

ORDINANCE NO. 2023-09

AN ORDINANCE OF THE CITY OF SINTON APPROVING THE ANNUAL UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR THE SOMERSET PUBLIC IMPROVEMENT DISTRICT NO. 1 IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE §372.013, AS AMENDED; CONTAINING A CUMMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on May 18, 2021, the City Council of the City of Sinton, Texas (the “City”) approved Resolution No. 20210518 establishing the Somerset Public Improvement District No. 1 (the “PID”) in accordance with the provisions of Chapter 372 of the Texas Local Government Code (the “Public Improvement District Assessment Act” or “the PID Act”); and

WHEREAS, the City has heretofore levied assessments against property within the PID, pursuant to Ordinance No. 2022-02 which ordinance also approved the Somerset Public Improvement District No. 1 Service and Assessment Plan and Assessment Roll, dated as of January 18, 2022 (the “Service and Assessment Plan and Assessment Roll”); and

WHEREAS, the Service and Assessment Plan and Assessment Roll is required to be reviewed and updated annually as described in Sections 372.013 and 372.014 of the PID Act (the “Annual Service Plan Update”); and

WHEREAS, the Annual Service Plan Update, attached hereto as Exhibit A, including the Assessment Roll attached thereto, update the Service and Assessment Plan and Assessment Roll to reflect prepayments, property divisions and changes to the budget allocation for the PID that occur during the year, if any; and

WHEREAS, the City Council desires and finds it to be in the public interest to adopt this Ordinance approving and adopting the Annual Service Plan Update and the updated Assessment Roll attached thereto, in compliance with the PID Act.

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

SECTION 1. All matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

SECTION 2. The Somerset Public Improvement District No. 1 Annual Service Plan Update, attached hereto as Exhibit A and incorporated herein by reference, inclusive of the updated Assessment Roll contained therein and made a part thereof, are hereby accepted and approved.

SECTION 3. The provisions of this ordinance are to be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent of any such inconsistency or conflict.


SECTION 4. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Ordinance as a whole.

SECTION 5. This Ordinance shall take effect immediately after its passage and the publication of the caption, as the law and charter in such case provide. The City Secretary shall cause this Ordinance to 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.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF SINTON, TEXAS, ON THE 12TH OF SEPTMEBER 2023.

ATTEST:

APPROVED:


City Secretary


Mayor

APPROVED AS TO FORM:


City Attorney



**SOMERSET
PUBLIC IMPROVEMENT DISTRICT NO. 1
CITY OF SINTON, TEXAS**

**ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/2023-8/31/2024)**

**AS APPROVED BY CITY COUNCIL ON:
SEPTEMBER 12, 2023**

PREPARED BY:

MUNICAP, INC.
— PUBLIC FINANCE —

SOMERSET

PUBLIC IMPROVEMENT DISTRICT No. 1

ANNUAL SERVICE PLAN UPDATE – 2023-24
(ASSESSMENT YEAR 9/1/2023 – 8/31/2024)

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I. INTRODUCTION

The Somerset Public Improvement District No. 1 (the “PID”) was created pursuant to the PID Act and a resolution of the City Council on May 18, 2021, to finance certain public improvement projects for the benefit of the property in the PID.

On January 18, 2022, the City of Sinton, Texas (the “City”) approved issuance of the City of Sinton, Texas Special Assessment Revenue Bonds, Series 2022 (Somerset Public Improvement District No. 1) (the “Bonds”) in the aggregate principal amount of \$11,735,000 to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID. In addition, the City approved reimbursement obligations for the PID Reimbursement Agreement in the aggregate principal amount of \$17,071,452 (the “Reimbursement Agreement”). The Bonds and the Reimbursement Agreement are secured by the PID Assessments (the “Assessments”).

A service and assessment plan (the “Service and Assessment Plan”) was prepared at the direction of the City identifying the public improvements (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. 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”).

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 E and 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 situation 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 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 shall have the meanings set forth in the Service and Assessment Plan unless otherwise defined herein.

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II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

Authorized Improvements Sources and Uses

The current total estimated costs of the Authorized Improvements, including the Bond issuance costs, is equal to \$28,806,452, which remain the same as the budget estimates included in the Service and Assessment Plan. According to the Developer, there have been no amount revisions to the aggregate budget for the Authorized Improvements.

Table II-A-1 below summarizes the updated sources and uses of funds required to (1) construct the Authorized Improvements, (2) establish the PID, and (3) issue the Bonds.

Table II-A-1
Authorized Improvements Sources and Uses of Funds

Sources of Funds	Initial Estimated Budget	Budget Revisions	Updated Budget	Spent to Date	Remaining to be Funded
Par Amount	\$11,735,000	\$0	\$11,735,000	\$18,235,885	(\$6,500,885)
Assessment	\$17,071,452	\$0	\$17,071,452	\$0	\$17,071,452
Other funding sources	\$0	\$0	\$0	\$0	\$0
Total Sources	\$28,806,452	\$0	\$28,806,452	\$18,235,885	\$10,570,567
Uses of Funds					
<u>Authorized Improvements:</u>					
Roadway Improvements, including right-of-way	\$9,257,977	\$0	\$9,257,977	\$3,565,729	\$5,692,248
Water Improvements	\$1,443,453	\$0	\$1,443,453	\$1,290,613	\$152,840
Wastewater Improvements	\$2,465,869	\$250,789	\$2,716,658	\$2,669,288	\$47,370
Storm Drainage Improvements	\$3,345,641	\$634,568	\$3,980,209	\$3,915,939	\$64,270
Other Soft and Miscellaneous Costs					
Engineering, Architecture and Land Planning	\$1,726,600	\$0	\$1,726,600	\$1,633,712	\$92,888
Contingency (10%)	\$1,569,639	(\$885,357)	\$684,282	\$0	\$684,282
General Contractor Fee (10%)	\$1,569,639	\$0	\$1,569,639	\$1,282,079	\$287,560
Project Management (5%)	\$784,819	\$0	\$784,819	\$641,040	\$143,779
Other Soft and Miscellaneous Costs	\$3,923,225	\$0	\$3,923,225	\$517,897	\$3,405,328
Subtotal	\$26,086,862	\$0	\$26,086,862	\$15,516,296	\$10,570,566
Bond Issuance Costs:					
Debt Service Reserve Fund	\$816,740	\$0	\$816,740	\$816,740	\$0
Administrative Expenses	\$50,000	\$0	\$50,000	\$50,000	\$0
Capitalized Interest	\$918,899	\$0	\$918,899	\$918,899	\$0
Cost of Issuance	\$581,900	\$0	\$581,900	\$581,900	\$0
Underwriters Discount	\$352,050	\$0	\$352,050	\$352,050	\$0
Subtotal	\$2,719,589	\$0	\$2,719,589	\$2,719,589	\$0
Total Uses	\$28,806,452	\$0	\$28,806,452	\$18,235,885	\$10,570,567

1 – According to the approved Service and Assessment Plan.

2 – According to the costs submitted by the Developer as of June 20, 2023 (Requisition #16).

Authorized Improvement Cost Variances

As stated in Table II-A-1 on the previous page, there are no significant Authorized Improvement cost variances reported by the developer as of June 30, 2023.

B. STATUS OF DEVELOPMENT OF THE PUBLIC IMPROVEMENTS

According to the Service and Assessment Plan, the Authorized Improvements anticipated to be constructed within the PID include roadway improvements, water improvements, sanitary sewer improvements and storm drainage improvements. According to the development plan and the Developer's Quarterly Improvement Implementation Report as of June 30, 2023, the property is being developed as two units, Unit #1 and Unit #2.

Unit #1 Improvements

According to the Developer, Unit #1 is approximately 70.17 acres and consists of a portion of tract #1 and all of tracts #4, #5, #6, #7, #8 and #9. Table II-B-1 below shows the construction status of the Authorized Improvements within Unit #1 of the PID, according to the Developer.

Table II-B-1
Construction Status of Unit #1 Authorized Improvements

Description of Improvement	Status
Road	Complete
Water	Complete
Sanitary Sewer	Complete
Storm Drainage	Complete

1- According to the Developer, the Authorized Improvements were completed and accepted by the City on July 18, 2023.

At completion, Unit #1 is expected to contain 156 single family units and approximately 192 multifamily units, which have been platted as of June 30, 2023 and approximately 154,200 square-feet of retail and restaurant space, based on the original development plan.

Unit #2 Improvements

According to the Developer, Unit #2 is approximately 107.19 acres and consists of a portion of tract #1 and all of tracts #2, #3, and #10. According to the Developer, construction of the roadway, water, sanitary sewer and storm drainage improvements will begin in September of 2023 and be completed in the first quarter of 2024.

At completion, Unit #2 is expected to contain approximately 500 multifamily units, approximately 175 hotel rooms and approximately 94,400 square-feet of retail, restaurant and office space, based on the original development plan.

C. FIVE YEAR SERVICE PLAN

A service plan must cover a period of five years. All the Authorized Improvements are expected to be built within a period of five years. The anticipated budget for the Authorized Improvements over a period of five years and the Annual Installments expected to be collected for these costs is shown by Table II-C-1 below.

Table II-C-1
Annual Projected Costs and Annual Projected Indebtedness
2022-2029

Assessment Year Ending 09/01¹	Projected Annual Installments
2022-23	\$109,675
2024	\$1,975,544
2025	\$1,983,746
2026	\$1,983,747
2027	\$1,983,670
2028	\$1,982,465
2029	\$1,980,233
Total	\$11,999,079

1 – Assessment years ending 2022 through 2024 reflect actual Annual Installments and are net of applicable reserve fund income and capitalized interest. Assessment years 2025 through 2029 reflect projected Annual Installments and are subject to change.

D. ANNUAL BUDGET

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 issuance of the Bonds and/or execution of the Reimbursement Agreement, of which twenty-eight (28) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Assessment securing the Bonds shall bear interest at the rate on the Bonds. The effective interest rate on the Bonds is 5.09 percent per annum for 2023-24. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Bonds plus additional interest of one-half of one percent (to be used for funding the Prepayment Reserve and Delinquency Reserve) equals 5.59 percent and is used to calculate the interest on the Assessments securing the Bonds.

Additionally, each Assessment securing the Reimbursement Agreement shall bear interest at the rate on the Reimbursement Agreement commencing with the effective date of the Reimbursement Agreement. The interest rate applicable to the Reimbursement Agreement is 4.41 percent per annum and is used to calculate the interest on the Assessments securing the Reimbursement Agreement.

These payments, the “Annual Installments” of the Assessments, shall be billed by the City in 2023 and will be delinquent on February 1, 2024.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2023-24 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of 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 and Trust Indenture, such as the Reinvestment Zone Number One, City of Sinton, Texas (the “TIRZ”) incremental taxes available to the PID (the “TIRZ Annual Credit Amount”), capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Bonds and Reimbursement Agreement from the collection of the Annual Installments of the Assessments on the Assessed Property. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment and delinquency reserve amounts as described in the Service and Assessment plan and applicable Trust Indenture.

Annual Installments to be Collected for 2023-24

The budget for the PID will be paid from the collection of Annual Installments of the Assessments on the Assessed Property collected for 2023-24 as shown by Table II-D-1 on the following page.

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Table II-D-1
Budget for the Annual Installments
to be Collected for 2023-24

Descriptions	Series 2022	Reimbursement	Total
	Bonds	Agreement	
Interest payment on March 1, 2024	\$298,559	\$376,426	\$674,985
Interest payment on September 1, 2024	\$298,559	\$376,426	\$674,985
Principal payment on September 1, 2024	\$202,000	\$320,000	\$522,000
Subtotal debt service on bonds	\$799,119	\$1,072,851	\$1,871,970
Administrative Expenses	\$21,183	\$30,817	\$52,000
Excess interest for prepayment and delinquency reserves	\$58,675	\$0	\$58,675
Subtotal Expenses	\$878,977	\$1,103,668	\$1,982,645
Available TIRZ Credit	(\$2,893)	(\$4,208)	(\$7,101)
Available reserve fund income	\$0	\$0	\$0
Available capitalized interest account	\$0	\$0	\$0
Available Administrative Expense account	\$0	\$0	\$0
Subtotal funds available	(\$2,893)	(\$4,208)	(\$7,101)
Annual Installments	\$876,085	\$1,099,460	\$1,975,544

Debt Service Payments

Annual Installments to be collected for principal and interest on the Bonds include interest due on March 1, 2024 in the amount of \$298,559 and September 1, 2024 in the amount of \$298,559, which equal interest on the outstanding Assessments related to the Bonds of \$11,735,000 for six months each and an effective interest rate of 5.09 percent. Annual Installments to be collected on the Bonds include a principal amount of \$202,000 due on September 1, 2024.

Annual Installments to be collected for principal and interest on the Reimbursement Agreement include interest due on March 1, 2024 in the amount of \$376,426 and September 1, 2024 in the amount of \$376,426, which equal interest on the outstanding Assessments related to the Reimbursement Agreement of \$17,071,452 for six months each and an effective interest rate of 4.41 percent. Annual Installments to be collected on the Reimbursement Agreement include a principal amount of \$320,000 due on September 1, 2024.

As a result, the total Annual Installments to be collected for PID principal and interest due in 2023-24 is equal to \$1,871,970 (\$799,119 + \$1,072,851 = \$1,871,970).

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, dissemination agent expenses and contingency fees. As shown in Table II-D-2 on the following page, the total administrative expenses to be collected for 2023-24 are estimated to be \$52,000.

Table II-D-2
Administrative Budget Breakdown

Description	2023-24
	Estimated Budget (9/1/23-8/31/24)
City	\$5,000
PID Administrator	\$30,000
Trustee	\$5,000
Auditor	\$5,000
Dissemination Agent	\$5,000
Contingency	\$2,000
Total	\$52,000

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of \$58,675, which equals 0.5 percent interest on the outstanding Assessment balance related to the Bonds of \$11,735,000.

Available TIRZ Credit

As of January 31, 2023, there have been TIRZ increments collected for the tax year 2022 in the total amount of \$7,101 that are available to be used as TIRZ Credit in 2023-24 for the respective Parcels within the PID. This TIRZ Credit amount is allocated based on the amount of TIRZ increment generated by each Parcel within the PID and each Parcel that has an outstanding Assessment balance as of September 1, 2023.

See Appendix D for 2023 TIRZ increment values of all Parcels within the PID.

Available Reserve Fund Income

As of May 31, 2023, the current balance will not be available to be transferred to the Principal & Interest Account and used to pay interest on the Bonds on the next interest payment date.

Available Capitalized Interest Account

According to Section 6.05 (e) of the Trust Indenture, the last transfer from the Capitalized Interest Account to the fund the debt service is scheduled for September 1, 2023. Thereafter, the Capitalized Interest Account will be fully expended. As a result, there is no credit to reduce the Annual Installment for 2023-24.

Available Administrative Expense Account

As of May 31, 2023, the balance in the Administrative Expense Fund was \$69,118. Such funds are anticipated to be used until January 31, 2024. As a result, there is no credit to reduce the 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 Bonds and Reimbursement Agreement, (ii) to fund the Prepayment Reserve and Delinquency Reserve, and (iii) to cover Administrative Expenses of the PID.

According to the Developer, the estimated lot count of the development has changed due to changes in the builder's development plan. Table II-E-1 below summarizes the lot count changes in the various Lot Types and the impact on the total Equivalent Units as of May 31, 2023.

Table II-E-1
Revised Estimated Lot Count

Phase	Original Estimated No. of Lots	Original Estimated EUs	Revised Estimated No. of Lots ¹	Revised Estimated EUs
Lot Type 1 (80 Ft)	55	55.00	0	0.00
Lot Type 2 (Restaurant)	47,500 SF	45.13	47,500 SF	45.13
Lot Type 3 (50 Ft)	405	368.55	481	437.71
Lot Type 4 (Office)	31,700 SF	23.46	31,700 SF	23.46
Lot Type 5 (Travel Center)	6,700 SF	4.89	6,700 SF	4.89
Lot Type 6 (Retail)	133,200 SF	69.26	133,200 SF	69.26
Lot Type 7 (Multi-Family)	692	179.92	692 units	179.92
Lot Type 8 (Hotel)	175 rooms	31.50	175 rooms	31.50
Total		777.71		791.87

As shown in Table II-E-1 above, 486 single family residential units, 692 multi-family residential units, 219,100 square feet of commercial, and 175 hotel rooms are anticipated to be built within the PID, representing 796.42 Equivalent Units. Accordingly, the principal and interest portion of Annual Installment to be collected from each unit will be \$2,424.16, calculated by taking the subtotal debt service on Bonds, including excess interest for prepayment and delinquency, less any available reserve fund income, and dividing by the total units [i.e. $(\$1,871,970 + \$58,675) \div 796.42 = \$2,424.16$]. The Administrative Expenses to be collected from each unit will be \$65.29 (i.e. $\$52,000 \div 796.42 = \65.29). As a result, the total Annual Installment to be collected from each Equivalent Unit within the PID will be \$2,489.45 (i.e. $\$2,424.16 + \$65.29 = \$2,489.45$). The Annual Installment to be collected from each Parcel within the PID is calculated by multiplying the Annual Installment for each Equivalent Unit of \$2,489.45 by the Equivalent Unit Factor for each Parcel in the PID, less the applicable TIRZ Credit, if any, as shown in Appendix D.

The Annual Installment due to be collected from each Lot Type in the PID for 2023-24 is shown in Table II-E-2 on the following page.

Table II-E-2
Annual Installment Per Unit

Lot Type	Annual Installment Per Equivalent Unit	Equivalent Unit Factor	Annual Installment per Unit
Lot Type 1 (80 Ft)	\$2,503.76	1.00	\$2,503.76
Lot Type 2 (Restaurant)	\$2,503.76	0.95	\$2,378.57
Lot Type 3 (50 Ft)	\$2,503.76	0.91	\$2,278.42
Lot Type 4 (Office) ¹	\$2,503.76	0.74	\$1,852.78
Lot Type 5 (Travel Center) ¹	\$2,503.76	0.73	\$1,827.74
Lot Type 6 (Retail) ¹	\$2,503.76	0.52	\$1,301.95
Lot Type 7 (Multi-Family)	\$2,503.76	0.26	\$650.98
Lot Type 8 (Hotel) ²	\$2,503.76	0.18	\$450.68

1 – Annual Installments are calculated on a per GSF basis.

2 – Annual Installments are calculated on a per room basis.

The list of Parcels within the PID, the number of units to be developed on the Parcels, the corresponding total units, 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 Summary attached hereto as Appendix C.

F. BOND REDEMPTION RELATED UPDATES

The PID Bonds were issued in January 2022. Pursuant to Section 4.03 of the Trust Indenture, the City reserves the right and option to redeem the Bonds before their dates of Stated Maturity, in whole or in part (but in Authorized Denominations) at the Redemption Price, on any date fixed by the City on or after **September 1, 2032**, for Bonds Maturing on or after September 1, 2033.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the PID Bonds do not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

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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.

Assessment Methodology

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 VII.B of this Service and Assessment Plan.

The updated Assessment Roll is shown in Appendix C 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 number of Equivalent Units to be built on each newly subdivided Parcel

D = the sum of the estimated number of Equivalent Units to be built on all of the new subdivided Parcels

The calculation of the estimated number of Equivalent 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.

As stated in Section II-E, the Developer reported that the estimated lot count of the development changed due to changes in the builder's development plan. See Table II-D-1 in Section II-E of this report for a summary of the lot count changes in the various Lot Types and the impact on the total Equivalent Units as of May 31, 2023.

According to the San Patricio County Appraisal District (the “SPCAD”), Parcels 1043001 and 1043002 were subdivided from Parcel 1041390 in 2022. Thereafter, Parcels 1043709, 1043710, 1043711 and 1043736 were also subdivided from Parcel 1041390 in 2023. The Assessments were allocated proportionally according to Lot Type.

According to the Developer and the SPCAD, the Somerset at Sinton Unit #1 plat was recorded on January 10, 2023. The Somerset at Sinton Unit #1 plat consists of one hundred and fifty-six (156) single-family units, one multi-family lot, and two commercial lots.

The Somerset at Sinton Unit #1 plat was also subdivided from parent Parcel 1041390 and the Assessments were allocated proportionally according to Lot Type. See Table IV-A-1 below for details regarding the parcel subdivisions within the PID as of June 30, 2023.

Table IV-A-1
Before and After Parcel Subdivision

Prior to Subdivision				After Subdivision			
Original Parcels	Equivalent Units	Outstanding Assessment	Annual Installment	Subdivided Parcels	Equivalent Units	Outstanding Assessment	Annual Installment
1041390	388.11	\$14,118,496.60	\$968,914.03	1041390 ¹	32.09	\$1,167,328.69	\$77,531.58
				1043001	4.89	\$177,924.04	\$12,245.87
				1043002	30.89	\$1,123,820.79	\$77,348.56
				1043709	130.00	\$4,729,119.95	\$325,488.37
				1043710	26.69	\$971,070.22	\$66,835.28
				1043711			
				1043736	21.58	\$785,033.91	\$54,031.07
				Various ²	141.96	\$5,164,198.99	\$355,433.30
Total	388.11	\$14,118,496.60	\$968,914.03	Total	388.11	\$14,118,496.60	\$968,914.03

1 - 14.99 acres of Parcel 1041390 were subdivided in 2022 and 50.55 acres of Parcel 1041390 were subdivided in 2023. As a result, Parcel 1041390's acreage as of June 30, 2023 was 32.44.

2 - Consists of one-hundred and fifty-six single family lots.

B. PREPAYMENT OF ASSESSMENTS

There have been no Assessment prepayments as of June 30, 2023.

The complete Assessment Rolls are available for review at the City Hall, located at 301 East Market Street, Sinton, Texas 78387.

APPENDIX A
MAP OF SOMERSET PUBLIC IMPROVEMENT DISTRICT NO. 1

STEEL DYNAMICS

SOMERSET P.I.D.
District #01



Someriset
LAND CO.



TURNER | RAMIREZ
ARCHITECTS

APPENDIX B
PREPAID PARCELS

APPENDIX B

As of July 31, 2023, there have been no prepayment of Assessments for any Parcel within the PID.

APPENDIX C
ASSESSMENT ROLL SUMMARY – 2023-24

Appendix C
Somerset Public Improvement District No. 1
Assessment Roll Summary - 2023-24

Parcel	Projected Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	Total Annual Installment
1041389	388.86	\$14,145,707	\$256,333.52	\$662,916.68	\$28,812.97	\$25,535.14	(\$2,746.72)	\$970,851.58
1041390	32.09	\$1,167,329	\$21,153.09	\$54,705.05	\$2,377.70	\$2,107.20	(\$2,811.47)	\$77,531.58
1043001	4.89	\$177,924	\$3,224.15	\$8,338.13	\$362.41	\$321.18	\$0.00	\$12,245.87
1043002	30.89	\$1,123,821	\$20,364.69	\$52,666.12	\$2,289.08	\$2,028.67	\$0.00	\$77,348.56
1043710, 1043711	26.69	\$971,070	\$17,596.71	\$45,507.70	\$1,977.94	\$1,752.93	\$0.00	\$66,835.28
1043736	21.58	\$785,034	\$14,225.55	\$36,789.40	\$1,599.01	\$1,417.10	\$0.00	\$54,031.07
1043709	130.00	\$4,729,120	\$85,696.10	\$221,622.89	\$9,632.60	\$8,536.78	\$0.00	\$325,488.37
59818	14.91	\$542,248	\$9,826.05	\$25,411.62	\$1,104.49	\$978.84	(\$1,542.37)	\$35,778.63
1043597	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043598	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043599	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043600	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043601	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043602	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043603	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043604	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043605	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043606	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043607	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043608	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043609	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043610	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043611	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043612	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043613	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043614	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043615	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043616	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043617	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043618	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043619	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043620	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043621	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043622	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043623	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043624	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043625	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043626	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043627	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043628	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043629	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043630	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043631	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043632	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043633	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043634	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043635	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043636	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043637	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043638	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043639	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043640	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043641	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043642	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043643	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043644	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043645	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043646	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043647	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043648	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043649	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043650	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043651	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043652	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043653	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043654	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043655	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043656	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42

Parcel	Projected Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	Total Annual Installment
1043657	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043658	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043659	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043660	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043661	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043662	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043663	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043664	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043665	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043666	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043667	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043668	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043669	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043670	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043671	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043672	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043673	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043674	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043675	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043676	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043677	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043678	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043679	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043680	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043681	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043682	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043683	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043684	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043685	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043686	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043687	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043688	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043689	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043690	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043691	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043692	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043693	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043694	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043695	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043696	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043697	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043698	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043699	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043700	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043701	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043702	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043703	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043704	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043705	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043706	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043707	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043708	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043712	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043713	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043714	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043715	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043716	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043717	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043718	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043719	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043720	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043721	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043722	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043723	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043724	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043725	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043726	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043727	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043728	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043729	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043730	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043731	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42

Parcel	Projected Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	Total Annual Installment
1043732	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043733	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043734	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043735	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043737	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043738	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043739	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043740	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043741	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043742	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043743	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043744	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043745	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043746	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043747	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043748	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043749	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043750	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043751	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043752	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043753	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043754	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043755	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
1043756	0.91	\$33,104	\$599.87	\$1,551.36	\$67.43	\$59.76	\$0.00	\$2,278.42
Total	791.87	\$28,806,452	\$522,000	\$1,349,970	\$58,675	\$52,000	(\$7,101)	\$1,975,544

APPENDIX D
TIRZ CREDIT CALCULATION – 2023-24

Appendix D
Somerset Public Improvement District No. 1
TIRZ Credit Calculation - 2023-24

Parcel	Base Year Taxable Assessed Value (City) ¹	2022 Taxable Assessed Value (City) ²	Tax Increment (City)	TIRZ Credit (City) ³	Base Year Taxable Assessed Value (County) ¹	2022 Taxable Assessed Value (County) ²	Tax Increment (County)	TIRZ Credit (County) ³	Base Year Taxable Assessed Value (Drainage District) ¹	2022 Taxable Assessed Value (Drainage District) ²	Tax Increment (Drainage District)	TIRZ Credit (Drainage District) ³	Total TIRZ Credit
1041389	\$11,201	\$469,139	\$3,477	\$1,738.56	\$11,201	\$469,139	\$1,772	\$885.77	\$11,201	\$469,139	\$245	\$122.39	\$2,746.72
1041390	\$34,750	\$503,482	\$3,559	\$1,779.54	\$34,750	\$503,482	\$1,813	\$906.65	\$34,750	\$503,482	\$251	\$125.27	\$2,811.47
59818	\$166,388	\$423,534	\$1,953	\$976.25	\$166,388	\$423,534	\$995	\$497.39	\$166,388	\$423,534	\$137	\$68.72	\$1,542.37
Total	\$212,339	\$1,396,155	\$8,989	\$4,494.36	\$212,339	\$1,396,155	\$4,580	\$2,289.81	\$212,339	\$1,396,155	\$633	\$316.39	\$7,100.56

1 - According to the TIRZ Project and Financing Plan.

2 - 2021 is the base year for the TIRZ. As a result, the 2021 taxable assessed values are equal to the base year taxable assessed values.

3 - TIRZ contribution percentages are based on figures provided in the TIRZ Project and Financing Plan. Each taxing jurisdiction has agreed to 50% contributions in their respective Participation Agreements.

APPENDIX E
PID ASSESSMENT NOTICE

PID Assessment Notice

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

[insert property address]

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Sinton, 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 the Somerset Public Improvement District No. 1 (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 or MuniCap, Inc., the District Administrator for the City, located at 600 E. John Carpenter Fwy, Suite 150, Irving, Texas 75062 and available by telephone at (469) 490-2800 or (866) 648-8482 (toll free) and email at txpid@municap.com.

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.

Date: _____

Signature of Seller

Signature of Seller

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: _____

Signature of Purchaser

Signature of Purchaser

STATE OF TEXAS

§

§

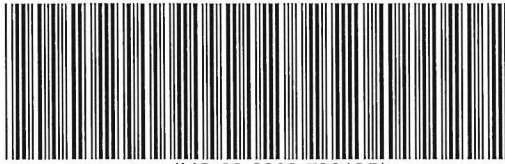
COUNTY OF _____

§

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, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

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

Notary Public, State of Texas



VG-89-2023-736125

**San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk**

Instrument Number: 736125

Real Property Recordings

Recorded On: September 13, 2023 09:12 AM

Number of Pages: 31

" Examined and Charged as Follows: "

Total Recording: \$142.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

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.

File Information:

Document Number: 736125
Receipt Number: 20230913000004
Recorded Date/Time: September 13, 2023 09:12 AM
User: Janie F
Station: cclerkdeeds1-pc

Record and Return To:

CITY OF SINTON / CATHY DUHART CITY SECRETARY



**STATE OF TEXAS
San Patricio County**

**I hereby certify that this Instrument was filed in the File Number sequence on the date/time
printed hereon, and was duly recorded in the Official Records of San Patricio County, Texas**

Gracie Alaniz-Gonzales
San Patricio County Clerk
San Patricio County, TX