

58/17A

ORDINANCE NO. O-14-23

AN ORDINANCE OF THE CITY OF KAUFMAN, TEXAS APPROVING A SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR AUTHORIZED IMPROVEMENTS FOR THE KAUFMAN PUBLIC IMPROVEMENT DISTRICT NO. 2 (THE "DISTRICT"); MAKING A FINDING OF SPECIAL BENEFIT TO CERTAIN PROPERTY IN THE DISTRICT; LEVYING ASSESSMENTS AGAINST CERTAIN PROPERTY WITHIN THE DISTRICT AND ESTABLISHING A LIEN ON SUCH PROPERTY; PROVIDING FOR PAYMENT OF THE ASSESSMENT IN ACCORDANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; PROVIDING FOR THE METHOD OF ASSESSMENT AND THE PAYMENT OF THE ASSESSMENTS; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING PENALTIES AND INTEREST ON DELINQUENT ASSESSMENTS; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Kaufman, Texas (the "City") received a petition meeting the requirements of Sec. 372.005 of the Public Improvement District Assessment Act (the "Act") requesting the creation of a public improvement district over a portion of the area within the corporate limits of the City to be known as the Kaufman Public Improvement District No. 2 (the "District"); and

WHEREAS, the petition contained the signatures of the owners of taxable property representing more than fifty percent of the appraised value of taxable real property liable for assessment within the boundaries of the proposed District, as determined by the then current ad valorem tax rolls of the Kaufman Central Appraisal District and the signatures of property owners who own taxable real property that constitutes more than fifty percent of the area of all taxable property that is liable for assessment by the City; and

WHEREAS, on November 22, 2021, the City Council accepted the Petition and called a public hearing for December 20, 2021, on the creation of the Kaufman Public Improvement District No. 2 (the "District") and the advisability of the improvements; and

WHEREAS, notice of the hearing was published in a newspaper of general circulation in the City and notice was also mailed to the property owners within the PID in accordance with the in Act; and

WHEREAS, the City Council opened and conducted such public hearing on the advisability of the improvements and the creation of the District, and closed such hearing on December 20, 2021; and

WHEREAS, the City Council approved the creation of the District by Resolution No. R-39-21, approved on December 20, 2021 (the " Creation Resolution") and such Resolution was filed in the real property records of Kaufman County; and

WHEREAS, the District is to be developed in phases and assessments are anticipated to be levied in each development phase (each an "Improvement Area"); and

WHEREAS, pursuant to Sections 372.013, 372.014, and 372.016 of the Act, the City Council has directed the preparation of a Preliminary Service and Assessment Plan for Authorized Improvements within the District (the "Service and Assessment Plan") and an assessment roll for the District (the "Assessment Roll") that states the assessment against each parcel of land within the District (the "Assessments"); and

WHEREAS, the City called a public hearing regarding the proposed levy of Assessments pursuant to the Preliminary Plan and the proposed Assessment Roll on property within the District, pursuant to Section 372.016 of the Act; and

WHEREAS, the City, pursuant to Section 372.016(b) of the Act, published a notice on July 7, 2022, in a newspaper of general circulation within the City to consider the proposed Service and Assessment Plan for the District and the levy of the Assessments, as defined in the Service and Assessment Plan, on property in the District; and

WHEREAS, the City Council, pursuant to Section 372.016(c) of the Act, caused the mailing of notice of the public hearing to consider the proposed Service and Assessment Plan and the Assessment Roll attached to the Service and Assessment Plan and the levy of Assessments on property in the District to the last known address of the owners of the property liable for the Assessments; and

WHEREAS, the City Council conducted the public hearing at 6:00 p.m. on the 25th day of July, 2022, at which all persons who appeared, or requested to appear, in person or by their attorney, were given the opportunity to contend for or contest the Service and Assessment Plan, the Assessment Roll, and the proposed Assessments, and to offer testimony pertinent to any issue presented on the amount of the Assessments, the allocation of the costs of the Authorized Improvements, the purposes of the Assessments, the special benefits of the Assessments, and the penalties and interest on annual installments and on delinquent annual installments of the Assessments; and

WHEREAS, the City wishes to levy assessments on the property within the District for the Authorized Improvements as set forth in the Service and Assessment Plan; and

WHEREAS, the City Council finds and determines that the Service and Assessment Plan and Assessment Roll attached thereto should be approved and that the Assessments should be levied on property within the District as provided in this Ordinance and the Service and Assessment Plan and Assessment Roll; and

WHEREAS, the City Council further finds that there were no written objections or evidence submitted to the City Secretary in opposition to the Service and Assessment

Plan, the allocation of the costs of the Authorized Improvements, or the Assessment Roll or the levy of Assessments; and

WHEREAS, the City Council closed the hearing, and, after considering all written and documentary evidence presented at the hearing, including all written comments and statements filed with the District, determined to proceed with the adoption of this Ordinance in conformity with the requirements of the Act.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS, THAT:

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

Section 2. Terms. Terms not otherwise defined herein are defined in the Service and Assessment Plan attached hereto as Exhibit A.

Section 3. Findings. The findings and determinations set forth in the preambles are hereby incorporated by reference for all purposes. The City Council hereby finds, determined and orders, as follows:

- a. The apportionment of the Costs of the Authorized Improvements, and the Administrative Expenses pursuant to the Service and Assessment Plan is fair and reasonable, reflects an accurate presentation of the special benefit each property will receive from the Authorized Improvements identified in the Service and Assessment Plan, and is hereby approved;
- b. The Service and Assessment Plan covers a period of at least five years and defines the annual indebtedness and projected costs for the Authorized Improvements;
- c. The Service and Assessment Plan apportions the costs of the Authorized Improvements to be assessed against each Assessed Property in the District and such apportionment is made on the basis of special benefits accruing to each Assessed Property because of the Authorized Improvements.
- d. All of the real property in the District which is being assessed in the amounts shown in the Service and Assessment Plan and Assessment Roll will be benefited by the Authorized Improvements proposed to be provided through the District in the Service and Assessment Plan, and each parcel of real property in the District will receive special benefits during the term of the Assessments equal to or greater than the total amount assessed;
- e. The method of apportionment of the costs of the Authorized Improvements and Administrative Expenses set forth in the Service and Assessment Plan results in imposing equal shares of the costs of the Authorized Improvements and Administrative Expenses on property similarly

benefited, and results in a reasonable classification and formula for the apportionment of the costs;

- f. The Service and Assessment Plan should be approved as the service plan and assessment plan for the District, as described in Sections 372.013 and 372.014 of the Act;
- g. The Assessment Roll in the form attached to the Service and Assessment Plan should be approved as the assessment roll for the District;
- h. The provisions of the Service and Assessment Plan relating to due and delinquency dates for the Assessments, interest on Annual Installments, interest and penalties on delinquent Assessments and delinquent Annual Installments, and procedures in connection with the imposition and collection of Assessments should be approved and will expedite collection of the Assessments in a timely manner in order to provide the improvements needed and required for the area within the District; and
- i. A written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public for the time required by law preceding this meeting, as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof has been discussed, considered and formally acted upon.

Section 4. Assessment Plan. The Service and Assessment Plan is hereby accepted and approved pursuant to Sections 372.013 and 372.014 of the Act as a service plan and an assessment plan for the Authorized Improvements within the District.

Section 5. Assessment Roll. The Assessment Roll is hereby accepted and approved pursuant to Section 372.016 of the Act as the assessment roll for the Authorized Improvements within the District.

Section 6. Levy and Payment of Assessments for Costs of Authorized Improvements.

- a. The City Council hereby levies Assessments on each Assessed Property located within the District, as shown and described in the Service and Assessment Plan and the Assessment Roll, in the respective amounts shown on the Assessment Roll, as special assessments on the properties within the District as set forth in the Service and Assessment Plan and the Assessment Roll.
- b. The levy of the Assessments shall be effective on the date of execution of this Ordinance levying assessments and strictly in accordance with the terms of the Service and Assessment Plan.

- c. The collection of the Assessments shall be as described in the Service and Assessment Plan.
- d. Each Assessment may be pre-paid or paid in Annual Installments pursuant to the terms of the Service and Assessment Plan.
- e. Each Assessment shall bear interest at the rate or rates specified in the Service and Assessment Plan.
- f. Each Annual Installment shall be collected each year in the manner set forth in the Service and Assessment Plan.
- g. The Administrative Expenses for Assessed Properties shall be calculated pursuant to the terms of the Service and Assessment Plan.

Section 7. Method of Assessment. The method of apportioning the costs of the Authorized Improvements is as set forth in the Service and Assessment Plan.

Section 8. Penalties and Interest on Delinquent Assessments. Delinquent Assessments shall be subject to the penalties, interest, procedures and foreclosure sales set forth in the Service and Assessment Plan. The Assessments shall have lien priority as specified in the Act and the Service and Assessment Plan.

Section 9. Prepayments of Assessments. As provided in Section 372.018(f) of the Act and in the Service and Assessment Plan, the owner (the "Owner") of any Assessed Property may prepay the Assessments levied by this Ordinance as set forth in the Service and Assessment Plan.

Section 10. Lien Priority. As provided in the Act, the City Council and owners of the Assessed Property intend for the obligations, covenants and burdens on the owners of Assessed Property, including without limitation such owner's obligations related to payment of the Assessments and the Annual Installments, to constitute a covenant running with the land. The Assessments and the Annual Installments levied hereby shall be binding upon the Assessed Property, and the owners of Assessed Properties, and their respective transferees, legal representatives, heirs, devisees, successors and assigns in the same manner and for the same period as such parties would be personally liable for the payment of ad valorem taxes under applicable law. Assessments shall have lien priority as specified in the Act.

Section 11. Administrator and Collector of Assessments.

- a. **Administrator.** The City shall administer the Service and Assessment Plan and the Assessments levied by this Ordinance. The City has appointed a third-party administrator (the "Administrator") to administer the Service and Assessment Plan and the Assessments. The Administrator shall perform the duties of the Administrator described in the Service and Assessment Plan and in this Ordinance. The Administrator's fees, charges and

expenses for providing such services shall constitute an Administrative Expense.

- b. Collector. The City may collect the assessments or may, by future action, appoint a third-party collector of the Assessments. The City is hereby authorized to enter into an agreement with a third-party for the collection of the Assessments. The City may also contract with any other qualified collection agent selected by the City or may collect the Assessments on its own behalf. The costs of such collection contracts shall constitute an Administrative Expense.


Section 12. Applicability of Tax Code. To the extent not inconsistent with this Ordinance and the Act or other laws governing public improvement districts, the provisions of the Texas Tax Code shall be applicable to the imposition and collection of Assessments by the City.

Section 13. Severability. 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 hereof, and all provisions of this Ordinance are declared to be severable for that purpose.

Section 14. Effective Date. This Ordinance shall take effect, and the levy of the Assessments, and the provisions and terms of the Service and Assessment Plan shall be and become effective upon passage and execution thereof.

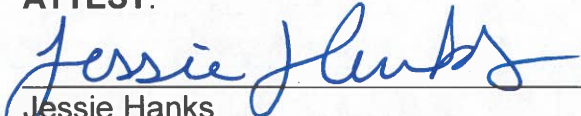
PASSED AND APPROVED this 24th day of July, 2023.

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Jeff Jordan
Mayor, City of Kaufman


ATTEST:



Jessie Hanks
City Secretary, City of Kaufman



APPROVED AS TO FORM:

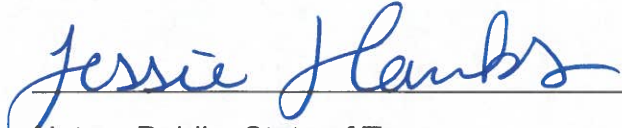


Patricia Adams
City Attorney, City of Kaufman

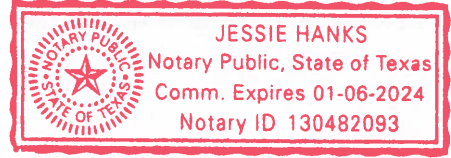
THE STATE OF TEXAS §
COUNTY OF KAUFMAN §

Before me, the undersigned authority, on this day personally appeared Jeff Jordan, Mayor of the City of Kaufman, Texas, known to me to be such persons who signed the above and acknowledged to me that such persons executed the above and foregoing Ordinance in my presence for the purposes stated therein.

Given under my hand and seal of office this the 24th day of July, 2023.



Notary Public, State of Texas



[NOTARY STAMP]

EXHIBIT A
SERVICE AND ASSESSMENT PLAN
AND ASSESSMENT ROLL

**KAUFMAN
PUBLIC IMPROVEMENT DISTRICT NO. 2**

CITY OF KAUFMAN, TEXAS

**ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/15/23 – 9/14/24)**

**AS APPROVED BY CITY COUNCIL ON:
JULY 24, 2023**

PREPARED BY:

MUNICAP, INC.
— PUBLIC FINANCE —

**KAUFMAN
PUBLIC IMPROVEMENT DISTRICT NO. 2**

**ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/15/23 – 9/14/24)**

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I. INTRODUCTION

A. INTRODUCTION

The Kaufman Public Improvement District No. 2 (the “PID”) was created pursuant to the PID act and a resolution of the City Council (the “City Council”) of the City of Kaufman, Texas, (the “City”) on December 20, 2021, to finance certain public improvement projects for the benefit of the property in the PID.

A service and assessment plan (the “Service and Assessment Plan”) was prepared at the direction of the City identifying the Authorized Improvements to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. Reimbursement obligations for the PID Reimbursement Agreement, in the aggregate principal amount of \$1,106,000 are secured by Assessments (the “Assessments”). Pursuant to the PID Act, the Service and Assessment Plan must be reviewed and updated annually. This document is the annual update of the Service and Assessment Plan for 2023-24 (the “Annual Service Plan Update”).

The City also adopted Assessment Rolls identifying the assessments on each Parcel within the PID, based on the method of assessment identified in the Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Roll for 2023-24 as shown in Appendix D.

Effective September 1, 2021, the Texas legislature passed House Bill 1543 as an amendment to the PID Act, requiring, among other things, (i) all Service and Assessment Plans and Annual Service Plan Updates be approved through City ordinance or order to be filed with the county clerk of each county in which all or part of the PID is located within seven days and (ii) include a copy of the notice form required by Section 5.014 of the Texas Property Code (the “PID Assessment Notice”) as disclosure of the obligation to pay PID Assessments. In light of these amendments to the PID Act, this Annual Service Plan Update includes a copy of the PID Assessment Notice as Appendix F, and a copy of this Annual Service Plan Update will be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

Section 372.013 of the PID Act, as amended, stipulates that a person who proposes to sell or otherwise convey real property that is located in the PID, except in certain situations described in the PID Act, shall first give to the purchaser of the property a copy of the completed PID Assessment Notice. The PID Assessment Notice shall be given to a prospective purchase 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, that a contract of purchase and sale is entered into without the seller-provided the required notice, the purchaser, subject to certain exceptions described in the PID act, is entitled to terminate the contract.

The PID Assessment Notice shall be executed by the seller 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.

Capitalized terms in this section not defined herein shall have the meanings assigned to such terms in the Service and Assessment Plan.

B. DEFINITIONS

Capitalized terms used herein shall have the meanings ascribed to them as follows:

“Actual Cost(s)” means, with respect to an Authorized Improvement, the demonstrated, reasonable, allocable, and allowable costs of constructing such Authorized Improvement. Actual Cost may include: (a) the costs for the design, planning, financing, administration, management, acquisition, installation, construction and/or implementation of such Authorized Improvement, including general contractor and construction management fees, if any, (b) the costs of preparing the construction plans for such Authorized Improvement, (c) the fees paid for obtaining permits, licenses or other governmental approvals for such Authorized Improvement, (d) the costs for external professional costs associated with such Authorized Improvement, such as engineering, geotechnical, surveying, land planning, architectural landscapers, advertising, marketing and research studies, appraisals, legal, accounting and similar professional services, and taxes, (e) the costs of all labor, bonds and materials, including equipment and fixtures, incurred by contractors, builders and material men in connection with the acquisition, construction or implementation of the Authorized Improvements, and (f) all related permitting, zoning and public approval expenses, architectural, engineering, legal, and consulting fees, financing charges, taxes, governmental fees and charges (including inspection fees, permit fees, development fees), insurance premiums and miscellaneous expenses.

Actual Costs may include general contractor’s fees in an amount up to a percentage equal to the percentage of work completed and accepted by the City or construction management fees in an amount up to five percent of the eligible Actual Costs described in a Certification for Payment. The amounts expended on legal costs, taxes, governmental fees, insurance premiums, permits, financing costs, and appraisals shall be excluded from the base upon which the general contractor and construction management fees are calculated.

“Administrative Expenses” means the administrative, organization, maintenance and operation costs associated with, or incidental to, the administration, organization, maintenance and operation of the PID, including, but not limited to, the costs of: (i) creating and organizing the PID, including conducting hearings, preparing notices and petitions, and all costs incident thereto, including engineering fees, legal fees and consultant fees, (ii) the annual administrative, organization, maintenance, and operation costs and expenses associated with, or incident and allocable to, the administration, organization, maintenance, and operation of the PID and the Authorized Improvements, (iii) computing, levying, billing and collecting Assessments or the Annual Installments thereof, (iv) maintaining the record of installments of the Assessments and the system of registration and transfer of the Bonds, (v) issuing, paying and redeeming the Bonds,

(vi) investing or depositing of monies, (vii) complying with the PID Act and other laws applicable to the Bonds, (viii) the Trustee's reasonable fees and expenses relating to any bonds, (ix) legal counsel, engineers, accountants, financial advisors, investment bankers or other consultants and advisors, and (x) administering the construction of the Authorized Improvements. Administrative Expenses do not include payment of the actual principal of, redemption premium, if any, and interest on any Bonds or any costs of issuance associated with any Bonds. Administrative Expenses collected and not expended for actual Administrative Expenses shall be carried forward and applied to reduce Administrative Expenses in subsequent years to avoid the over-collection of amounts to pay Administrative Expenses.

“Administrator” means the employee or designee of the City, identified in any indenture of trust relating to the Bonds or in any other agreement approved by the City Council, who shall have the responsibilities provided for herein.

“Annual Installment” means, with respect to each Parcel, each annual payment of: (i) the Assessments including both principal and interest, as shown on the Assessment Roll attached hereto as Appendix G, as applicable, or in an Annual Service Plan Update, and calculated as provided in Section VI of this Service and Assessment Plan, and (ii) the Administrative Expenses.

“Annual Service Plan Update” has the meaning set forth in the second paragraph of Section IV of this Service and Assessment Plan.

“Assessed Property” means the property that benefits from the Authorized Improvements to be provided by the PID on which Assessments have been imposed as shown in each Assessment Roll, as each Assessment Roll is updated each year by the Annual Service Plan Update. Assessed Property includes Parcels within the PID other than Non-Benefited Property.

“Assessment” means an assessment levied against a Parcel imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on any Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and the PID Act. An Assessment for a Parcel consists of the Annual Installments to be collected in all years including the portion of those Annual Installments collected to pay Administrative Expenses and interest on all Assessments.

“Assessment Ordinance” means an Assessment Ordinance adopted by the City Council approving the Service and Assessment Plan (including amendments or supplements to the Service and Assessment Plan) and levying the Assessments.

“Assessment Revenues” mean the revenues actually received by or on behalf of the City from the collection of Assessments.

“Assessment Roll” means the Assessment Roll included in this Service and Assessment Plan as Appendix G or any other Assessment Roll in an amendment or supplement to this Service and Assessment Plan or in an Annual Service Plan Update, as each may be updated, modified, or

amended from time to time in accordance with the procedures set forth in this Service and Assessment Plan and in the PID Act.

“Authorized Improvements” mean those public improvements described in Appendix B of this Service and Assessment Plan and Section 372.003 of the PID Act, constructed and installed in accordance with this Service and Assessment Plan, and any future updates and/or amendments.

“Budgeted Cost(s)” means the amounts budgeted to construct the Authorized Improvements as used in the preparation of this Service and Assessment Plan.

“Certification for Payment” means the certificate to be provided by the Developer, or his designee, to substantiate the Actual Cost of one or more Authorized Improvements.

“City” means the City of Kaufman, Texas.

“City Council” means the duly elected governing body of the City.

“County” means Kaufman County, Texas.

“Delinquent Collection Costs” mean interest, penalties and expenses incurred or imposed with respect to any delinquent installment of an Assessment in accordance with the PID Act and the costs related to pursuing collection of a delinquent Assessment and foreclosing the lien against the Assessed Property, including attorney’s fees.

“Developer” means SRP Development, LLC, a Texas limited liability corporation.

“Development Agreement” means a certain development agreement by and between the City and SRP Development, LLC, and related to the Property effective December 20, 2021, and as the same may be amended from time to time.

“Homeowner Association” means a homeowner’s association or property owners’ association established for the benefit of property owners within the boundaries of the PID.

“Homeowner Association Property” means property within the boundaries of the PID that is owned by or irrevocably offered for dedication to, whether in fee simple or through an exclusive use easement, a homeowner’s association.

“Lot” means a tract of land described as a “lot” in a subdivision plat recorded in the official public records of the County.

“Lot Type” means a classification of final building lots with similar characteristics (e.g. commercial, light industrial, multifamily residential, single-family residential, etc.), as determined by the Administrator and confirmed by the City Council as shown in Appendix F. In the case of single-family residential lots, the Lot Type shall be further defined by classifying the residential lots by the estimated average home value for each home at the time of assessment levy,

considering factors such as density, lot size, proximity to amenities, view premiums, location, and any other factors that may impact the average home value on the lot, as determined by the Administrator and confirmed by the City Council.

“Maximum Assessment Per Lot” means an Assessment per Lot of \$17,555.56.

“Non-Benefited Property” means Parcels that accrue no special benefit from the Authorized Improvements, including Homeowner Association Property, Public Property and easements that create an exclusive use for a public utility provider to the extent they accrue no special benefit. Property identified as Non-Benefited Property that is not assessed at the time the Assessments (i) are imposed or (ii) are reallocated pursuant to a subdivision of a Parcel. Assessed Property converted to Non-Benefited Property, if the Assessments may not be reallocated pursuant to the provisions herein, remains subject to the Assessments and requires the Assessments to be prepaid as provided for in Section VI.C.

“Parcel” or **“Parcels”** means a parcel or parcels within the PID identified by either a tax map identification number assigned by the Kaufman Central Appraisal District for real property tax purposes or by lot and block number in a final subdivision plat recorded in the real property records of the County.

“PID” has the meaning set forth in Section I.A of this Service and Assessment Plan.

“PID Act” means Texas Local Government Code Chapter 372, Public Improvement District Assessment Act, Subchapter A, Public Improvement Districts, as amended.

“Prepayment Costs” mean interest and expenses to the date of prepayment, plus any additional expenses related to the prepayment, reasonably expected to be incurred by or imposed upon the City as a result of any prepayment of an Assessment.

“Public Property” means property within the boundaries of the PID that is owned by or irrevocably offered for dedication to the federal government, the State of Texas, the County, the City, a school district or any other public agency, whether in fee simple or through an exclusive use easement.

“Reimbursement Agreement” means that certain Kaufman Public Improvement District No. 2 Reimbursement Agreement dated as of July 25, 2022 by and between the City and the Developer in which the Developer agrees to fund certain Actual Costs of Authorized Improvements and the City agrees to reimburse the Developer for a portion of such Actual Costs funded by the Developer with interest as permitted by the PID Act.

“Service and Assessment Plan” or **“SAP”** means this Service and Assessment Plan prepared for the PID pursuant to the PID Act, as the same may be amended from time to time.

II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

Pursuant to the Service and Assessment Plan adopted on July 25, 2022, the initial total estimated costs of the Authorized Improvements were equal to \$3,210,118. According to the Developer, the current costs spent to date for the Authorized Improvements are \$3,210,118, and the updated budget remains unchanged from the initial total estimated costs.

According to the Developer, the Authorized Improvements have been completed and accepted by the City in the fourth quarter of 2022.

Table II-A below summarizes the updated sources and uses of funds required to construct the Authorized Improvements of the PID.

Table II-A
Updated Sources and Uses

Sources of Funds	Initial Estimated Budget ¹	Actual Cost ¹	Variance
Par Amount	\$1,106,000	\$1,106,000	\$0
Other funding sources	\$2,104,118	\$2,104,118	\$0
Total Sources	\$3,210,118	\$3,210,118	\$0
Uses of Funds			
<i>Major Improvements</i>			
Road improvements	\$854,993	\$854,993	\$0
Water improvements	\$324,899	\$324,899	\$0
Sanitary sewer improvements	\$265,377	\$265,377	\$0
Storm drainage improvements	\$918,426	\$918,426	\$0
Landscaping and trail improvements	\$175,875	\$175,875	\$0
Other soft and miscellaneous costs	\$670,548	\$670,548	\$0
<i>Subtotal: Authorized Improvements</i>	<i>\$3,210,118</i>	<i>\$3,210,118</i>	<i>\$0</i>
Total Uses	\$3,210,118	\$3,210,118	\$0

¹ - Information provided by the Developer as of September 26, 2022.

B. FIVE YEAR SERVICE PLAN

According to the PID act, a service plan must cover a period of five years.

The budget for the Authorized Improvements is shown in Table II-A. above, and the Annual Installments expected to be collected for those costs during the next five years are shown in Table II-B on the following page.

Table II-B
Annual Installments (2022-2030)

Assessment Year Ending 09/15	Projected Annual Installments¹
2022-2023	\$0
2024	\$81,256
2025	\$90,312
2026	\$89,773
2027	\$90,242
2028	\$90,671
2029	\$90,659
Total	\$532,913

1 - Assessment year ending 2022-2024 reflects actual Annual Installments billed or to be billed. Assessment years ending 2025-2029 reflect projected annual installments and are subject to change.

C. STATUS OF DEVELOPMENT

According to the Kaufman County Appraisal District (“KCAD”), the final plat of the PID was recorded on October 18, 2021, for 63 residential Lots.

According to the City, there have been fifty-seven (57) permits issued for the PID as of May 31, 2023. Table II-C below summarizes the number of building permits issued and the completed homes for the PID.

Table II-C
Completed Homes

Status	As of May 31, 2023
Completed Homes ¹	19
Building Permits Issued ¹	57

1 - Information provided by the City as of May 31, 2023.

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D. ANNUAL BUDGET

Annual Installments – Lots Triggered in 2023-24

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the earlier of: (i) with tax bills sent the first October following the issuance of a building permit for each Lot, such that Assessments are billed only for Lots for which a building permit has been issued, or (ii) with tax bills sent the first October occurring after the expiration of two years from the date of the levy of Assessments on the Assessed Property, such that all Assessments not otherwise being collected, shall begin collection immediately after the expiration of such two year period.

Pursuant to the Service and Assessment Plan, each Assessment shall bear interest at the rate on the Reimbursement Agreement. The effective interest rate is 4.82 percent for 2023-24. These payments, the “Annual Installments” of the Assessments, if any, shall be billed by the City in 2023 and will be delinquent on February 1, 2024.

Pursuant to the Service and Assessment Plan, each Annual Installment, including the interest on the unpaid amount of an Assessment, shall be updated annually. Each Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of the following year.

According to the City, building permits for fifty-seven (57) Lots have been issued as of May 31, 2023. As a result, condition (i) has been satisfied for the respective fifty-seven (57) Lots, and the first Annual Installment will be due no later than January 31, 2024, for each lot, of which thirty (30) Annual Installments remain outstanding.

Table II-D below shows the amount of Assessments applicable to all Lots triggered as of May 31, 2023.

Table II-D
Assessments on Lots with Building Permits as of May 31, 2023¹

Trigger Period	Annual Installment Condition Trigger	Number of Lots ¹	Total Assessments ²
2023-24	Condition (i)	57	\$1,000,667
Total		57	\$1,000,667

1 – Number of Lots represents the issuance of building permits according to the City as of May 31, 2023.

2 – See 2023-24 Assessment Roll for the current total outstanding Assessment balances.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update will show the remaining balance of the Assessments, the Annual Installment due for 2023-24 and the administrative expenses to be collected from each Parcel. Annual administrative expenses shall be allocated to each Parcel pro rata based on the Annual Installment on a Parcel to the total Annual

Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Service and Assessment Plan.

Annual Budgets for the Repayment of Indebtedness

Debt service proportionately allocated to each Lot where a building permit was issued will be paid on the Reimbursement Agreement from the collection of the Annual Installments. In addition, Annual Collection Costs are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments.

Annual Installments to be collected for 2023-24

The proportional budget for the PID will be paid from the collection of Annual Installments collected for 2023-24 as shown in Table II-E below.

Table II-E
Budget for the Annual Installments
to be collected for 2023-24

Descriptions	Budget for all Lots Based on Triggered Period	
	2023-24	Total
Interest payment on March 15, 2024	\$24,116	\$24,116
Interest payment on September 15, 2024	\$24,116	\$24,116
Principal payment on September 15, 2024	\$16,286	\$16,286
<i>Subtotal debt service</i>	<i>\$64,518</i>	<i>\$64,518</i>
Administrative Expenses	\$16,738	\$16,738
<i>Subtotal Expenses</i>	<i>\$16,738</i>	<i>\$16,738</i>
Available Administrative Credit	\$0	\$0
<i>Subtotal</i>	<i>\$0</i>	<i>\$0</i>
Annual Installments	\$81,256	\$81,256

Debt Service Payments

Table II-F on the following page shows the Annual Installments to be collected for principal and interest based on the outstanding Assessment balance for each trigger period and the effective interest rate of 4.82 percent.

Table II-F
Principal and Interest to be Collected for 2023-24

Lots in Trigger Period	Outstanding Assessment Balance¹	Principal Due	Effective Interest Rate	3/1/ Interest Due	9/1 Interest Due	Annual Installments to be Collected for P&I
2023-24	\$1,000,667	\$16,286	4.82%	\$24,116	\$24,116	\$81,256
Total	\$1,000,667	\$16,286		\$24,116	\$24,116	\$81,256

1 – Table II-F represents approximately 90.48 percent of the total Assessment levy of \$1,106,000 based on the number of building permits issued.

Administrative Expenses

As shown in Table II-G below, annual administrative expenses include the City, Administrator, and contingency fees.

Table II-G
Administrative Budget Breakdown

Description	2023-24 Estimated Budget
City	\$2,000
Administrator	\$13,000
Contingency	\$1,738
Total	\$16,738

Available Administrative Expense Account

The 2023-24 collection cycle represents the first Annual Installments to be billed for the PID. As a result, there are no available administrative expense funds to reduce the 2023-24 Annual Installment.

E. ANNUAL INSTALLMENTS PER UNIT

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay (i) principal and interest on the Reimbursement Agreement and (ii) to cover Administrative Expenses of the PID.

According to the Developer, sixty-three (63) units were anticipated to be built within the PID. See Table II-D of this report for the number of Lots triggered for Annual Installment collection beginning with the 2023-24 cycle.

The Annual Installment to be collected from each Parcel within the PID where Annual Installment collection has been triggered is calculated by multiplying the Annual Installment for each unit shown in Table II-H below by the total estimated units for each Parcel in the PID.

Table II-H
Annual Installment Per Unit

Lots in Trigger Period	Principal	Interest	Administrative Expense	Annual Installment
2023-24	\$285.71	\$846.18	\$293.65	\$1,425.54

The list of Parcels within the PID, the lot type of the Parcels, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2023-24 are shown in the Assessment Roll Summaries attached hereto as Appendix D.

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III. UPDATE OF THE ASSESSMENT PLAN

The Service and Assessment Plan adopted by the City Council provided that the Authorized Improvement Costs shall be allocated to the Assessed Property equally on the basis of the number of residential dwelling units anticipated to be built on each Parcel once such property is fully developed and that such method of allocation will result in the imposition of equal shares of the Authorized Improvement Costs to Parcels similarly benefited.

This method of assessing property has not been changed and Assessed Property will continue to be assessed as provided for in the Service and Assessment Plan.

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IV. UPDATE OF THE ASSESSMENT ROLL

Pursuant to the original Service and Assessment Plan, the Assessment Rolls shall be updated each year to reflect:

(i) the identification of each Parcel (ii) the Assessment for each Parcel of Assessed Property, including any adjustments authorized by this Service and Assessment Plan or in the PID Act; (iii) the Annual Installment for the Assessed Property for the year (if the Assessment is payable in installments); and (iv) payments of the Assessment, if any, as provided by Section VI.E of this Service and Assessment Plan.

The summary of updated Assessment Rolls is shown in Appendix D of this report. Each Parcel in the PID is identified, along with the Assessment on each Parcel and the Annual Installment to be collected from each Parcel. Assessments are to be reallocated for the subdivision of any Parcels.

A. PARCEL UPDATES

According to the Service and Assessment Plan, upon the subdivision of any Parcel, the Administrator shall reallocate the Assessment for the Parcel prior to the subdivision among the new subdivided Parcels according to the following formula:

$$A = B \times (C \div D)$$

Where the terms have the following meanings:

- A = the Assessment for each new subdivided Parcel.
- B = the Assessment for the Parcel prior to subdivision.
- C = the estimated units to be built on each newly subdivided Parcel.
- D = the sum of the estimated number of units to be built on all of the new subdivided Parcels.

The calculation of the estimated number of units to be built on a Parcel shall be performed by the Administrator and confirmed by the City Council based on the information available regarding the use of the Parcel. The estimate as confirmed shall be conclusive. The number of units to be built on a Parcel may be estimated by net land area and reasonable density ratios.

According to the Kaufman County Appraisal District, the final plat of the PID was recorded and recognized by KCAD on October 18, 2021.

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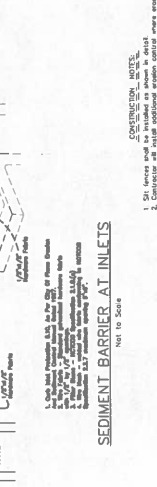
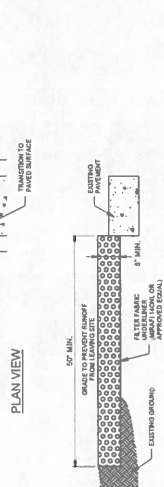
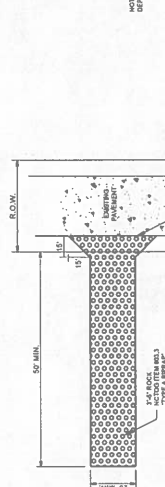
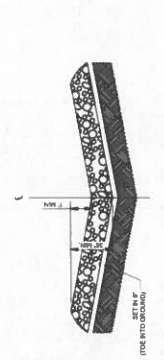
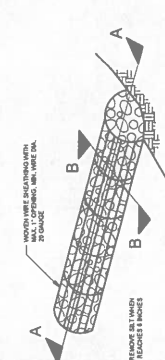
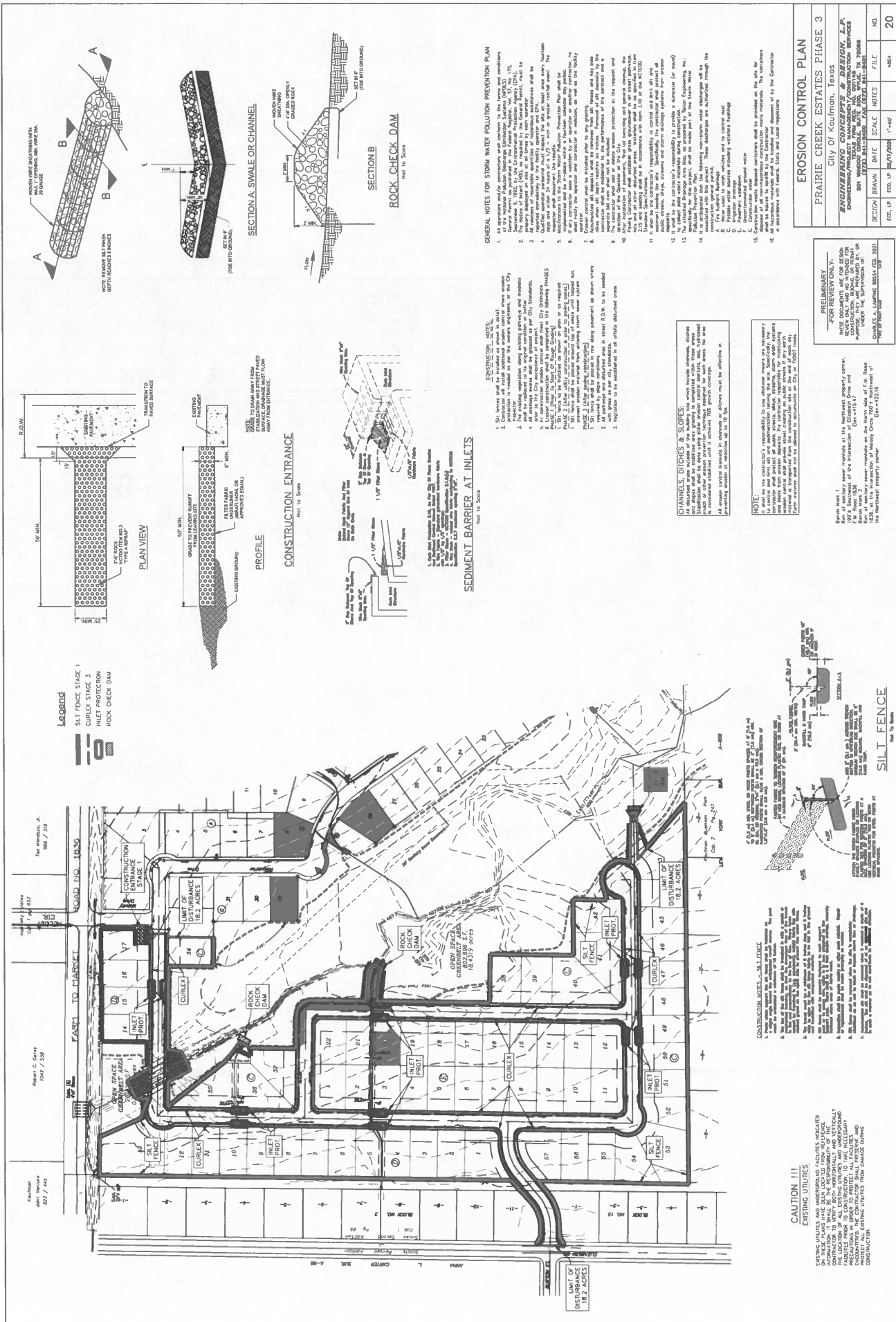
B. PREPAYMENT OF ASSESSMENTS

There have been no prepayments of Assessments as of May 31, 2023.

The complete Assessment Rolls are available for review at the City Hall, located at 209 S. Washington Street, Kaufman, Texas 75142.

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APPENDIX A
PID MAP



CONSTRUCTION NOTE:

- Silt fence shall be installed as shown to prevent erosion.
- Protection is to be installed as per the storm water plan of the City.
- The existing vegetation shall be maintained and protected.
- All erosion control measures shall be installed as per City Standards.
- A construction permit shall be obtained from the City Department of Public Works.
- Phase 1 (Site Preparation):
 1. Erosion control measures shall be installed prior to any grading.
 2. Silt fence shall be installed along all exposed earth areas.
 3. Sediment basins shall be installed at all inlets.
 4. Silt fence shall be installed at all construction entrances.
 5. Silt fence shall be installed at all construction exits.
 6. Silt fence shall be installed at all construction setbacks.
- Phase 2 (Foundation Construction):
 1. Erosion control measures shall be installed prior to any grading.
 2. Silt fence shall be installed along all exposed earth areas.
 3. Sediment basins shall be installed at all inlets.
 4. Silt fence shall be installed at all construction entrances.
 5. Silt fence shall be installed at all construction exits.
 6. Silt fence shall be installed at all construction setbacks.
- Phase 3 (Final Grading/Construction):
 1. Erosion control measures shall be installed prior to any grading.
 2. Silt fence shall be installed along all exposed earth areas.
 3. Sediment basins shall be installed at all inlets.
 4. Silt fence shall be installed at all construction entrances.
 5. Silt fence shall be installed at all construction exits.
 6. Silt fence shall be installed at all construction setbacks.

GENERAL NOTES FOR STORM WATER POLLUTION PREVENTION PLAN

- All operations and/or contractors shall conform to the terms and conditions of the City of Houston Storm Water Pollution Prevention Plan (SWPPP).
- The SWPPP shall be approved by the City of Houston, Department of Public Works, Storm Water Management Division.
- The SWPPP shall be updated as required by the City of Houston, Department of Public Works, Storm Water Management Division.
- All measures of storm water pollution prevention shall be installed and maintained in accordance with the City of Houston, Department of Public Works, Storm Water Management Division.
- Qualified professional personnel shall be responsible for the design, installation, and maintenance of the SWPPP.
- The SWPPP shall be maintained and updated as required by the City of Houston, Department of Public Works, Storm Water Management Division.
- The SWPPP shall be approved by the City of Houston, Department of Public Works, Storm Water Management Division.
- The SWPPP shall be updated as required by the City of Houston, Department of Public Works, Storm Water Management Division.
- The SWPPP shall be maintained and updated as required by the City of Houston, Department of Public Works, Storm Water Management Division.
- The SWPPP shall be approved by the City of Houston, Department of Public Works, Storm Water Management Division.
- The SWPPP shall be updated as required by the City of Houston, Department of Public Works, Storm Water Management Division.
- The SWPPP shall be maintained and updated as required by the City of Houston, Department of Public Works, Storm Water Management Division.
- The SWPPP shall be approved by the City of Houston, Department of Public Works, Storm Water Management Division.
- The SWPPP shall be updated as required by the City of Houston, Department of Public Works, Storm Water Management Division.
- The SWPPP shall be maintained and updated as required by the City of Houston, Department of Public Works, Storm Water Management Division.

CHANNELS, DITCHES & STORM DRAINAGE

- Channels, ditches, and storm drainage shall be installed in accordance with the City of Houston, Department of Public Works, Storm Water Management Division.
- Channels, ditches, and storm drainage shall be approved by the City of Houston, Department of Public Works, Storm Water Management Division.
- Channels, ditches, and storm drainage shall be maintained and updated as required by the City of Houston, Department of Public Works, Storm Water Management Division.
- Channels, ditches, and storm drainage shall be approved by the City of Houston, Department of Public Works, Storm Water Management Division.
- Channels, ditches, and storm drainage shall be maintained and updated as required by the City of Houston, Department of Public Works, Storm Water Management Division.
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- Channels, ditches, and storm drainage shall be maintained and updated as required by the City of Houston, Department of Public Works, Storm Water Management Division.
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- Channels, ditches, and storm drainage shall be approved by the City of Houston, Department of Public Works, Storm Water Management Division.
- Channels, ditches, and storm drainage shall be maintained and updated as required by the City of Houston, Department of Public Works, Storm Water Management Division.



CAUTION !!! EXISTING UTILITIES

EXISTING UTILITIES AND UNDISCOVERED FACILITIES LOCATED WITHIN THE DISTURBANCE AREA SHALL BE PROTECTED AND MAINTAINED. THE LOCATION OF ALL EXISTING UTILITIES AND UNDISCOVERED FACILITIES SHALL BE DETERMINED PRIOR TO CONSTRUCTION. PRECAUTIONS SHALL BE TAKEN TO PROTECT ALL FACILITIES AND TO PREVENT DAMAGE TO EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

EROSION CONTROL PLAN

PRAIRIE CREEK ESTATES PHASE 3
City of Houston, Texas

ENGINEERING CONCEPTS & DESIGN, L.P.
10000 WESTHELL DRIVE, SUITE 100
HOUSTON, TEXAS 77036
TEL: 281-416-1000
WWW.ENGCONCEPTS.COM

DECISION	DATE	SCALE	NOTES	NO.
001	08/17/2006	1"=40'		20

PRELIMINARY - FOR REVIEW ONLY.

THIS DOCUMENT IS FOR REVIEW ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THIS DOCUMENT SHALL BE APPROVED BY THE ENGINEER. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE EROSION CONTROL MEASURES. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE USER OF THIS DOCUMENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HOUSTON AND OTHER AFFECTED AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HOUSTON AND OTHER AFFECTED AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HOUSTON AND OTHER AFFECTED AGENCIES.

APPENDIX B
PREPAID PARCELS

As of May 31, 2023, there have been no prepayments for any Parcel within the PID.

APPENDIX C
2023 ASSESSED VALUES

All Parcels	2023 Assessed Value
Lot Type 1 (70 Ft.)	\$3,385,900
Total	\$3,385,900

1 – Based on Information from Kaufman Central Appraisal District as of June 14, 2023.

APPENDIX D
ASSESSMENT ROLL SUMMARY – LOTS TRIGGERED IN 2023-24

Appendix D
2023-24 Assessment Roll Summary - Lots Triggered in 2023-24

Parcel	Lot Size	Total Assessment	Annual Assessment	Administrative Expenses	Annual Installment
217359	70 Ft.	\$17,555.56	\$1,131.89	\$293.65	\$1,425.54
217377	70 Ft.	\$17,555.56	\$1,131.89	\$293.65	\$1,425.54
217378	70 Ft.	\$17,555.56	\$1,131.89	\$293.65	\$1,425.54
217379	70 Ft.	\$17,555.56	\$1,131.89	\$293.65	\$1,425.54
217388	70 Ft.	\$17,555.56	\$1,131.89	\$293.65	\$1,425.54
217389	70 Ft.	\$17,555.56	\$1,131.89	\$293.65	\$1,425.54
217390	70 Ft.	\$17,555.56	\$1,131.89	\$293.65	\$1,425.54
217391	70 Ft.	\$17,555.56	\$1,131.89	\$293.65	\$1,425.54
217392	70 Ft.	\$17,555.56	\$1,131.89	\$293.65	\$1,425.54
217393	70 Ft.	\$17,555.56	\$1,131.89	\$293.65	\$1,425.54
217397	70 Ft.	\$17,555.56	\$1,131.89	\$293.65	\$1,425.54
217398	70 Ft.	\$17,555.56	\$1,131.89	\$293.65	\$1,425.54
217399	70 Ft.	\$17,555.56	\$1,131.89	\$293.65	\$1,425.54
217400	70 Ft.	\$17,555.56	\$1,131.89	\$293.65	\$1,425.54
217401	70 Ft.	\$17,555.56	\$1,131.89	\$293.65	\$1,425.54
217402	70 Ft.	\$17,555.56	\$1,131.89	\$293.65	\$1,425.54
217403	70 Ft.	\$17,555.56	\$1,131.89	\$293.65	\$1,425.54
217404	70 Ft.	\$17,555.56	\$1,131.89	\$293.65	\$1,425.54
217405	70 Ft.	\$17,555.56	\$1,131.89	\$293.65	\$1,425.54
217406	70 Ft.	\$17,555.56	\$1,131.89	\$293.65	\$1,425.54
217407	70 Ft.	\$17,555.56	\$1,131.89	\$293.65	\$1,425.54
217445	70 Ft.	\$17,555.56	\$1,131.89	\$293.65	\$1,425.54
217446	70 Ft.	\$17,555.56	\$1,131.89	\$293.65	\$1,425.54
217447	70 Ft.	\$17,555.56	\$1,131.89	\$293.65	\$1,425.54
217448	70 Ft.	\$17,555.56	\$1,131.89	\$293.65	\$1,425.54
217449	70 Ft.	\$17,555.56	\$1,131.89	\$293.65	\$1,425.54
217450	70 Ft.	\$17,555.56	\$1,131.89	\$293.65	\$1,425.54
217451	70 Ft.	\$17,555.56	\$1,131.89	\$293.65	\$1,425.54
217452	70 Ft.	\$17,555.56	\$1,131.89	\$293.65	\$1,425.54
217453	70 Ft.	\$17,555.56	\$1,131.89	\$293.65	\$1,425.54
217454	70 Ft.	\$17,555.56	\$1,131.89	\$293.65	\$1,425.54
217455	70 Ft.	\$17,555.56	\$1,131.89	\$293.65	\$1,425.54
217456	70 Ft.	\$17,555.56	\$1,131.89	\$293.65	\$1,425.54
217457	70 Ft.	\$17,555.56	\$1,131.89	\$293.65	\$1,425.54
217458	70 Ft.	\$17,555.56	\$1,131.89	\$293.65	\$1,425.54
217459	70 Ft.	\$17,555.56	\$1,131.89	\$293.65	\$1,425.54
217460	70 Ft.	\$17,555.56	\$1,131.89	\$293.65	\$1,425.54
217461	70 Ft.	\$17,555.56	\$1,131.89	\$293.65	\$1,425.54
217462	70 Ft.	\$17,555.56	\$1,131.89	\$293.65	\$1,425.54
217463	70 Ft.	\$17,555.56	\$1,131.89	\$293.65	\$1,425.54

Parcel	Lot Size	Total Assessment	Annual Assessment	Administrative Expenses	Annual Installment
217464	71 Ft.	\$17,555.56	\$1,131.89	\$293.65	\$1,425.54
217465	70 Ft.	\$17,555.56	\$1,131.89	\$293.65	\$1,425.54
217466	70 Ft.	\$17,555.56	\$1,131.89	\$293.65	\$1,425.54
217467	70 Ft.	\$17,555.56	\$1,131.89	\$293.65	\$1,425.54
217468	70 Ft.	\$17,555.56	\$1,131.89	\$293.65	\$1,425.54
217469	70 Ft.	\$17,555.56	\$1,131.89	\$293.65	\$1,425.54
217470	70 Ft.	\$17,555.56	\$1,131.89	\$293.65	\$1,425.54
217471	70 Ft.	\$17,555.56	\$1,131.89	\$293.65	\$1,425.54
217472	70 Ft.	\$17,555.56	\$1,131.89	\$293.65	\$1,425.54
217473	70 Ft.	\$17,555.56	\$1,131.89	\$293.65	\$1,425.54
217474	71 Ft.	\$17,555.56	\$1,131.89	\$293.65	\$1,425.54
217475	70 Ft.	\$17,555.56	\$1,131.89	\$293.65	\$1,425.54
217476	70 Ft.	\$17,555.56	\$1,131.89	\$293.65	\$1,425.54
217477	70 Ft.	\$17,555.56	\$1,131.89	\$293.65	\$1,425.54
217478	70 Ft.	\$17,555.56	\$1,131.89	\$293.65	\$1,425.54
217479	70 Ft.	\$17,555.56	\$1,131.89	\$293.65	\$1,425.54
217498	70 Ft.	\$17,555.56	\$1,131.89	\$293.65	\$1,425.54
Total		\$1,000,666.67	\$64,517.85	\$16,738.10	\$81,255.94

APPENDIX E
ASSESSMENT ROLL SUMMARY – NON-TRIGGERED LOTS

Appendix E
2023-24 Assessment Roll Summary - Non-Triggered Lots

Parcel	Lot Size	Total Assessment	Annual Assessment	Administrative Expenses	Annual Installment
217394	70 Ft.	\$17,555.56	\$0.00	\$0.00	\$0.00
217395	70 Ft.	\$17,555.56	\$0.00	\$0.00	\$0.00
217396	70 Ft.	\$17,555.56	\$0.00	\$0.00	\$0.00
217495	70 Ft.	\$17,555.56	\$0.00	\$0.00	\$0.00
217496	70 Ft.	\$17,555.56	\$0.00	\$0.00	\$0.00
217497	70 Ft.	\$17,555.56	\$0.00	\$0.00	\$0.00
Total		\$105,333.33	\$0.00	\$0.00	\$0.00

APPENDIX F
PID ASSESSMENT NOTICE

PID Assessment Notice

AFTER RECORDING RETURN TO:

_____]¹

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

STREET ADDRESS

LOT TYPE _____ PRINCIPAL ASSESSMENT: \$ _____

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Kaufman, Texas (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Kaufman Public Improvement District No. 2* (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 the City. The exact amount of each annual installment will be approved each year by the 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 the City.

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 Kaufman County.

[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 KAUFMAN §

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 Kaufman 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 KAUFMAN

§

§

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 Kaufman County

INST # 2023-0020578

7/25/23 at 10:49 AM

Kaufman County
Laura Hughes
County Clerk

Instrument Number: 2023-0020578

Billable Pages: 38
Number of Pages: 39

FILED AND RECORDED – REAL RECORDS	CLERKS COMMENTS
<p>On: 07/25/2023 at 10:49 AM</p> <p>Document Number: <u>2023-0020578</u></p> <p>Receipt No: <u>23-19216</u></p> <p>Amount: \$ <u>174.00</u></p> <p>Vol/Pg: <u>V:8165 P:162</u></p>	<p>WALK IN</p>



STATE OF TEXAS
COUNTY OF KAUFMAN

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Kaufman County, Texas.

Laura A. Hughes

Laura Hughes, County Clerk

Recorded By: Reece Collier, Deputy

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

Record and Return To:

CITY OF KAUFMAN
209 SOUTH WASHINGTON
KAUFMAN, TX 75142

