

CITY OF GAINESVILLE, TEXAS

ORDINANCE NO. 1572-08-2024

A SUPPLEMENTAL ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GAINESVILLE, TEXAS APPROVING THE 2024 ANNUAL UPDATE TO THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR THE LIBERTY POINTE PUBLIC IMPROVEMENT DISTRICT INCLUDING THE COLLECTION OF THE 2024 ANNUAL INSTALLMENTS; WAIVING THE REQUIREMENT OF THREE SEPARATE READINGS PER SECTION 3.13 OF THE CHARTER OF THE CITY OF GAINESVILLE.

WHEREAS, on March 2, 2023, the City of Gainesville (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 an area within the corporate limits of the City to be known as the Liberty Pointe Public Improvement District (the "Liberty Pointe PID"); 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 Liberty Pointe PID, as determined by the then current ad valorem tax rolls of the Cooke 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, after publication of notice of such public hearing, and mailing notice of the hearing, the City Council of the City (the "City Council") held the public hearing on August 15, 2023, in the manner required by law on the advisability of the Authorized Improvements described in the petition as required by Sec. 372.009 of the Act and made the findings required by Sec. 372.009(b) of the Act and, by Resolution No. 05-16-2023D adopted by a majority of the members of the City Council, authorized the Liberty Pointe PID in accordance with its finding as to the advisability of certain public improvement projects (the "Authorized Improvements"); and

WHEREAS, the City filed the Authorization Resolution with the Cooke County Clerk as required by law, as recorded in the Real Property Records of Cooke County as Document No. 00003420; and

WHEREAS, no written protests of the Liberty Pointe PID from any owners of record of property within the Liberty Pointe PID were filed with the City within twenty (20) days after August 15, 2023; and

WHEREAS, the City, pursuant to Section 372.016(b) of the Act, published notice on July 29, 2023, in the *Gainesville Daily Register*, a newspaper of general circulation in the corporate limits of the City to consider the proposed Service and Assessment Plan for the Liberty Pointe PID and the levy of the Assessments on property in the Liberty Pointe PID; 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 for the Liberty Pointe PID (the "Service and Assessment Plan") and the related assessment roll (the "Assessment Roll") and the levy of Assessments on property in the Liberty Pointe PID to the address of the last known address of the owners of the property liable for the Assessments; and

WHEREAS, the City Council convened the hearing on the 15th day of August, 2023, 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 each proposed Assessment, and to offer testimony pertinent to any issue presented on the amount of the Assessment, the allocation of the costs of the Authorized Improvements, the purposes of the Assessment, the special benefits of the Assessment, and the penalties and interest on annual installments and on delinquent annual installments of the Assessments; and

WHEREAS, on August 15, 2023, the City Council adopted Ordinance No. 1544-08-2023 accepting and approving the Service and Assessment Plan and Assessment Roll for the Authorized Improvements for the Liberty Pointe PID; making a finding of special benefit to certain property in the corporate limits of the City; levying Special Assessments against certain property within the corporate limits of the City and establishing a lien on such property; providing for payment of the Special Assessment in accordance with Chapter 372, Texas Local Government Code, as amended; providing for the method of Special Assessment and the payment of the Special Assessment; providing penalties and interest on delinquent Special Assessments; providing for severability and providing an effective date; 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; and

WHEREAS, the City Council now desires to proceed with the adoption of this Ordinance for the Annual Service Plan Update and the updated Assessment Roll attached thereto, in conformity with the requirements of the PID Act; and

WHEREAS, the City Council finds the passage of this Ordinance to be in the best interest for the citizens of Gainesville.

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

SECTION 1: That 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: That the Annual Service Plan Update and updated Assessment Roll attached hereto as Exhibit A are hereby accepted as provided.

SECTION 3: If any portion of this Ordinance shall, for any reason, be declared invalid by any court of competent jurisdiction, such invalidity shall not affect the remaining provisions hereof and the Council hereby determines that it would have adopted this Ordinance without the invalid provision.

SECTION 4: That this Ordinance shall be cumulative of all other City Ordinances and all other provisions of other Ordinances adopted by the City which are inconsistent with the terms or provisions of this Ordinance are hereby repealed.

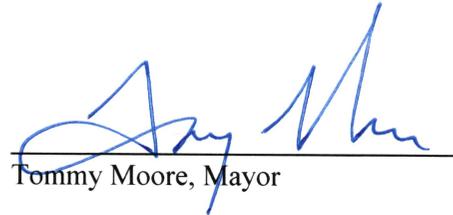
SECTION 5: It is hereby declared to be the intention of the City Council of the City of Gainesville, Texas, that sections, paragraphs, clauses and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared legally invalid or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such legal invalidity or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance since the same would have been enacted by the City Council of the City of

Gainesville without the incorporation in this Ordinance of any such legally invalid or unconstitutional, phrase, sentence, paragraph or section.

SECTION 6: This ordinance shall take effect immediately from and after its passage as the law in such case provides.

SECTION 7: This ordinance is passed by majority vote, with the requirement of three separate readings, be waived per Section 3.13 of the City Charter of the City of Gainesville.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GAINESVILLE, TEXAS, THIS 20TH DAY OF AUGUST, 2024.



Tommy Moore, Mayor

ATTEST:



Diana Alcalá, City Secretary

APPROVED AS TO FORM:

Susan Thomas, City Attorney

Exhibit A

2024 Annual Service Plan Update

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LIBERTY POINTE PUBLIC
IMPROVEMENT DISTRICT
2024 ANNUAL SERVICE PLAN UPDATE

AUGUST 20, 2024

INTRODUCTION

Capitalized terms used in this 2024 Annual Service Plan Update shall have the meanings set forth in the original Service and Assessment Plan (the “2023 SAP”).

The District was created pursuant to the PID Act by Resolution No. 05-16-2023D on May 16, 2023 by the City Council to finance certain Authorized Improvements for the benefit of the property in the District.

On August 15, 2023, the City approved the 2023 SAP for the District by adopting Ordinance No. 1544-08-2023 which approved the levy of Assessments for Assessed Property within the District and approved the Assessment Rolls.

The 2023 SAP identified the Authorized Improvements to be constructed for the benefit of the Assessed Property within the District, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the District for the costs of the Authorized Improvements. Pursuant to the PID Act, the 2023 SAP must be reviewed and updated annually. This document is the Annual Service Plan Update for 2024.

The City Council also adopted an Assessment Roll identifying the Assessments on each Lot within the District, based on the method of assessment identified in the 2023 SAP. This 2024 Annual Service Plan Update also updates the Assessment Roll for 2024.

PARCEL SUBDIVISION

Improvement Area #1

- The amending plat of Liberty Pointe Phase 1, attached hereto as **Exhibit C**, was filed and recorded with the County on January 31st, 2024, and consists of 104 residential Lots and 1 Lot of Non-Benefitted Property.

See the anticipated Lot Type classification summary within Improvement Area #1 below:

| Improvement Area #1 | |
|---------------------|----------------|
| Lot Type | Number of Lots |
| 1 | 208 |
| Total | 208 |

See **Exhibit D** for the Lot Type classification map.

LOT AND HOME SALES

Improvement Area #1

Per the Developer, the lot ownership composition is provided below:

- Developer Owned:
 - Lot Type 1: 183 Lots
- Homebuilder Owned:
 - Lot Type 1: 21 Lots
- End-User Owned:
 - Lot Type 1: 4 Lots

See **Exhibit E** for the buyer disclosures.

AUTHORIZED IMPROVEMENTS

Improvement Area #1

Per the Developer as of March 31, 2024, the Authorized Improvements listed in the 2023 SAP for the Improvement Area are currently under construction and projected to be completed in the third quarter of 2024. The budget for the Authorized Improvements remains unchanged as shown on the table below.

| Authorized Improvement Budget - Improvement Area #1 | | | | |
|---|------------------------|------------------------------|-------------------------|--------------------------|
| Authorized Improvements | Budget | Spent to Date ⁽¹⁾ | Percent of Budget Spent | Forecast Completion Date |
| <i>Improvement Area #1 Improvements</i> | | | | |
| Excavation & Erosion Control | \$ 564,235.50 | | 0.00% | Q4 2025 |
| Water Distribution | \$ 1,167,856.50 | | 0.00% | Q4 2025 |
| Sanitary Sewer | \$ 1,062,042.70 | | 0.00% | Q4 2025 |
| Storm Sewer | \$ 726,315.00 | | 0.00% | Q4 2025 |
| Street Paving | \$ 2,545,642.10 | \$ 832,811.85 | 32.72% | Q4 2025 |
| Soft Costs | \$ 1,634,570.50 | | 0.00% | Q4 2025 |
| | <u>\$ 7,700,662.30</u> | <u>\$ 832,811.85</u> | | |
| <i>Major Improvements</i> | | | | |
| Excavation & Grading | \$ 164,000.00 | | 0.00% | Q4 2025 |
| Offsite Sanitary Sewer | \$ - | | 0.00% | Q4 2025 |
| Storm Sewer | \$ 596,710.00 | | 0.00% | Q4 2025 |
| Soft Costs | \$ 190,177.00 | | 0.00% | Q4 2025 |
| | <u>\$ 950,887.00</u> | <u>\$ -</u> | | |

⁽¹⁾ As per the original Service and Assessment Plan, there is \$18,505,891 in Owner Contribution and Other Entity Contribution applicable to Major Improvements and the Improvement Area #1 allocable share of Major Improvements, which is not reflected in the table above. According to the Developer, as of March 31, 2024, a total of approximately \$3,422,314 has been spent.

OUTSTANDING ASSESSMENT

Improvement Area #1 has an outstanding Assessment of \$5,568,994.37.

ANNUAL INSTALLMENT DUE 1/31/2025

- **Principal and Interest** – The total principal and interest required for the Annual Installment is \$412,045.63

- **Annual Collection Costs** – The cost of administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs budgeted for the Annual Installment is \$27,276.00.

| Improvement Area #1 | |
|--------------------------------------|---------------------|
| Annual Collection Costs Breakdown | |
| Administration | \$ 18,360.00 |
| City Auditor | 1,000.00 |
| Filing Fees | 1,000.00 |
| County Collection | 916.00 |
| Miscellaneous | 1,000.00 |
| Draw Request Review | 5,000.00 |
| Total Annual Collection Costs | \$ 27,276.00 |

| Improvement Area #1 | |
|---------------------------------|-------------------|
| Due January 31, 2025 | |
| Principal | \$ 50,060.99 |
| Interest | 361,984.63 |
| Annual Collection Costs | 27,276.00 |
| Total Annual Installment | 439,321.63 |

Please contact P3Works for the pay period for the Improvement Area. See **Exhibit B** for the reimbursement schedule for the Improvement Area.

PREPAYMENT OF ASSESSMENTS IN FULL

No full prepayments of Assessments have occurred within Improvement Area #1.

PARTIAL PREPAYMENT OF ASSESSMENTS

No partial prepayments of Assessments have occurred within Improvement Area #1.

SERVICE PLAN – FIVE YEAR BUDGET FORECAST

The PID Act requires the annual indebtedness and projected costs for the Authorized Improvements to be reviewed and updated in the Annual Service Plan Update, and the projection shall cover a period of not less than five years.

| | | Improvement Area #1 | | | | |
|------------------------------------|------------------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| Annual Installments Due | | 1/31/2025 | 1/31/2026 | 1/31/2027 | 1/31/2028 | 1/31/2029 |
| Principal | | \$ 50,060.99 | \$ 53,314.96 | \$ 56,780.43 | \$ 60,471.16 | \$ 99,701.00 |
| Interest | | \$ 361,984.63 | \$ 358,730.67 | \$ 355,265.20 | \$ 351,574.47 | \$ 312,344.62 |
| | (1) | \$ 412,045.63 | \$ 412,045.63 | \$ 412,045.63 | \$ 412,045.63 | \$ 412,045.63 |
| Annual Collection Costs | (2) | \$ 27,276.00 | \$ 27,821.52 | \$ 28,377.95 | \$ 28,945.51 | \$ 29,524.42 |
| Additional Interest ^[a] | (3) | \$ - | \$ - | \$ - | \$ - | \$ - |
| Total Annual Installments | (4) = (1) + (2) + (3) | \$ 439,321.63 | \$ 439,867.15 | \$ 440,423.58 | \$ 440,991.14 | \$ 441,570.05 |

Footnotes:

[a] Additional Interest will only be collected if PID Bonds are issued.

ASSESSMENT ROLL

The list of current Parcels or Lots within the District, the corresponding total Assessments, and current Annual Installment are shown on the Assessment Roll attached hereto as **Exhibit A**. The Parcels or Lots shown on the Assessment Roll will receive the bills for the 2024 Annual Installments which will be delinquent if not paid by January 31, 2025.

EXHIBIT A – ASSESSMENT ROLL

| Property ID | Lot Type | Notes | Improvement Area #1 | |
|-------------|----------|-------|------------------------|---|
| | | | Outstanding Assessment | Annual Installment Due 1/31/2025 ^[a] |
| 326206 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326205 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326204 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326203 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326202 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326201 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326200 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326199 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326198 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326197 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326196 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326195 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326194 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326193 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326148 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326102 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326103 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326104 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326105 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326106 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326107 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326108 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326109 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326110 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326111 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326112 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326113 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326114 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326147 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326146 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326145 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326144 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326143 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326142 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326141 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326140 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326139 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326138 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326127 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326128 | 1 | | \$ 26,774.01 | \$ 2,112.12 |

| Property ID | Lot Type | Notes | Improvement Area #1 | |
|-------------|-------------------------|-------|------------------------|---|
| | | | Outstanding Assessment | Annual Installment Due 1/31/2025 ^[a] |
| 326129 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326130 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326131 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326132 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326133 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326134 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326135 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326136 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326137 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326123 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326124 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326125 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326126 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326178 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326179 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326180 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326181 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326182 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326183 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326184 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326185 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326186 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326187 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326188 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326189 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326190 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326191 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326192 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326122 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326120 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326119 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326118 | Non-Benefitted Property | | \$ - | \$ - |
| 326117 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326116 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326115 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326169 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326168 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326170 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326167 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326172 | 1 | | \$ 26,774.01 | \$ 2,112.12 |

| Property ID | Lot Type | Notes | Improvement Area #1 | |
|--------------|---|-------|------------------------|---|
| | | | Outstanding Assessment | Annual Installment Due 1/31/2025 ^[a] |
| 326171 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326166 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326165 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326164 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326163 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326162 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326161 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326176 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326175 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326174 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326173 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326152 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326153 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326154 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326155 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326151 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326156 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326157 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326158 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326159 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326149 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326160 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326150 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326177 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 326121 | 1 | | \$ 26,774.01 | \$ 2,112.12 |
| 3136 | Improvement Area #1 Initial Parcel Remainder Property | [b] | \$ 2,784,497.19 | \$ 219,660.81 |
| Total | | | \$ 5,568,994.37 | \$ 439,321.63 |

Notes:

[a] Totals may not match the outstanding Assessment or Annual Installment due to rounding.

[b] The Improvement Area #1 Initial Parcel Remainder Property includes the Improvement Area #1 Initial Parcel save and except the final plat of Liberty Pointe Phase 1, and the outstanding Assessment has been allocated based on anticipated Lot counts.

EXHIBIT B – DEBT SERVICE SCHEDULE

| Installment Due 1/31 | Principal | Interest ^[a] | Annual Collection Costs | Total Annual Installment Due ^[b] |
|-------------------------|------------------------|-------------------------|----------------------------|--|
| 2025 | \$ 50,060.99 | \$ 361,984.63 | \$ 27,276.00 | \$ 439,321.63 |
| 2026 | \$ 53,314.96 | \$ 358,730.67 | \$ 27,821.52 | \$ 439,867.15 |
| 2027 | \$ 56,780.43 | \$ 355,265.20 | \$ 28,377.95 | \$ 440,423.58 |
| 2028 | \$ 60,471.16 | \$ 351,574.47 | \$ 28,945.51 | \$ 440,991.14 |
| 2029 | \$ 99,701.00 | \$ 312,344.62 | \$ 29,524.42 | \$ 441,570.05 |
| 2030 | \$ 105,523.54 | \$ 306,522.08 | \$ 30,114.91 | \$ 442,160.53 |
| 2031 | \$ 111,686.12 | \$ 300,359.51 | \$ 30,717.21 | \$ 442,762.83 |
| 2032 | \$ 118,208.59 | \$ 293,837.04 | \$ 31,331.55 | \$ 443,377.18 |
| 2033 | \$ 125,111.97 | \$ 286,933.66 | \$ 31,958.18 | \$ 444,003.81 |
| 2034 | \$ 132,418.51 | \$ 279,627.12 | \$ 32,597.34 | \$ 444,642.97 |
| 2035 | \$ 140,151.75 | \$ 271,893.88 | \$ 33,249.29 | \$ 445,294.92 |
| 2036 | \$ 148,336.61 | \$ 263,709.02 | \$ 33,914.28 | \$ 445,959.90 |
| 2037 | \$ 156,999.47 | \$ 255,046.16 | \$ 34,592.56 | \$ 446,638.19 |
| 2038 | \$ 166,168.24 | \$ 245,877.39 | \$ 35,284.41 | \$ 447,330.04 |
| 2039 | \$ 175,872.46 | \$ 236,173.17 | \$ 35,990.10 | \$ 448,035.73 |
| 2040 | \$ 186,143.41 | \$ 225,902.21 | \$ 36,709.90 | \$ 448,755.53 |
| 2041 | \$ 197,014.19 | \$ 215,031.44 | \$ 37,444.10 | \$ 449,489.73 |
| 2042 | \$ 208,519.82 | \$ 203,525.81 | \$ 38,192.98 | \$ 450,238.61 |
| 2043 | \$ 220,697.37 | \$ 191,348.25 | \$ 38,956.84 | \$ 451,002.47 |
| 2044 | \$ 233,586.10 | \$ 178,459.53 | \$ 39,735.98 | \$ 451,781.61 |
| 2045 | \$ 247,227.53 | \$ 164,818.10 | \$ 40,530.70 | \$ 452,576.33 |
| 2046 | \$ 261,665.62 | \$ 150,380.01 | \$ 41,341.32 | \$ 453,386.94 |
| 2047 | \$ 276,946.89 | \$ 135,098.74 | \$ 42,168.14 | \$ 454,213.77 |
| 2048 | \$ 293,120.59 | \$ 118,925.04 | \$ 43,011.50 | \$ 455,057.13 |
| 2049 | \$ 310,238.83 | \$ 101,806.80 | \$ 43,871.73 | \$ 455,917.36 |
| 2050 | \$ 328,356.78 | \$ 83,688.85 | \$ 44,749.17 | \$ 456,794.80 |
| 2051 | \$ 347,532.81 | \$ 64,512.81 | \$ 45,644.15 | \$ 457,689.78 |
| 2052 | \$ 367,828.73 | \$ 44,216.90 | \$ 46,557.04 | \$ 458,602.66 |
| 2053 | \$ 389,309.93 | \$ 22,735.70 | \$ 47,488.18 | \$ 459,533.80 |
| Total | \$ 5,568,994.37 | \$ 6,380,328.80 | \$ 1,058,096.99 | \$ 13,007,420.17 |

Footnotes:

[a] Interest is calculated at a rate of 6.50% for years 1-5, and 5.84% in years 6-30. If PID Bonds are issued, the interest rate on the Assessment will adjust to the interest rate on the PID Bonds plus the Additional Interest.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, Additional Interest, or other available offsets could increase or decrease the amounts shown.

EXHIBIT C – LIBERTY POINT IMPROVEMENT AREA #1 AMENDING PLAT

IDENTIFY MAP, DISTRICTS

LISTING OF ABBREVIATIONS

- A.P.C.T. = 2025 RECORD, COOKE COUNTY, TEXAS
- A.P.L.T. = PLAT RECORDS, COOKE COUNTY, TEXAS
- S.P.C.C. = OFFICIAL PUBLIC RECORDS, COOKE COUNTY, TEXAS
- B.C.P. = BLOCK NUMBER
- L.M. = LOT NUMBER AND MEASUREMENT
- B.S. = BLOCK SURVEY
- S.M. = SECT OF MAP
- TR. = TRACT NUMBER

FORM OF BUILDING LINE/UTILITY AGREEMENT LAYOUT

MINOR NOTES OF CHANGE

OFFICER'S NOTES

- Building and location: The State Plane Coordinate System, Texas North Central Zone (NAD 83) North American Datum of 1983 (NAD 83).
- Measurements are verified with a distance south of 1,000.00 feet.
- The plat is for the portion of the plat that is not being improved. The plat is for the portion of the plat that is not being improved. The plat is for the portion of the plat that is not being improved.
- Measurements are based on the original plat.
- Establishment of Plat is based on the original plat.
- The portion of the plat that is not being improved is the portion of the plat that is not being improved.

Approved this 27th day of December, 2024.

[Signature]

Notary Public for the State of Texas

STATE OF TEXAS

COUNTY OF COOKE

WHEREAS LUCASIANE LIBERTY POINT DEVELOPMENT, L.L.P. is the owner of a tract of land out of the S.1/4, Block 1, Liberty Point, Abstract 1944, in the City of Gainesville, Cooke County, Texas, and being a portion of that same tract of land described by deed as LUCASIANE LIBERTY POINT DEVELOPMENT, L.L.P., recorded in the current number 20241507 Official Public Record 9, Cooke County, Texas. The subject tract being more particularly described by the index and location as follows: Block 1, Liberty Point, Abstract 1944, in the City of Gainesville, Cooke County, Texas, according to the plat recorded under Labeled as State L.L.P. Plat Records, Cooke County, Texas.

BEFORE me, the undersigned a Notary Public, in and for the State of Texas, on this day personally appeared *[Signature]*, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Witness my hand and the Seal of my Office this 27th day of December, 2024.

[Signature]

Notary Public for the State of Texas

STATE OF TEXAS

COUNTY OF COOKE

WHEREAS LUCASIANE LIBERTY POINT DEVELOPMENT, L.L.P. is the owner of a tract of land out of the S.1/4, Block 1, Liberty Point, Abstract 1944, in the City of Gainesville, Cooke County, Texas, and being a portion of that same tract of land described by deed as LUCASIANE LIBERTY POINT DEVELOPMENT, L.L.P., recorded in the current number 20241507 Official Public Record 9, Cooke County, Texas. The subject tract being more particularly described by the index and location as follows: Block 1, Liberty Point, Abstract 1944, in the City of Gainesville, Cooke County, Texas, according to the plat recorded under Labeled as State L.L.P. Plat Records, Cooke County, Texas.

BEFORE me, the undersigned a Notary Public, in and for the State of Texas, on this day personally appeared *[Signature]*, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Witness my hand and the Seal of my Office this 27th day of December, 2024.

[Signature]

Notary Public for the State of Texas

| Block # | Lot # | Area | Dimensions | Area | Dimensions | Area |
|---------|-------|-----------|-----------------|-----------|-----------------|-----------|
| 1 | 1 | 10,000.00 | 100.00 x 100.00 | 10,000.00 | 100.00 x 100.00 | 10,000.00 |
| 1 | 2 | 10,000.00 | 100.00 x 100.00 | 10,000.00 | 100.00 x 100.00 | 10,000.00 |
| 1 | 3 | 10,000.00 | 100.00 x 100.00 | 10,000.00 | 100.00 x 100.00 | 10,000.00 |
| 1 | 4 | 10,000.00 | 100.00 x 100.00 | 10,000.00 | 100.00 x 100.00 | 10,000.00 |
| 1 | 5 | 10,000.00 | 100.00 x 100.00 | 10,000.00 | 100.00 x 100.00 | 10,000.00 |
| 1 | 6 | 10,000.00 | 100.00 x 100.00 | 10,000.00 | 100.00 x 100.00 | 10,000.00 |
| 1 | 7 | 10,000.00 | 100.00 x 100.00 | 10,000.00 | 100.00 x 100.00 | 10,000.00 |
| 1 | 8 | 10,000.00 | 100.00 x 100.00 | 10,000.00 | 100.00 x 100.00 | 10,000.00 |
| 1 | 9 | 10,000.00 | 100.00 x 100.00 | 10,000.00 | 100.00 x 100.00 | 10,000.00 |
| 1 | 10 | 10,000.00 | 100.00 x 100.00 | 10,000.00 | 100.00 x 100.00 | 10,000.00 |
| 1 | 11 | 10,000.00 | 100.00 x 100.00 | 10,000.00 | 100.00 x 100.00 | 10,000.00 |
| 1 | 12 | 10,000.00 | 100.00 x 100.00 | 10,000.00 | 100.00 x 100.00 | 10,000.00 |
| 1 | 13 | 10,000.00 | 100.00 x 100.00 | 10,000.00 | 100.00 x 100.00 | 10,000.00 |
| 1 | 14 | 10,000.00 | 100.00 x 100.00 | 10,000.00 | 100.00 x 100.00 | 10,000.00 |

| Block # | Lot # | Area | Dimensions | Area | Dimensions | Area |
|---------|-------|-----------|-----------------|-----------|-----------------|-----------|
| 2 | 1 | 10,000.00 | 100.00 x 100.00 | 10,000.00 | 100.00 x 100.00 | 10,000.00 |
| 2 | 2 | 10,000.00 | 100.00 x 100.00 | 10,000.00 | 100.00 x 100.00 | 10,000.00 |
| 2 | 3 | 10,000.00 | 100.00 x 100.00 | 10,000.00 | 100.00 x 100.00 | 10,000.00 |
| 2 | 4 | 10,000.00 | 100.00 x 100.00 | 10,000.00 | 100.00 x 100.00 | 10,000.00 |
| 2 | 5 | 10,000.00 | 100.00 x 100.00 | 10,000.00 | 100.00 x 100.00 | 10,000.00 |
| 2 | 6 | 10,000.00 | 100.00 x 100.00 | 10,000.00 | 100.00 x 100.00 | 10,000.00 |
| 2 | 7 | 10,000.00 | 100.00 x 100.00 | 10,000.00 | 100.00 x 100.00 | 10,000.00 |
| 2 | 8 | 10,000.00 | 100.00 x 100.00 | 10,000.00 | 100.00 x 100.00 | 10,000.00 |
| 2 | 9 | 10,000.00 | 100.00 x 100.00 | 10,000.00 | 100.00 x 100.00 | 10,000.00 |
| 2 | 10 | 10,000.00 | 100.00 x 100.00 | 10,000.00 | 100.00 x 100.00 | 10,000.00 |
| 2 | 11 | 10,000.00 | 100.00 x 100.00 | 10,000.00 | 100.00 x 100.00 | 10,000.00 |
| 2 | 12 | 10,000.00 | 100.00 x 100.00 | 10,000.00 | 100.00 x 100.00 | 10,000.00 |
| 2 | 13 | 10,000.00 | 100.00 x 100.00 | 10,000.00 | 100.00 x 100.00 | 10,000.00 |
| 2 | 14 | 10,000.00 | 100.00 x 100.00 | 10,000.00 | 100.00 x 100.00 | 10,000.00 |

AMENDING PLAT
LIBERTY POINT
 LOTS 16-28, BLOCK 1
 LOTS 9-11, 12X, 13-20, BLOCK 3
 LOTS 6-27, BLOCK 4
 LOTS 5-32, BLOCK 5
 LOTS 1-16, BLOCK 6
 LOTS 1-14, BLOCK 7
 20.946 ACRES OUT OF THE A.C.C. BAILEY SURVEY
 ABSTRACT 1944
 CITY OF GAINESVILLE, COOKE COUNTY, TEXAS

LIBERTY POINT

GAINESVILLE, TEXAS

C-417

VO1

EXHIBIT E – BUYER DISCLOSURES

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

- Improvement Area #1
 - Lot Type 1
 - Initial Parcel Remainder Property

**LIBERTY POINTE PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #1 –
LOT TYPE 1 – BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

IMPROVEMENT AREA #1 – LOT TYPE 1 PRINCIPAL ASSESSMENT: \$26,774.01

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

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

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

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 Cooke County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

COUNTY OF _____

§

§

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

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

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Cooke County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA # 1 – LOT TYPE 1

| Installment Due 1/31 | Principal | Interest^[a] | Annual Collection Costs | Total Annual Installment Due^[c] |
|---------------------------------|---------------------|-------------------------------|------------------------------------|---|
| 2025 | \$ 240.68 | \$ 1,740.31 | \$ 131.13 | \$ 2,112.12 |
| 2026 | \$ 256.32 | \$ 1,724.67 | \$ 133.76 | \$ 2,114.75 |
| 2027 | \$ 272.98 | \$ 1,708.01 | \$ 136.43 | \$ 2,117.42 |
| 2028 | \$ 290.73 | \$ 1,690.26 | \$ 139.16 | \$ 2,120.15 |
| 2029 | \$ 479.33 | \$ 1,501.66 | \$ 141.94 | \$ 2,122.93 |
| 2030 | \$ 507.32 | \$ 1,473.66 | \$ 144.78 | \$ 2,125.77 |
| 2031 | \$ 536.95 | \$ 1,444.04 | \$ 147.68 | \$ 2,128.67 |
| 2032 | \$ 568.31 | \$ 1,412.68 | \$ 150.63 | \$ 2,131.62 |
| 2033 | \$ 601.50 | \$ 1,379.49 | \$ 153.65 | \$ 2,134.63 |
| 2034 | \$ 636.63 | \$ 1,344.36 | \$ 156.72 | \$ 2,137.71 |
| 2035 | \$ 673.81 | \$ 1,307.18 | \$ 159.85 | \$ 2,140.84 |
| 2036 | \$ 713.16 | \$ 1,267.83 | \$ 163.05 | \$ 2,144.04 |
| 2037 | \$ 754.81 | \$ 1,226.18 | \$ 166.31 | \$ 2,147.30 |
| 2038 | \$ 798.89 | \$ 1,182.10 | \$ 169.64 | \$ 2,150.63 |
| 2039 | \$ 845.54 | \$ 1,135.45 | \$ 173.03 | \$ 2,154.02 |
| 2040 | \$ 894.92 | \$ 1,086.07 | \$ 176.49 | \$ 2,157.48 |
| 2041 | \$ 947.18 | \$ 1,033.80 | \$ 180.02 | \$ 2,161.01 |
| 2042 | \$ 1,002.50 | \$ 978.49 | \$ 183.62 | \$ 2,164.61 |
| 2043 | \$ 1,061.05 | \$ 919.94 | \$ 187.29 | \$ 2,168.28 |
| 2044 | \$ 1,123.01 | \$ 857.98 | \$ 191.04 | \$ 2,172.03 |
| 2045 | \$ 1,188.59 | \$ 792.39 | \$ 194.86 | \$ 2,175.85 |
| 2046 | \$ 1,258.01 | \$ 722.98 | \$ 198.76 | \$ 2,179.74 |
| 2047 | \$ 1,331.48 | \$ 649.51 | \$ 202.73 | \$ 2,183.72 |
| 2048 | \$ 1,409.23 | \$ 571.75 | \$ 206.79 | \$ 2,187.77 |
| 2049 | \$ 1,491.53 | \$ 489.46 | \$ 210.92 | \$ 2,191.91 |
| 2050 | \$ 1,578.64 | \$ 402.35 | \$ 215.14 | \$ 2,196.13 |
| 2051 | \$ 1,670.83 | \$ 310.16 | \$ 219.44 | \$ 2,200.43 |
| 2052 | \$ 1,768.41 | \$ 212.58 | \$ 223.83 | \$ 2,204.82 |
| 2053 | \$ 1,871.68 | \$ 109.31 | \$ 228.31 | \$ 2,209.30 |
| Total | \$ 26,774.01 | \$ 30,674.66 | \$ 5,087.00 | \$ 62,535.67 |

Footnotes:

[a] Interest is calculated at a rate of 6.50% for years 1-5, and 5.84% in years 6-30. If PID Bonds are issued, the interest rate on the Assessment will adjust to the interest rate on the PID Bonds plus the Additional Interest.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, Additional Interest, or other available offsets could increase or decrease the amounts shown.

**LIBERTY POINTE PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #1 –
INITIAL PARCEL REMAINDER PROPERTY – BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

IMPROVEMENT AREA #1 – INITIAL PARCEL REMAINDER PROPERTY
PRINCIPAL ASSESSMENT: \$2,784,497.19

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

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

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

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 Cooke County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

COUNTY OF _____

§

§

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

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

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Cooke County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§
§
§

COUNTY OF _____

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

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

Notary Public, State of Texas]⁴

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

**ANNUAL INSTALLMENTS - IMPROVEMENT AREA # 1 – INITIAL PARCEL REMAINDER
PROPERTY**

| Installment Due 1/31 | Principal | Interest^[a] | Annual Collection Costs | Total Annual Installment Due^{[b],[c]} |
|---------------------------------|------------------------|-------------------------------|------------------------------------|---|
| 2025 | \$ 25,030.50 | \$ 180,992.32 | \$ 13,638.00 | \$ 219,660.81 |
| 2026 | \$ 26,657.48 | \$ 179,365.33 | \$ 13,910.76 | \$ 219,933.57 |
| 2027 | \$ 28,390.21 | \$ 177,632.60 | \$ 14,188.98 | \$ 220,211.79 |
| 2028 | \$ 30,235.58 | \$ 175,787.23 | \$ 14,472.75 | \$ 220,495.57 |
| 2029 | \$ 49,850.50 | \$ 156,172.31 | \$ 14,762.21 | \$ 220,785.02 |
| 2030 | \$ 52,761.77 | \$ 153,261.04 | \$ 15,057.45 | \$ 221,080.27 |
| 2031 | \$ 55,843.06 | \$ 150,179.75 | \$ 15,358.60 | \$ 221,381.42 |
| 2032 | \$ 59,104.29 | \$ 146,918.52 | \$ 15,665.78 | \$ 221,688.59 |
| 2033 | \$ 62,555.98 | \$ 143,466.83 | \$ 15,979.09 | \$ 222,001.90 |
| 2034 | \$ 66,209.25 | \$ 139,813.56 | \$ 16,298.67 | \$ 222,321.49 |
| 2035 | \$ 70,075.87 | \$ 135,946.94 | \$ 16,624.65 | \$ 222,647.46 |
| 2036 | \$ 74,168.30 | \$ 131,854.51 | \$ 16,957.14 | \$ 222,979.95 |
| 2037 | \$ 78,499.73 | \$ 127,523.08 | \$ 17,296.28 | \$ 223,319.10 |
| 2038 | \$ 83,084.12 | \$ 122,938.70 | \$ 17,642.21 | \$ 223,665.02 |
| 2039 | \$ 87,936.23 | \$ 118,086.58 | \$ 17,995.05 | \$ 224,017.86 |
| 2040 | \$ 93,071.71 | \$ 112,951.11 | \$ 18,354.95 | \$ 224,377.77 |
| 2041 | \$ 98,507.09 | \$ 107,515.72 | \$ 18,722.05 | \$ 224,744.86 |
| 2042 | \$ 104,259.91 | \$ 101,762.90 | \$ 19,096.49 | \$ 225,119.31 |
| 2043 | \$ 110,348.69 | \$ 95,674.13 | \$ 19,478.42 | \$ 225,501.24 |
| 2044 | \$ 116,793.05 | \$ 89,229.76 | \$ 19,867.99 | \$ 225,890.80 |
| 2045 | \$ 123,613.76 | \$ 82,409.05 | \$ 20,265.35 | \$ 226,288.16 |
| 2046 | \$ 130,832.81 | \$ 75,190.00 | \$ 20,670.66 | \$ 226,693.47 |
| 2047 | \$ 138,473.44 | \$ 67,549.37 | \$ 21,084.07 | \$ 227,106.88 |
| 2048 | \$ 146,560.29 | \$ 59,462.52 | \$ 21,505.75 | \$ 227,528.57 |
| 2049 | \$ 155,119.41 | \$ 50,903.40 | \$ 21,935.87 | \$ 227,958.68 |
| 2050 | \$ 164,178.39 | \$ 41,844.42 | \$ 22,374.58 | \$ 228,397.40 |
| 2051 | \$ 173,766.41 | \$ 32,256.41 | \$ 22,822.08 | \$ 228,844.89 |
| 2052 | \$ 183,914.36 | \$ 22,108.45 | \$ 23,278.52 | \$ 229,301.33 |
| 2053 | \$ 194,654.96 | \$ 11,367.85 | \$ 23,744.09 | \$ 229,766.90 |
| Total | \$ 2,784,497.19 | \$ 3,190,164.40 | \$ 529,048.49 | \$ 6,503,710.08 |

Footnotes:

[a] Interest is calculated at a rate of 6.50% for years 1-5, and 5.84% in years 6-30. If PID Bonds are issued, the interest rate on the Assessment will adjust to the interest rate on the PID Bonds plus the Additional Interest.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, Additional Interest, or other available offsets could increase or decrease the amounts shown.

[c] The Initial Parcel remainder property consists of unplatted property within Improvement Area #1.