

**ORDINANCE NO. O-23-40**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS, APPROVING THE THIRD UPDATED AND RESTATED SERVICE AND ASSESSMENT PLAN FOR CITY OF MISSOURI CITY PUBLIC IMPROVEMENT DISTRICT NO. FOUR.**

\* \* \* \* \*

WHEREAS, the City of Missouri City (the "City") is authorized pursuant to TEX. LOCAL GOV'T CODE, ch. 372, as amended ("Chapter 372") to create public improvement districts for the purposes described therein; and

WHEREAS, the City received a petition (the "Petition") requesting the creation of the City of Missouri City Public Improvement District No. Four (the "PID"), held a public hearing, and created the PID in accordance with the applicable provisions of Chapter 372; and

WHEREAS, the City passed Ordinance O-06-37, approving the Service and Assessment Plan for the City of Missouri City Public Improvement District No. Four (the "PID"); and

WHEREAS, the City passed Ordinance O-20-07, approving the First Updated and Restated Service and Assessment Plan for the City of Missouri City Public Improvement District No. Four (the "PID"); and

WHEREAS, the City passed Ordinance O-22-34, approving the Second Updated and Restated Service and Assessment Plan for the City of Missouri City Public Improvement District No. Four (the "PID"); and

WHEREAS, pursuant to Section 372.013 of Chapter 372, the City Council desires to review and update annually for the purpose of determining the annual budget for improvements, the PID's service plan; now therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS, that:

Section 1. The facts recited in the preamble hereto are found to be true and correct.

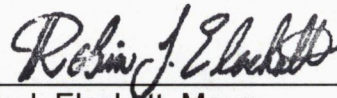
Section 2. The Third Updated and Restated Service and Assessment Plan is hereby attached to this Ordinance as Exhibit "A" and is hereby approved and adopted on behalf of the PID, and the mayor, city secretary and any other appropriate officials of the City are hereby authorized to take all necessary actions on behalf of the City to implement the terms thereof in accordance therewith.

Section 3. Not later than the seventh day after the City Council adopts this Ordinance, the city secretary shall file a copy of the amended or updated service and assessment plan with the county clerk of each county in which all or part of the public improvement district is located.

Section 4. It is hereby found, determined and declared that a sufficient 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 at the City Hall of the City for the time required by law preceding this meeting, as required by the Open Meetings Law, Chapter 551, Texas Government Code, 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 thereof has been discussed, considered and formally acted upon. City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

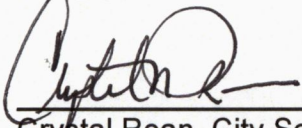
PASSED AND APPROVED on first reading this 18th day of September, 2023.

PASSED, APPROVED and ADOPTED on second and final reading this 16th day of October, 2023.



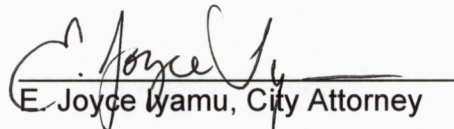
Robin J. Elackatt, Mayor

ATTEST:



Crystal Roan, City Secretary

APPROVED AS TO FORM:



E. Joyce Wamu, City Attorney





**CITY OF MISSOURI CITY  
PUBLIC IMPROVEMENT DISTRICT NO. 4  
(Creekmont)**

**CITY OF MISSOURI CITY, TEXAS**

**ANNUAL SERVICE PLAN UPDATE  
ALL SECTIONS**

**September 18, 2023**

**PREPARED BY:**

**MUNICAP, INC.**  
— PUBLIC FINANCE —

**CITY OF MISSOURI CITY  
PUBLIC IMPROVEMENT DISTRICT NO. 4  
(CREEKMONT)**

**ANNUAL SERVICE PLAN UPDATE - ALL SECTIONS**

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## ***I. INTRODUCTION AND DEFINED TERMS***

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### **A. INTRODUCTION**

On August 1, 2005 (the "Creation Date") the City Council (the "City Council") of the City of Missouri City, Texas (the "City") passed and approved Resolution No. R-05-22 approving and authorizing the creation of the "Missouri City Public Improvement District No. 4" (the "PID" or "PID No. 4") to finance the costs of certain public improvements for the benefit of property in such public improvement district (the "Authorized Improvements"), all of which is located within the corporate limits of the City.

The property in the PID is proposed to be developed in multiple phases. Assessments will be imposed on the property that receives a special benefit from the public improvements to be financed.

A service and assessment plan, as updated from time to time (the "Updated Service and Assessment Plan") was prepared at the direction of the City identifying the Public Improvements to be financed through the PID, the costs of the Public Improvements, and the manner of assessing the property in the PID for the costs of the Public Improvements. Pursuant to the Updated Service and Assessment Plan, the Developer would provide the funds for the construction of the Public Improvements and would be entitled to repayment pursuant to the applicable Development Agreement. Pursuant to the PID Act, the Updated Service and Assessment Plan must be reviewed and updated annually for the purpose of determining the annual budget for the Authorized Improvements. This document is the annual update of the Updated Service and Assessment Plan for 2023 (the "Annual Service Plan Update").

The City also adopted an assessment roll (the "Assessment Roll") identifying the assessments on each Parcel of Assessed Property within the PID, based on the method of assessment identified in the Updated Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Roll for annual installment of assessments (the "Annual Installments") to be collected for 2023.

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 D 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 meaning specified in the Updated Service and Assessment Plan unless otherwise defined herein.

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## ***II. UPDATE OF THE SERVICE PLAN***

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### **A. ANNUAL BUDGET FOR THE AUTHORIZED IMPROVEMENTS**

The original total estimated costs of the Authorized Improvements for the section of the PID shown in the Updated Service and Assessment Plan, as updated from time to time, will be updated in accordance with Actual Costs substantiated in applicable accountant's reports (the "AUPs"), as applicable.

A service plan must cover a period of five years. The Authorized Improvement projects within the PID have been completed. The projected Annual Installments for the PID over a period of five years are shown in Table II-1 below.

**Table II-1**  
**Projected Five Year Annual Installments**

<b>Year</b>	<b>Section 1</b>	<b>Section 2</b>	<b>Section 3</b>	<b>Section 3A</b>	<b>Section 3B</b>
2023	\$167,389	\$93,549	\$99,360	\$26,780	\$11,464
2024	\$167,389	\$93,549	\$99,360	\$26,780	\$11,464
2025	\$167,389	\$93,549	\$99,360	\$26,780	\$11,464
2026	\$167,389	\$93,549	\$99,360	\$26,780	\$11,464
2027	\$167,389	\$93,549	\$99,360	\$26,780	\$11,464
2028	\$167,389	\$93,549	\$99,360	\$26,780	\$11,464
<b>Total</b>	<b>\$1,004,334</b>	<b>\$561,291</b>	<b>\$596,160</b>	<b>\$160,682</b>	<b>\$68,785</b>

### **B. ANNUAL BUDGET**

#### **Annual Installments**

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 annual installments beginning with the Annual Installment collection commencement and assessment term provisions in the Updated Service and Assessment Plan or the applicable ordinance.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments and the Annual Installment due for 2023 to be collected from each Parcel for the payment of principal, interest and Administrative Expenses, as applicable.



Annual Installments to be Collected for 2023

The budget for the PID will be paid from the collection of Annual Installments to be collected for 2023 as shown by Table II-2 below.

**Table II-2**  
**Budget for the Annual Installments**  
**to be Collected for 2023**

Section	Annual Principal	Annual Interest & Administrative Expenses	2023 Annual Installments
Section 1	\$57,445	\$109,944	\$167,389
Section 2	\$32,733	\$60,816	\$93,549
Section 3	\$32,618	\$66,742	\$99,360
Section 3A	\$9,088	\$17,693	\$26,780
Section 3B	\$3,967	\$7,498	\$11,464
<b>Total</b>	<b>\$135,850</b>	<b>\$262,692</b>	<b>\$398,542</b>

*Section 1 and 2 Parcels*

As shown in Table II-2 above, the principal to be collected from parcels within Section 1 of the PID is equal to \$57,445. The interest and Administrative Expenses to be collected from parcels within Section 1 of the PID are equal to \$109,944. As a result, the total Annual Installment to be collected for 2023 from Parcels within Section 1 of the PID are equal to \$167,389.

As shown in Table II-2 above, the principal to be collected from parcels within Section 2 of the PID is equal to \$32,733. The interest and Administrative Expenses to be collected from parcels within Section 2 of the PID are equal to \$60,816. As a result, the total Annual Installment to be collected for 2023 from Parcels within Section 2 of the PID are equal to \$93,549.

The list of Parcels within Section 1 and 2 of the PID, the outstanding Assessments on each Parcel, and the Annual Installment to be collected for 2023 are shown in the Section 1 and 2 Assessment Roll summary attached hereto as Appendix B.

*Section 3, 3A, and 3B Parcels*

As shown in Table II-2 above, the principal to be collected from parcels within Section 3 of the PID is equal to \$32,618. The interest and Administrative Expenses to be collected from parcels within Section 3 of the PID are equal to \$66,742. As a result, the total Annual Installment to be collected for 2023 from Parcels within Section 3 of the PID are equal to \$99,360.

As shown in Table II-2 above, the principal to be collected from parcels within Section 3A of the PID is equal to \$9,088. The interest and Administrative Expenses to be collected from parcels

within Section 3A of the PID are equal to \$17,693. As a result, the total Annual Installment to be collected for 2023 from Parcels within Section 3A of the PID are equal to \$26,780.

As shown in Table II-2 on the previous page, the principal to be collected from parcels within Section 3B of the PID is equal to \$3,967. The interest and Administrative Expenses to be collected from parcels within Section 3B of the PID are equal to \$7,498. As a result, the total Annual Installment to be collected for 2023 from Parcels within Section 3B of the PID are equal to \$11,464.

The list of Parcels within Section 3, 3A, and 3B of the PID, the outstanding Assessments on each Parcel, and the Annual Installment to be collected for 2023 are shown in the Section 3, 3A, and 3B Assessment Roll summary attached hereto as Appendix C.

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### ***III. UPDATE OF THE ASSESSMENT PLAN***

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The Updated Service and Assessment Plan adopted by the City Council provided that the Authorized Improvement Costs shall be allocated to the Assessed Property by spreading the entire Assessment across the Parcels based on the square feet of each unit anticipated to be developed within the PID, and that such method of allocation will result in the imposition of equal shares of the Actual Costs of the Authorized Improvements 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 Updated Service and Assessment Plan.

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#### ***IV. UPDATE TO THE ASSESSMENT ROLL***

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The Assessment Roll 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 Annual Service Plan Update 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 III of this Annual Service Plan Update.

The summary Assessment Roll for Section 1 and 2 and Sections 3, 3A and 3B are shown herein as Appendix B and Appendix C, respectively. Each Parcel in the respective phases and section of the PID is identified, along with the outstanding Assessment on each Parcel, and the Annual Installment to be collected from each Parcel.

##### **A. PARCEL UPDATES**

There are no Parcel updates to be provided in this Annual Service Plan Update.

##### **B. PREPAYMENT OF ASSESSMENTS**

The list of Parcels with Assessments that have been prepaid in full as of August 31, 2023 are shown in Table IV-1 below.

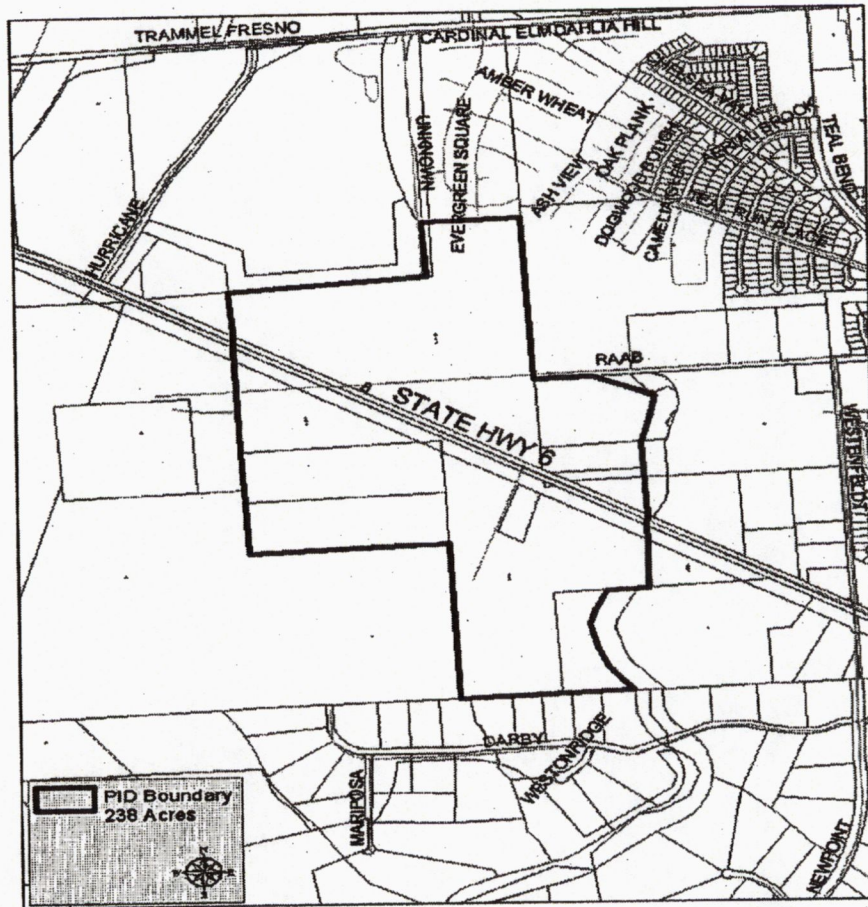
**Table IV-1**  
**List of Prepaid Parcels within the PID**

<b>Parcel ID (Section 1)</b>	<b>Parcel ID (Section 2)</b>	<b>Parcel ID (Section 3)</b>	<b>Parcel ID (Section 3A)</b>	<b>Parcel ID (Section 3B)</b>
2704010020030900	N/A	N/A	N/A	N/A

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**APPENDIX A**  
**THE PID MAP**

EXHIBIT "A"





**APPENDIX B**  
**ASSESSMENT ROLL SUMMARY – SECTIONS 1 AND 2**

**Appendix B**  
**Assessment Roll Summary Sections 1 and 2**

Parcel ID	Section	Block	Lot	Lot Area (S.F.)	Current Outstanding		Annual Interest & Administrative Expenses	Current Annual Installment Amount
					Assessment	Annual Principal		
2704010010010907	1	1	1	6,124	\$11,016	\$339.90	\$716.05	\$1,055.95
2704010010020907	1	1	2	5,948	\$10,369	\$351.59	\$674.01	\$1,025.60
2704010010030907	1	1	3	5,948	\$10,369	\$351.59	\$674.01	\$1,025.60
2704010010040907	1	1	4	5,948	\$10,700	\$330.13	\$695.47	\$1,025.60
2704010010050907	1	1	5	5,794	\$10,423	\$321.58	\$677.47	\$999.05
2704010010060907	1	1	6	5,680	\$9,902	\$335.75	\$643.64	\$979.39
2704010010070907	1	1	7	8,922	\$16,049	\$495.20	\$1,033.20	\$1,528.40
2704010010080907	1	1	8	10,201	\$17,784	\$602.99	\$1,155.95	\$1,758.94
2704010010090907	1	1	9	6,164	\$10,382	\$388.04	\$674.81	\$1,062.85
2704010010100907	1	1	10	5,974	\$10,415	\$353.13	\$676.96	\$1,030.09
2704010010110907	1	1	11	5,752	\$10,028	\$340.00	\$651.81	\$991.81
2704010010120907	1	1	12	5,650	\$10,164	\$313.59	\$660.63	\$974.22
2704010010130907	1	1	13	5,650	\$9,850	\$333.98	\$640.24	\$974.22
2704010010140907	1	1	14	5,650	\$9,516	\$355.68	\$618.54	\$974.22
2704010010150907	1	1	15	5,650	\$10,164	\$313.59	\$660.63	\$974.22
2704010010160907	1	1	16	5,650	\$10,164	\$313.59	\$660.63	\$974.22
2704010010170907	1	1	17	5,650	\$9,516	\$355.68	\$618.54	\$974.22
2704010010180907	1	1	18	5,650	\$9,516	\$355.68	\$618.54	\$974.22
2704010010190907	1	1	19	5,650	\$9,850	\$333.98	\$640.24	\$974.22
2704010010200907	1	1	20	5,650	\$10,164	\$313.59	\$660.63	\$974.22
2704010010210907	1	1	21	8,251	\$13,897	\$519.42	\$903.28	\$1,422.70
2704010010220907	1	1	22	12,889	\$21,708	\$811.40	\$1,411.03	\$2,222.43
2704010010230907	1	1	23	8,152	\$14,212	\$481.87	\$923.76	\$1,405.63
2704010010240907	1	1	24	10,003	\$17,994	\$555.20	\$1,169.60	\$1,724.80
2704010010250907	1	1	25	7,603	\$13,255	\$449.42	\$861.55	\$1,310.97
2704010010260907	1	1	26	6,919	\$11,653	\$435.57	\$757.46	\$1,193.03
2704010010270907	1	1	27	8,649	\$15,078	\$511.25	\$980.08	\$1,491.33
2704010010280907	1	1	28	6,220	\$10,476	\$391.57	\$680.93	\$1,072.50
2704010010290907	1	1	29	6,560	\$11,049	\$412.97	\$718.16	\$1,131.13
2704010010300907	1	1	30	7,432	\$13,369	\$412.50	\$868.99	\$1,281.49
2704010010310907	1	1	31	5,935	\$9,996	\$373.63	\$649.75	\$1,023.38
2704010010320907	1	1	32	5,944	\$10,362	\$351.35	\$673.56	\$1,024.91
2704010010330907	1	1	33	5,944	\$10,692	\$329.91	\$695.00	\$1,024.91
2704010010340907	1	1	34	6,666	\$11,621	\$394.03	\$755.38	\$1,149.41
2704010010350907	1	1	35	7,558	\$13,176	\$446.76	\$856.45	\$1,303.21
2704010010360907	1	1	36	11,218	\$19,557	\$663.10	\$1,271.20	\$1,934.30
2704010010370907	1	1	37	8,728	\$15,216	\$515.92	\$989.03	\$1,504.95
2704010010380907	1	1	38	9,204	\$16,046	\$544.05	\$1,042.98	\$1,587.03
2704010010390907	1	1	39	8,676	\$15,125	\$512.84	\$983.15	\$1,495.99
2704010010400907	1	1	40	7,148	\$12,461	\$422.52	\$810.00	\$1,232.52
2704010010410907	1	1	41	8,202	\$13,814	\$516.34	\$897.92	\$1,414.26
2704010010420907	1	1	42	7,010	\$11,807	\$441.30	\$767.42	\$1,208.72
2704010010430907	1	1	43	6,878	\$11,991	\$406.56	\$779.40	\$1,185.96
2704010010440907	1	1	44	12,530	\$21,844	\$740.66	\$1,419.86	\$2,160.52
2704010010450907	1	1	45	9,751	\$16,999	\$576.39	\$1,104.96	\$1,681.35
2704010010460907	1	1	46	11,078	\$19,313	\$654.83	\$1,255.33	\$1,910.16
2704010010470907	1	1	47	10,758	\$18,119	\$677.25	\$1,177.73	\$1,854.98
2704010010480907	1	1	48	6,335	\$11,396	\$351.61	\$740.72	\$1,092.33
2704010010490907	1	1	49	7,333	\$12,784	\$433.46	\$830.96	\$1,264.42
2704010020010907	1	2	1	7,122	\$12,811	\$395.29	\$832.74	\$1,228.03
2704010020020907	1	2	2	7,254	\$12,646	\$428.79	\$822.00	\$1,250.79
2704010020030900	1	2	3	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2704010020040907	1	2	4	5,700	\$9,600	\$358.83	\$667.17	\$1,026.00
2704010020050907	1	2	5	5,700	\$9,600	\$358.83	\$624.01	\$982.84
2704010020060907	1	2	6	5,700	\$9,600	\$358.83	\$624.01	\$982.84
2704010020070907	1	2	7	5,700	\$9,600	\$358.83	\$624.01	\$982.84
2704010020080907	1	2	8	5,700	\$9,600	\$358.83	\$624.01	\$982.84
2704010020090907	1	2	9	5,700	\$9,600	\$358.83	\$624.01	\$982.84
2704010020100907	1	2	10	5,700	\$9,600	\$358.83	\$624.01	\$982.84
2704010020110907	1	2	11	5,700	\$9,937	\$336.93	\$645.91	\$982.84
2704010020120907	1	2	12	5,700	\$9,600	\$358.83	\$624.01	\$982.84
2704010020130907	1	2	13	5,700	\$9,600	\$358.83	\$624.01	\$982.84
2704010020140907	1	2	14	5,700	\$9,937	\$336.93	\$645.91	\$982.84
2704010020150907	1	2	15	5,700	\$9,600	\$358.83	\$624.01	\$982.84
2704010020160907	1	2	16	5,700	\$9,600	\$358.83	\$624.01	\$982.84
2704010020170907	1	2	17	5,700	\$9,937	\$336.93	\$645.91	\$982.84
2704010020180907	1	2	18	5,700	\$9,600	\$358.83	\$624.01	\$982.84
2704010020190907	1	2	19	5,700	\$10,253	\$316.37	\$666.47	\$982.84
2704010020200907	1	2	20	5,700	\$10,253	\$316.37	\$666.47	\$982.84
2704010020210907	1	2	21	5,700	\$9,937	\$336.93	\$645.91	\$982.84
2704010020220907	1	2	22	5,700	\$10,253	\$316.37	\$666.47	\$982.84



**Appendix B**  
**Assessment Roll Summary Sections 1 and 2**

Parcel ID	Section	Block	Lot	Lot Area (S.F.)	Current Outstanding Assessment	Annual Principal	Annual Interest & Administrative Expenses	Current Annual Installment Amount
2704010020230907	1	2	23	5,700	\$10,253	\$316.37	\$666.47	\$982.84
2704010020240907	1	2	24	5,824	\$10,477	\$323.25	\$680.97	\$1,004.22
2704010020250907	1	2	25	8,185	\$14,724	\$454.29	\$957.03	\$1,411.32
2704010020260907	1	2	26	12,784	\$22,997	\$709.55	\$1,494.77	\$2,204.32
2704010020270907	1	2	27	8,742	\$15,240	\$516.75	\$990.62	\$1,507.37
2704010020280907	1	2	28	6,553	\$11,424	\$387.35	\$742.57	\$1,129.92
2704010020290907	1	2	29	7,576	\$13,208	\$447.82	\$858.50	\$1,306.32
2704010020300907	1	2	30	5,865	\$10,225	\$346.68	\$664.61	\$1,011.29
2704010020310907	1	2	31	5,505	\$9,597	\$325.40	\$623.82	\$949.22
2704010020320907	1	2	32	5,490	\$9,571	\$324.52	\$622.11	\$946.63
2704010020330907	1	2	33	6,867	\$11,972	\$405.91	\$778.15	\$1,184.06
2704010020340907	1	2	34	8,650	\$15,080	\$511.31	\$980.19	\$1,491.50
2704010020350907	1	2	35	6,268	\$11,275	\$347.89	\$732.89	\$1,080.78
2704010020360907	1	2	36	11,272	\$19,651	\$666.30	\$1,277.31	\$1,943.61
2704010020370907	1	2	37	9,724	\$16,952	\$574.79	\$1,101.90	\$1,676.69
2704010020380907	1	2	38	10,060	\$17,538	\$594.65	\$1,139.98	\$1,734.63
2704010020390907	1	2	39	12,102	\$21,098	\$715.36	\$1,371.37	\$2,086.73
2704010020400907	1	2	40	6,492	\$11,318	\$383.75	\$735.65	\$1,119.40
2704010020410907	1	2	41	5,700	\$9,937	\$336.93	\$645.91	\$982.84
2704010020420907	1	2	42	5,700	\$9,937	\$336.93	\$645.91	\$982.84
2704010020430907	1	2	43	5,693	\$9,925	\$336.52	\$645.11	\$981.63
2704010020440907	1	2	44	7,506	\$13,086	\$443.68	\$850.57	\$1,294.25
2704010020450907	1	2	45	10,573	\$18,432	\$624.98	\$1,198.10	\$1,823.08
2704010020460907	1	2	46	6,397	\$11,152	\$378.13	\$724.89	\$1,103.02
2704010020470907	1	2	47	5,948	\$10,369	\$351.59	\$674.01	\$1,025.60
2704010020480907	1	2	48	5,948	\$10,369	\$351.59	\$674.01	\$1,025.60
2704010020490907	1	2	49	5,948	\$10,369	\$351.59	\$674.01	\$1,025.60
2704010020500907	1	2	50	5,948	\$10,700	\$330.13	\$682.78	\$1,012.91
2704010020510907	1	2	51	5,948	\$10,369	\$351.59	\$649.59	\$1,001.18
2704010020520907	1	2	52	6,124	\$11,016	\$339.90	\$679.75	\$1,019.65
2704010030010907	1	3	1	6,059	\$10,563	\$358.15	\$686.59	\$1,044.74
2704010030020907	1	3	2	5,300	\$9,240	\$313.29	\$600.58	\$913.87
2704010030030907	1	3	3	5,300	\$9,240	\$313.29	\$600.58	\$913.87
2704010030040907	1	3	4	5,300	\$9,240	\$313.29	\$600.58	\$913.87
2704010030050907	1	3	5	6,830	\$11,907	\$403.73	\$773.95	\$1,177.68
2704010030060907	1	3	6	12,668	\$22,085	\$748.81	\$1,435.51	\$2,184.32
2704010030070907	1	3	7	8,644	\$14,559	\$544.16	\$946.31	\$1,490.47
2704010030080907	1	3	8	9,920	\$17,845	\$550.59	\$1,159.90	\$1,710.49
2704010030090907	1	3	9	8,909	\$15,532	\$526.62	\$1,009.54	\$1,536.16
2704010030100907	1	3	10	11,063	\$18,633	\$696.45	\$1,211.12	\$1,907.57
2704010030110907	1	3	11	7,930	\$13,825	\$468.75	\$898.61	\$1,367.36
2704010030120907	1	3	12	9,082	\$15,833	\$536.84	\$1,029.15	\$1,565.99
2704010030130907	1	3	13	5,666	\$9,878	\$334.92	\$642.06	\$976.98
2704010030140907	1	3	14	5,949	\$10,020	\$374.51	\$651.26	\$1,025.77
2704010030150907	1	3	15	6,512	\$11,714	\$361.44	\$761.41	\$1,122.85
2704010030160907	1	3	16	7,640	\$12,868	\$480.96	\$836.39	\$1,317.35
2704010030170907	1	3	17	8,814	\$14,845	\$554.87	\$964.91	\$1,519.78
2704010030180907	1	3	18	7,299	\$12,293	\$459.49	\$799.06	\$1,258.55
2704010030190907	1	3	19	6,218	\$10,840	\$367.55	\$704.61	\$1,072.16
2704010030200907	1	3	20	6,066	\$10,217	\$381.87	\$664.08	\$1,045.95
2704010030210907	1	3	21	7,163	\$12,885	\$397.57	\$837.53	\$1,235.10
2704010030220907	1	3	22	7,028	\$12,642	\$390.08	\$821.74	\$1,211.82
2704010030230907	1	3	23	9,817	\$17,659	\$544.87	\$1,147.86	\$1,692.73
2704010030240907	1	3	24	6,843	\$12,310	\$379.81	\$800.12	\$1,179.93
2704010030250907	1	3	25	5,578	\$9,724	\$329.72	\$632.08	\$961.80
2704010030260907	1	3	26	5,576	\$10,030	\$309.48	\$651.98	\$961.46
2704010030270907	1	3	27	5,539	\$9,964	\$307.43	\$647.65	\$955.08
2704010030280907	1	3	28	5,469	\$9,838	\$303.55	\$639.46	\$943.01
2704010030290907	1	3	29	5,501	\$9,590	\$325.17	\$623.36	\$948.53
2704010030300907	1	3	30	5,504	\$9,901	\$305.49	\$643.55	\$949.04
2704010030310907	1	3	31	5,480	\$9,858	\$304.16	\$640.75	\$944.91
2704010030320907	1	3	32	5,558	\$9,998	\$308.49	\$649.87	\$958.36
2704010030330907	1	3	33	5,574	\$9,717	\$329.48	\$631.63	\$961.11
2704010030340907	1	3	34	7,156	\$12,475	\$423.00	\$810.90	\$1,233.90
2704010030350907	1	3	35	7,307	\$12,307	\$460.00	\$799.93	\$1,259.93
2704010030360907	1	3	36	5,724	\$9,641	\$360.34	\$626.64	\$986.98
2704010030370907	1	3	37	5,724	\$9,979	\$338.35	\$648.63	\$986.98
2704010030380907	1	3	38	6,652	\$11,597	\$393.20	\$753.79	\$1,146.99
2704020010010907	2	1	1	8,989	\$16,170	\$498.92	\$1,051.04	\$1,549.96
2704020010020907	2	1	2	7,478	\$13,452	\$415.05	\$874.37	\$1,289.42
2704020010030907	2	1	3	7,473	\$13,028	\$441.73	\$846.83	\$1,288.56



**Appendix B**  
**Assessment Roll Summary Sections 1 and 2**

Parcel ID	Section	Block	Lot	Lot Area (S.F.)	Current Outstanding		Annual Interest & Administrative Expenses	Current Annual Installment Amount
					Assessment	Annual Principal		
2704020010040907	2	1	4	7,472	\$12,585	\$470.38	\$818.00	\$1,288.38
2704020020010907	2	2	1	7,380	\$12,430	\$464.59	\$807.93	\$1,272.52
2704020020020907	2	2	2	7,380	\$12,430	\$464.59	\$807.93	\$1,272.52
2704020020030907	2	2	3	7,380	\$12,866	\$436.24	\$836.28	\$1,272.52
2704020020040907	2	2	4	8,120	\$14,156	\$479.98	\$920.14	\$1,400.12
2704020020050907	2	2	5	9,540	\$16,068	\$600.57	\$1,044.39	\$1,644.96
2704020020060907	2	2	6	11,643	\$20,944	\$646.22	\$1,361.36	\$2,007.58
2704020020070907	2	2	7	8,355	\$14,072	\$525.97	\$914.67	\$1,440.64
2704020020080907	2	2	8	7,786	\$13,114	\$490.15	\$852.38	\$1,342.53
2704020020090907	2	2	9	8,439	\$14,213	\$531.26	\$923.86	\$1,455.12
2704020020100907	2	2	10	8,274	\$13,935	\$520.87	\$905.80	\$1,426.67
2704020020110907	2	2	11	7,057	\$11,886	\$444.26	\$772.57	\$1,216.83
2704020020120907	2	2	12	7,381	\$12,431	\$464.66	\$808.03	\$1,272.69
2704020020130907	2	2	13	7,381	\$12,868	\$436.30	\$836.39	\$1,272.69
2704020020140907	2	2	14	7,381	\$13,277	\$409.67	\$863.02	\$1,272.69
2704020020150907	2	2	15	7,381	\$12,431	\$464.66	\$808.03	\$1,272.69
2704020020160907	2	2	16	7,381	\$12,431	\$464.66	\$808.03	\$1,272.69
2704020020170907	2	2	17	7,381	\$12,431	\$464.66	\$808.03	\$1,272.69
2704020020180907	2	2	18	7,381	\$12,431	\$464.66	\$808.03	\$1,272.69
2704020020190907	2	2	19	7,381	\$12,431	\$464.66	\$808.03	\$1,272.69
2704020020200907	2	2	20	7,381	\$12,431	\$464.66	\$808.03	\$1,272.69
2704020020210907	2	2	21	7,381	\$12,431	\$464.66	\$808.03	\$1,272.69
2704020020220907	2	2	22	7,381	\$12,431	\$464.66	\$808.03	\$1,272.69
2704020020230907	2	2	23	7,381	\$12,868	\$436.30	\$836.39	\$1,272.69
2704020020240907	2	2	24	7,733	\$13,024	\$486.81	\$846.58	\$1,333.39
2704020020250907	2	2	25	11,862	\$21,338	\$658.38	\$1,386.96	\$2,045.34
2704020020260907	2	2	26	16,275	\$28,373	\$962.03	\$1,844.24	\$2,806.27
2704020020270907	2	2	27	9,878	\$16,637	\$621.85	\$1,081.40	\$1,703.25
2704020020280907	2	2	28	7,380	\$12,430	\$464.59	\$807.93	\$1,272.52
2704020020290907	2	2	29	7,380	\$12,430	\$464.59	\$807.93	\$1,272.52
2704020020300907	2	2	30	7,917	\$13,334	\$498.40	\$866.71	\$1,365.11
2704020030010907	2	3	1	7,472	\$12,585	\$470.38	\$818.00	\$1,288.38
2704020030020907	2	3	2	8,161	\$13,745	\$513.76	\$893.43	\$1,407.19
2704020040010907	2	4	1	7,916	\$13,332	\$498.34	\$866.60	\$1,364.94
2704020040020907	2	4	2	7,130	\$12,430	\$421.46	\$807.95	\$1,229.41
2704020040030907	2	4	3	7,130	\$12,430	\$421.46	\$807.95	\$1,229.41
2704020040040907	2	4	4	7,130	\$12,009	\$448.85	\$780.56	\$1,229.41
2704020040050907	2	4	5	7,177	\$14,839	\$273.00	\$964.52	\$1,237.52
2704020040060907	2	4	6	8,627	\$15,040	\$509.95	\$977.59	\$1,487.54
2704020040070907	2	4	7	13,266	\$23,864	\$736.30	\$1,551.13	\$2,287.43
2704020040080907	2	4	8	11,384	\$19,846	\$672.92	\$1,290.00	\$1,962.92
2704020040090907	2	4	9	15,384	\$25,910	\$968.47	\$1,685.16	\$2,653.63
2704020040100907	2	4	10	7,569	\$13,195	\$447.41	\$857.70	\$1,305.11
2704020040110907	2	4	11	7,269	\$12,243	\$457.60	\$795.78	\$1,253.38
2704020040120907	2	4	12	7,251	\$12,212	\$456.47	\$793.81	\$1,250.28
2704020040130907	2	4	13	7,218	\$12,584	\$426.66	\$817.93	\$1,244.59
2704020040140907	2	4	14	7,184	\$12,100	\$452.25	\$786.47	\$1,238.72
2704020040150907	2	4	15	7,937	\$13,368	\$499.66	\$868.90	\$1,368.56
2704020040160907	2	4	16	7,376	\$13,268	\$409.39	\$862.44	\$1,271.83
2704020040170907	2	4	17	6,900	\$12,412	\$382.97	\$806.78	\$1,189.75
2704020040180907	2	4	18	6,900	\$11,621	\$434.37	\$755.38	\$1,189.75
2704020040190907	2	4	19	6,900	\$12,029	\$407.86	\$781.89	\$1,189.75
2704020040200907	2	4	20	6,900	\$11,621	\$434.37	\$755.38	\$1,189.75
2704020040210907	2	4	21	6,900	\$12,029	\$407.86	\$781.89	\$1,189.75
2704020040220907	2	4	22	6,900	\$12,029	\$407.86	\$781.89	\$1,189.75
2704020040230907	2	4	23	6,900	\$11,621	\$434.37	\$755.38	\$1,189.75
2704020040240907	2	4	24	7,130	\$12,009	\$448.85	\$780.56	\$1,229.41
2704020040250907	2	4	25	7,916	\$14,240	\$439.36	\$925.58	\$1,364.94
2704020040260907	2	4	26	7,130	\$12,430	\$421.46	\$807.95	\$1,229.41
2704020040270907	2	4	27	8,546	\$14,394	\$538.00	\$935.57	\$1,473.57
2704020040280907	2	4	28	8,536	\$14,881	\$504.57	\$967.28	\$1,471.85
2704020040290907	2	4	29	7,130	\$12,009	\$448.85	\$780.56	\$1,229.41
2704020040300907	2	4	30	7,130	\$12,430	\$421.46	\$807.95	\$1,229.41
2704020040310907	2	4	31	8,369	\$15,055	\$464.50	\$978.55	\$1,443.05
<b>Total</b>				<b>1,513,540</b>	<b>\$2,627,690</b>	<b>\$90,177.76</b>	<b>\$170,759.81</b>	<b>\$260,937.57</b>

**APPENDIX C**  
**ASSESSMENT ROLL SUMMARY – SECTIONS 3, 3A, AND 3B**



Appendix C  
Assessment Roll Summary - Section 3, 3A, and 3B

Parcel ID	Section	Block	Lot	Lot Area (S.F.)	Current Outstanding Assessment	Annual Principal	Annual Interest & Administrative Expenses	Current Annual Installment Amount
2704030010010907	3	1	1	8,303	\$15,369	\$432.71	\$998.96	\$1,431.67
2704030010020907	3	1	2	7,957	\$14,728	\$414.68	\$957.33	\$1,372.01
2704030010030907	3	1	3	7,944	\$15,801	\$342.73	\$1,027.04	\$1,369.77
2704030010040907	3	1	4	11,156	\$20,068	\$619.19	\$1,306.80	\$1,925.99
2704030010050907	3	1	5	14,881	\$27,544	\$775.53	\$1,790.37	\$2,565.90
2704030010060907	3	1	6	13,410	\$23,378	\$792.67	\$1,519.59	\$2,312.26
2704030010070907	3	1	7	9,000	\$15,690	\$531.99	\$1,019.86	\$1,551.85
2704030010080907	3	1	8	7,177	\$12,910	\$398.34	\$840.71	\$1,239.05
2704030010090907	3	1	9	7,200	\$13,679	\$352.33	\$889.15	\$1,241.48
2704030010100907	3	1	10	7,665	\$13,788	\$425.43	\$897.87	\$1,323.30
2704030010110907	3	1	11	7,340	\$12,796	\$433.87	\$831.75	\$1,265.62
2704030010120907	3	1	12	6,900	\$12,029	\$407.86	\$781.89	\$1,189.75
2704030010130907	3	1	13	7,476	\$13,033	\$441.91	\$847.16	\$1,289.07
2704030010140907	3	1	14	8,264	\$14,866	\$458.68	\$968.03	\$1,426.71
2704030010150907	3	1	15	8,245	\$14,832	\$457.62	\$965.81	\$1,423.43
2704030010160907	3	1	16	8,284	\$14,902	\$459.79	\$970.37	\$1,430.16
2704030010170907	3	1	17	8,380	\$15,074	\$465.11	\$981.63	\$1,446.74
2704030010180907	3	1	18	8,529	\$15,787	\$444.49	\$1,026.15	\$1,470.64
2704030010190907	3	1	19	8,023	\$14,850	\$418.12	\$965.27	\$1,383.39
2704030010200907	3	1	20	7,680	\$13,815	\$426.26	\$899.63	\$1,325.89
2704030010210907	3	1	21	8,653	\$14,574	\$544.73	\$947.29	\$1,492.02
2704030010220907	3	1	22	10,726	\$18,065	\$675.23	\$1,174.23	\$1,849.46
2704030010230907	3	1	23	9,698	\$16,907	\$573.25	\$1,098.96	\$1,672.21
2704030010240907	3	1	24	14,207	\$25,556	\$788.53	\$1,664.19	\$2,452.72
2704030010250907	3	1	25	12,153	\$21,187	\$718.37	\$1,377.15	\$2,095.52
2704030010260907	3	1	26	15,089	\$25,413	\$949.89	\$1,651.88	\$2,601.77
2704030010270907	3	1	27	8,385	\$14,618	\$495.64	\$950.17	\$1,445.81
2704030010280907	3	1	28	7,500	\$13,075	\$443.33	\$849.88	\$1,293.21
2704030010290907	3	1	29	7,500	\$13,491	\$416.27	\$878.54	\$1,294.81
2704030010300907	3	1	30	7,500	\$13,491	\$416.27	\$878.54	\$1,294.81
2704030010310907	3	1	31	7,500	\$13,075	\$443.33	\$849.88	\$1,293.21
2704030010320907	3	1	32	7,500	\$12,632	\$472.15	\$821.06	\$1,293.21
2704030010330907	3	1	33	7,500	\$12,632	\$472.15	\$821.06	\$1,293.21
2704030010340907	3	1	34	7,500	\$13,491	\$416.27	\$878.54	\$1,294.81
2704030010350907	3	1	35	8,771	\$15,291	\$518.46	\$993.91	\$1,512.37
2704030010360907	3	1	36	15,567	\$26,219	\$979.98	\$1,704.21	\$2,684.19
2704030010370907	3	1	37	8,962	\$15,094	\$564.18	\$981.12	\$1,545.30
2704030010380907	3	1	38	7,380	\$12,866	\$436.24	\$836.28	\$1,272.52
2704030010390907	3	1	39	7,380	\$13,276	\$409.61	\$864.49	\$1,274.10
2704030010400907	3	1	40	7,380	\$12,866	\$436.24	\$836.28	\$1,272.52
2704030010410907	3	1	41	7,380	\$12,430	\$464.59	\$807.93	\$1,272.52
2704030010420907	3	1	42	8,106	\$14,581	\$449.91	\$949.52	\$1,399.43
2704030010430907	3	1	43	8,485	\$14,291	\$534.15	\$928.90	\$1,463.05
2704030010440907	3	1	44	9,483	\$15,972	\$596.98	\$1,038.16	\$1,635.14
2704030010450907	3	1	45	9,307	\$19,575	\$332.41	\$1,272.38	\$1,604.79
2704030010460907	3	1	46	9,437	\$16,452	\$557.83	\$1,069.37	\$1,627.20
2704030020010907	3	2	1	9,008	\$16,673	\$469.45	\$1,083.78	\$1,553.23
2704030020020907	3	2	2	8,477	\$15,249	\$470.50	\$992.98	\$1,463.48
2704030020030907	3	2	3	8,576	\$15,427	\$475.99	\$1,004.58	\$1,480.57
2704030020040907	3	2	4	8,366	\$15,049	\$464.34	\$979.98	\$1,444.32
2704030020050907	3	2	5	8,177	\$15,135	\$426.15	\$983.79	\$1,409.94
2704030020060907	3	2	6	8,189	\$14,276	\$484.06	\$927.95	\$1,412.01
2704030020070907	3	2	7	7,593	\$14,054	\$395.71	\$913.54	\$1,309.25
2704030020080907	3	2	8	7,193	\$12,939	\$399.23	\$842.58	\$1,241.81
2704030020090907	3	2	9	8,182	\$15,145	\$426.41	\$984.40	\$1,410.81
2704030020100907	3	2	10	7,952	\$14,304	\$441.36	\$931.49	\$1,372.85
2704030020110907	3	2	11	6,900	\$11,621	\$434.37	\$755.38	\$1,189.75
2704030020120907	3	2	12	6,900	\$12,772	\$359.60	\$830.15	\$1,189.75
2704030020130907	3	2	13	6,900	\$12,772	\$359.60	\$830.15	\$1,189.75
2704030020140907	3	2	14	8,121	\$14,158	\$480.04	\$920.25	\$1,400.29
2704030020150907	3	2	15	9,296	\$17,207	\$484.46	\$1,118.43	\$1,602.89
2704030020160907	3	2	16	9,358	\$17,321	\$487.70	\$1,125.98	\$1,613.68
2704030020170907	3	2	17	9,249	\$15,578	\$582.25	\$1,012.54	\$1,594.79
2704030020180907	3	2	18	8,963	\$17,029	\$438.60	\$1,106.87	\$1,545.47
2704030020190907	3	2	19	7,448	\$12,984	\$440.25	\$843.99	\$1,284.24
2704030020200907	3	2	20	8,331	\$14,524	\$492.45	\$944.05	\$1,436.50



Appendix C  
Assessment Roll Summary - Section 3, 3A, and 3B

Parcel ID	Section	Block	Lot	Lot Area (S.F.)	Current Outstanding Assessment	Annual Principal	Annual Interest & Administrative Expenses	Current Annual Installment Amount
2704310010010907	3A	1	1	7,472	\$13,026	\$441.67	\$846.71	\$1,288.38
2704310010020907	3A	1	2	7,472	\$13,830	\$389.41	\$898.97	\$1,288.38
2704310010030907	3A	1	3	7,472	\$13,026	\$441.67	\$846.71	\$1,288.38
2704310010040907	3A	1	4	7,658	\$13,776	\$425.04	\$897.05	\$1,322.09
2704310010050907	3A	1	5	12,496	\$21,046	\$786.66	\$1,368.00	\$2,154.66
2704310010060907	3A	1	6	13,572	\$23,661	\$802.25	\$1,537.94	\$2,340.19
2704310010070907	3A	1	7	7,060	\$13,068	\$367.93	\$849.41	\$1,217.34
2704310010080907	3A	1	8	7,044	\$12,671	\$390.96	\$825.13	\$1,216.09
2704310010090907	3A	1	9	7,098	\$12,768	\$393.96	\$831.45	\$1,225.41
2704310010100907	3A	1	10	8,081	\$14,088	\$477.67	\$915.72	\$1,393.39
2704310010110907	3A	1	11	8,432	\$15,607	\$439.44	\$1,014.47	\$1,453.91
2704310010120907	3A	1	12	7,044	\$12,671	\$390.96	\$825.13	\$1,216.09
2704310010130907	3A	1	13	7,044	\$11,864	\$443.44	\$771.14	\$1,214.58
2704310010140907	3A	1	14	7,028	\$12,252	\$415.43	\$796.39	\$1,211.82
2704310010150907	3A	1	15	10,386	\$17,492	\$653.83	\$1,137.01	\$1,790.84
2704310010160907	3A	1	16	14,585	\$24,565	\$918.16	\$1,596.70	\$2,514.86
2704310010170907	3A	1	17	7,852	\$13,225	\$494.30	\$859.61	\$1,353.91
2704310010180907	3A	1	18	7,472	\$13,441	\$414.72	\$875.26	\$1,289.98
2704320010010907	3B	1	1	7,456	\$13,412	\$413.83	\$873.39	\$1,287.22
2704320010020907	3B	1	2	6,900	\$12,029	\$407.86	\$781.89	\$1,189.75
2704320010030907	3B	1	3	6,900	\$11,621	\$434.37	\$755.38	\$1,189.75
2704320010040907	3B	1	4	7,165	\$12,491	\$423.53	\$811.92	\$1,235.45
2704320010050907	3B	1	5	7,386	\$12,440	\$464.97	\$808.58	\$1,273.55
2704320010060907	3B	1	6	7,388	\$13,290	\$410.05	\$865.43	\$1,275.48
2704320010070907	3B	1	7	7,082	\$12,346	\$418.62	\$799.07	\$1,217.69
2704320010080907	3B	1	8	7,094	\$12,367	\$419.33	\$803.88	\$1,223.21
2704320010090907	3B	1	9	9,117	\$15,355	\$573.94	\$998.09	\$1,572.03
<b>Total</b>				<b>797,798</b>	<b>\$1,413,707</b>	<b>\$45,671.82</b>	<b>\$91,932.58</b>	<b>\$137,604.40</b>

**APPENDIX D**  
**PID ASSESSMENT NOTICE**

**PID Assessment Notice**

**NOTICE OF OBLIGATION TO PAY PUBLIC IMPROVEMENT DISTRICT ASSESSMENT TO  
CITY OF MISSOURI CITY, 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 Missouri City, 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 Missouri City Public Improvement District No. Four (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](mailto: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