINAW BOULEVARD PURSUANT TO SECTION 5-4. I. OF THE CITY OF SAGINAW ZONING ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 5-4. I. of the City of Saginaw Zoning Ordinance provides that a Specific Use Permit ("SUP") shall become null and void unless construction or use is substantially underway within one (1) year of the granting of the permit, unless an extension of time is approved by the City Council; and

WHEREAS, the City Council previously approved a Specific Use Permit allowing the operation of a special event center at **620 South Saginaw Boulevard, Saginaw, Texas**; and

WHEREAS, the holder of the Specific Use Permit requested an extension of the time period prescribed by Section 5-4. I. of the Zoning Ordinance; and

WHEREAS, on **July 21, 2026**, the City Council considered the request and determined that granting a one-year extension is appropriate and consistent with the intent of the City's Zoning Ordinance and the public interest; and

WHEREAS, the City Council desires to formally memorialize its action approving the requested extension.

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

Section 1.

The foregoing recitals are hereby found to be true and correct and are incorporated into this Resolution as though fully set forth herein.

Section 2.

Pursuant to Section 5-4. I. of the City of Saginaw Zoning Ordinance, the City Council hereby approves a **one (1) year extension** of the Specific Use Permit authorizing the operation of a special event center located at **620 South Saginaw Boulevard, Saginaw, Texas**.

Section 3.

The extension approved herein shall extend the time for the Specific Use Permit to remain valid for an additional one (1) year from the date on which the permit would otherwise have become null and void under Section 5-4. I. of the Zoning Ordinance. Except as expressly extended by this Resolution, all terms, conditions, and requirements of the Specific Use Permit shall remain in full force and effect.

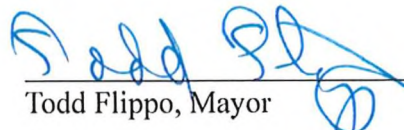
Section 4.

This Resolution shall become effective immediately upon its adoption.

PASSED AND APPROVED by the City Council of the City of Saginaw, Texas, on this 21st day of July, 2026.

CITY OF SAGINAW, TEXAS

By:


Todd Flippo, Mayor

ATTEST:


Vicky Vega, City Secretary

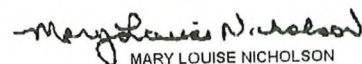
APPROVED AS TO FORM:


Bryn D. Meredith, City Attorney



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
08/06/2026 11:26 AM

D226153473
ORDINANCE
Pages: 51
Fees: \$220.00


MARY LOUISE NICHOLSON
COUNTY CLERK