



PONDER
PUBLIC IMPROVEMENT DISTRICT NO. 1
2026 ANNUAL SERVICE PLAN UPDATE

AUGUST 10, 2026

INTRODUCTION

Capitalized terms used in this 2026 Annual Service Plan Update not otherwise defined herein shall have the meanings set forth in the Ponder Public Improvement District No. 1 Service and Assessment Plan (the “Levying SAP”).

The Ponder Public Improvement District No. 1 (“PID No. 1”) was created pursuant to the PID Act by Resolution No. 15-01 on February 12, 2015, by the governing body of the Town (the “Governing Body”) to finance certain Authorized Improvements for the benefit of the property in PID No. 1.

On May 14, 2015, the Governing Body approved the Levying SAP for PID No. 1 by adopting Ordinance No. 15-05 which (1) approved the levy of certain Assessments for Assessed Property within PID No. 1; (2) approved the PID No. 1 Assessment Roll, and (3) approved the issuance of the Bonds.

On September 11, 2017, the Governing Body approved the 2017 SAP for PID No. 1 by adopting Resolution No. 17-07, which updated the Assessment Roll for 2017.

On August 13, 2018, the Governing Body approved the 2018 Annual Service Plan Update for PID No. 1 by adopting Resolution No. 18-11, which updated the Assessment Roll for 2018.

On June 10, 2019, the Governing Body approved the 2019 Annual Service Plan Update for PID No. 1 by adopting Resolution No. 19-02, which updated the Assessment Roll for 2019.

On June 8, 2020, the Governing Body approved the 2020 Annual Service Plan Update for PID No. 1 by adopting Resolution No. 20-08, which updated the Assessment Roll for 2020.

On August 9, 2021, the Governing Body approved the 2021 Annual Service Plan Update for PID No. 1 by adopting Resolution No. 21-14, which updated the Assessment Roll for 2021.

On July 11, 2022, the Governing Body approved the 2022 Annual Service Plan Update for PID No. 1 by adopting Ordinance No. 22-09, which updated the Assessment Roll for 2022.

On July 10, 2023, the Governing Body approved the 2023 Annual Service Plan Update for PID No. 1 by adopting Ordinance No. 23-10, which updated the Assessment Roll for 2023.

On July 8, 2024, the Governing Body approved the 2024 Annual Service Plan Update for PID No. 1 by adopting Ordinance No. 24-16, which updated the Assessment Roll for 2024.

On July 14, 2025, the Governing Body approved the 2025 Annual Service Plan Update for PID No. 1 by adopting Ordinance No. 25-16 which the Assessment Roll for 2025.

The Levying SAP identified the Authorized Improvements to be constructed for the benefit of the Assessed Property within PID No. 1, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in PID No. 1 for the costs of the Authorized Improvements. Pursuant to the PID Act, the Levying SAP must be reviewed and updated annually. This document is the Annual Service Plan Update for 2026.

The Governing Body also adopted each Assessment Roll identifying the Assessments on Parcels of Assessed Property within PID No. 1, based on the method of assessment identified in the Levying SAP. This 2026 Annual Service Plan Update also updates the Assessment Roll for 2026.

PARCEL SUBDIVISION

PID No. 1:

- The final plat of Remington Park Phase 4 was filed and recorded with the County as document number 1314228 on July 16, 2015.
- The final plat of Remington Park Phase 5 was filed and recorded with the County as document number 2017-157 on March 30, 2017.

LOT AND HOME SALES

Current ownership within PID No. 1 is based on information provided by the Developer and available information and is subject to change as development occurs and property is conveyed. Updated ownership and development information for Assessments securing the Bonds may be available through continuing disclosure filings accessible via Municipal Securities Rulemaking Board's Electronic Municipal Market Access ("EMMA") by searching for PID No. 1. For Assessments securing reimbursement obligations to the Developer, the summary of current ownership within the property securing such Assessment is based on information provided by the Developer and other publicly available records. See **Exhibit D** for buyer disclosures.

AUTHORIZED IMPROVEMENTS

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

Information regarding the status of Authorized Improvements, including construction progress, estimated completion timing, and budget information, including any updates to the original estimates of costs, may be available through continuing disclosure filings accessible via EMMA by searching for PID No. 1. Such information may be updated from time to time.

OUTSTANDING ASSESSMENT

PID No. 1

PID No. 1 has an outstanding Assessment of \$3,242,896.80, which is less than the debt service due on the outstanding Bonds due to Prepayment of Assessment for which Bonds have not yet been redeemed.

Information for Assessments securing the Bonds may be available through continuing disclosure filings accessible via EMMA website by searching for PID No. 1. For Assessments securing reimbursement obligations to the Developer, the summary of current construction status within the property securing such Assessment is based on information provided by the Developer and other publicly available records. A debt service schedule is attached as **Exhibit B**.

ANNUAL INSTALLMENT DUE 1/31/2027

PID No. 1

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

Ponder PID No. 1		
Due January 31, 2027		
Principal	\$	60,000.00
Interest	\$	162,150.00
	\$	222,150.00
Administrative Expenses	\$	24,609.58
Total Annual Installment	\$	246,759.58

- **Administrative Expenses** – The cost of administering PID No. 1 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 Administrative Expenses budgeted for the Annual Installment for PID No. 1 is shown below.

Annual Collection Costs Breakdown	
Administration	\$ 25,964.58
Filing Fees	1,500.00
County Collection	1,000.00
PID Trustee Fees	3,500.00
Dissemination Agent	3,500.00
P3Works Dev/Issuer CDA Review	2,645.00
Collection Cost Maintenance Balance	5,000.00
Less CCMB Credit from Prior Years	(20,000.00)
Arbitrage Calculation	1,500.00
Total Annual Collection Costs	\$ 24,609.58

PREPAYMENT OF ASSESSMENTS

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

EXTRAORDINARY OPTIONAL REDEMPTIONS

Information relating to any redemptions, including extraordinary optional redemption of any PID Bonds, may be available through continuing disclosure filings accessible via EMMA website by searching for PID No. 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. The projection shall cover a period of not less than five years and is included below:

Ponder PID No. 1					
Annual Installment Due	1/31/2027	1/31/2028	1/31/2029	1/31/2030	1/31/2031
Principal	\$ 60,000.00	\$ 65,000.00	\$ 75,000.00	\$ 85,000.00	\$ 95,000.00
Interest	162,150.00	159,750.00	156,500.00	152,750.00	148,500.00
(1)	\$ 222,150.00	\$ 224,750.00	\$ 231,500.00	\$ 237,750.00	\$ 243,500.00
Additional Interest	(2) \$ -	\$ -	\$ -	\$ -	\$ -
Administrative Expenses	(3) \$ 24,609.58	\$ 38,109.58	\$ 38,871.77	\$ 39,649.21	\$ 40,442.19
Total Annual Installment	(4) = (1) + (2) + (3)	\$246,759.58	\$262,859.58	\$270,371.77	\$ 277,399.21
		\$ 283,942.19			

ASSESSMENT ROLL

The list of current Parcels or Lots within PID No. 1, the corresponding total Assessments, and current Annual Installment are shown on the corresponding Assessment Roll attached hereto as **Exhibit A**. The Annual Installment due on each Parcel or Lot may be updated to reflect prepayments and/or redemptions paid prior to the Annual Installment being billed to the owner of the Parcel or Lot. The Parcels or Lots of Assessed Property shown on the corresponding Assessment Roll will receive the bills for the 2026 Annual Installments which will be delinquent if not paid by January 31, 2027. The Parcel IDs shown within an Assessment Roll are subject to change based on the final certified rolls provided by the County prior to billing.

ADDITIONAL INFORMATION

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

EXHIBIT A - ASSESSMENT ROLL

Property ID ^[a]	Lot Type	Note	Outstanding Assessment ^[b]	Installment Due 1/31/2027 ^{[d],[e]}
668209	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668210	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668211	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668212	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668213	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668214	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668215	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668216	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668217	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668218	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668219	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668239	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668240	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668241	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668242	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668243	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668244	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668245	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668246	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668247	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668248	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668249	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668250	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668251	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668252	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668232	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668233	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668234	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668235	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668236	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668237	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668238	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668253	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668254	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668255	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668256	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668257	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668258	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668259	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668260	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84

Property ID ^[a]	Lot Type	Note	Outstanding Assessment ^[b]	Installment Due 1/31/2027 ^{[d],[e]}
668261	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668166	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668167	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668168	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668169	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668170	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668171	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668172	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668173	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668174	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668175	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668164	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668165	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668176	Remington Park Phase 4 Non-Benefitted Property		\$ -	\$ -
668205	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668206	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668207	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668208	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668181	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668182	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668183	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668184	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668185	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668186	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668187	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668188	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668189	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668190	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668191	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668192	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668193	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668177	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668178	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668179	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668180	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668194	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668195	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668196	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668197	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668198	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84

Property ID ^[a]	Lot Type	Note	Outstanding Assessment ^[b]	Installment Due 1/31/2027 ^{[d],[e]}
668199	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668200	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668201	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668202	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668203	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668204	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668155	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668156	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668157	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668158	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668159	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668160	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668161	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668162	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668163	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668148	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668149	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668150	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668151	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668152	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668153	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668154	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668133	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668134	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668135	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668136	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668137	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668138	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668139	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668140	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668141	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668142	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668143	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668144	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668145	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668146	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668147	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668220	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668221	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668222	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84

Property ID ^[a]	Lot Type	Note	Outstanding Assessment ^[b]	Installment Due 1/31/2027 ^{[d],[e]}
668223	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668224	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668225	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668226	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668227	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668228	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668229	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668230	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
668231	Remington Park Phase 4 - Residential Lot		\$ 11,718.75	\$ 906.84
702201	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702202	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702203	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702204	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702205	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702206	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702207	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702208	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702209	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702210	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702211	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702212	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702213	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702214	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702215	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702216	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702217	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702218	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702219	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702220	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702221	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702222	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702223	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702224	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702225	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702226	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702227	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702228	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702229	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702230	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702231	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90

Property ID ^[a]	Lot Type	Note	Outstanding Assessment ^[b]	Installment Due 1/31/2027 ^{[d],[e]}
702232	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702233	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702234	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702145	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702146	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702147	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702148	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702149	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702150	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702151	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702139	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702140	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702141	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702142	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702143	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702144	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702137	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702138	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702135	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702136	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702121	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702122	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702123	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702124	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702125	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702126	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702127	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702128	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702129	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702130	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702131	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702132	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702133	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702134	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702152	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702153	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702154	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702155	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702156	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702157	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90

Property ID ^[a]	Lot Type	Note	Outstanding Assessment ^[b]	Installment Due 1/31/2027 ^{[d],[e]}
702158	Remington Park Phase 5 - Residential Lot	[c]	\$ 12,103.45	\$ 901.90
702159	Remington Park Phase 5 - Residential Lot		\$ -	\$ -
702160	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702161	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702162	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702163	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702164	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702165	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702166	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702167	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702168	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702169	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702170	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702171	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702172	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702173	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702174	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702175	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702176	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702177	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702178	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702179	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702180	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702181	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702182	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702183	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702184	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702185	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702186	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702187	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702188	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702189	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702190	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702191	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702192	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702193	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702194	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702195	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702196	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90

Property ID ^[a]	Lot Type	Note	Outstanding Assessment ^[b]	Installment Due 1/31/2027 ^{[d],[e]}
702197	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702198	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702199	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702200	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702235	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702236	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702237	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702238	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702239	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702240	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702241	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702242	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702243	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702244	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702245	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702246	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702247	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702248	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702249	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702250	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702251	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702252	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702253	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702254	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702255	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702256	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702257	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702258	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702259	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702260	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702261	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702262	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702263	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
702264	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
242851	Remington Park Phase 4 Non-Benefitted Property		\$ -	\$ -
702265	Remington Park Phase 5 - Residential Lot		\$ 12,103.45	\$ 901.90
Total			\$ 3,242,896.80	\$ 245,949.12

Footnotes:

[a] Subject to change based on the final certified rolls provided by the County prior to billing.

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

[c] Property ID has prepaid their assessment in full.

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

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

EXHIBIT B – DEBT SERVICE SCHEDULE

DEBT SERVICE REQUIREMENTS

The following table sets forth the debt service requirements for the Bonds:

<u>Year Ending (September 30)</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2018	\$ 25,000	\$ 157,822.91	\$ 182,822.91
2019	15,000	172,750.00	187,750.00
2020	20,000	172,150.00	192,150.00
2021	25,000	171,350.00	196,350.00
2022	30,000	170,350.00	200,350.00
2023	35,000	169,150.00	204,150.00
2024	40,000	167,750.00	207,750.00
2025	45,000	166,150.00	211,150.00
2026	55,000	164,350.00	219,350.00
2027	60,000	162,150.00	222,150.00
2028	65,000	159,750.00	224,750.00
2029	75,000	156,500.00	231,500.00
2030	85,000	152,750.00	237,750.00
2031	95,000	148,500.00	243,500.00
2032	100,000	143,750.00	243,750.00
2033	110,000	138,750.00	248,750.00
2034	120,000	133,250.00	253,250.00
2035	135,000	127,250.00	262,250.00
2036	145,000	120,500.00	265,500.00
2037	155,000	113,250.00	268,250.00
2038	170,000	105,500.00	275,500.00
2039	185,000	97,000.00	282,000.00
2040	200,000	87,750.00	287,750.00
2041	215,000	77,750.00	292,750.00
2042	230,000	67,000.00	297,000.00
2043	245,000	55,500.00	300,500.00
2044	265,000	43,250.00	308,250.00
2045	285,000	30,000.00	315,000.00
2046	150,000	15,750.00	165,750.00
2047	165,000	8,250.00	173,250.00
Total	<u>\$3,545,000</u>	<u>\$3,655,972.91</u>	<u>\$7,200,972.91</u>

EXHIBIT C – BUYER DISCLOSURES

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

- Phase 4 Residential Lot
- Phase 5 Residential Lot

**PONDER PUBLIC IMPROVEMENT DISTRICT NO. 1 PHASE 4 RESIDENTIAL LOT
BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
TOWN OF PONDER, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

PID NO. 1 PHASE 4 RESIDENTIAL LOT PRINCIPAL ASSESSMENT: \$11,718.75

As the purchaser of the real property described above, you are obligated to pay assessments to the Town of Ponder, Texas, (the "Town"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Ponder 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 Town. The exact amount of each annual installment will be approved each year by the Town of Ponder, Texas, Town 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 Town.

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 Denton 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 Denton County.

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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§

COUNTY OF _____

§

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 Denton County.

ANNUAL INSTALLMENTS - PID NO. 1 PHASE 4 RESIDENTIAL LOT

Installments Due 1/31	Principal	Interest	Administrative Expenses	Total Annual Installment ^[a]
2027	\$ 234.38	\$ 583.59	\$ 88.87	\$ 906.84
2028	\$ 273.44	\$ 574.22	\$ 137.62	\$ 985.28
2029	\$ 312.50	\$ 560.55	\$ 140.37	\$ 1,013.42
2030	\$ 351.56	\$ 544.92	\$ 143.18	\$ 1,039.67
2031	\$ 390.63	\$ 527.34	\$ 146.05	\$ 1,064.01
2032	\$ 390.63	\$ 507.81	\$ 148.97	\$ 1,047.40
2033	\$ 429.69	\$ 488.28	\$ 151.95	\$ 1,069.91
2034	\$ 468.75	\$ 466.80	\$ 154.98	\$ 1,090.53
2035	\$ 546.88	\$ 443.36	\$ 158.08	\$ 1,148.32
2036	\$ 585.94	\$ 416.02	\$ 161.25	\$ 1,163.20
2037	\$ 625.00	\$ 386.72	\$ 164.47	\$ 1,176.19
2038	\$ 664.06	\$ 355.47	\$ 167.76	\$ 1,187.29
2039	\$ 742.19	\$ 322.27	\$ 171.12	\$ 1,235.57
2040	\$ 781.25	\$ 285.16	\$ 174.54	\$ 1,240.94
2041	\$ 859.38	\$ 246.09	\$ 178.03	\$ 1,283.50
2042	\$ 898.44	\$ 203.13	\$ 181.59	\$ 1,283.15
2043	\$ 976.56	\$ 158.20	\$ 185.22	\$ 1,319.99
2044	\$ 1,054.69	\$ 109.38	\$ 188.93	\$ 1,352.99
2045	\$ 1,132.81	\$ 56.64	\$ 192.70	\$ 1,382.16
Total	\$ 11,718.75	\$ 7,235.94	\$ 3,035.67	\$ 21,990.36

Footnotes:

[a] The figures shown above are estimates only and subject to change in annual service plan updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

**PONDER PUBLIC IMPROVEMENT DISTRICT NO. 1 PHASE 5 RESIDENTIAL LOT
BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
TOWN OF PONDER, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

PID NO. 1 PHASE 5 RESIDENTIAL LOT PRINCIPAL ASSESSMENT: \$12,103.45

As the purchaser of the real property described above, you are obligated to pay assessments to the Town of Ponder, Texas, (the "Town"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Ponder 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 Town. The exact amount of each annual installment will be approved each year by the Town of Ponder, Texas, Town 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 Town.

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 Denton 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 Denton 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 Denton County.

ANNUAL INSTALLMENTS - PID NO. 1 PHASE 5 RESIDENTIAL LOT

Installments Due 1/31	Principal	Interest	Administrative Expenses	Total Annual Installment ^[a]
2027	\$ 206.90	\$ 603.10	\$ 91.90	\$ 901.90
2028	\$ 206.90	\$ 594.83	\$ 142.32	\$ 944.04
2029	\$ 241.38	\$ 584.48	\$ 145.17	\$ 971.03
2030	\$ 275.86	\$ 572.41	\$ 148.07	\$ 996.34
2031	\$ 310.34	\$ 558.62	\$ 151.03	\$ 1,020.00
2032	\$ 344.83	\$ 543.10	\$ 154.05	\$ 1,041.98
2033	\$ 379.31	\$ 525.86	\$ 157.13	\$ 1,062.30
2034	\$ 413.79	\$ 506.90	\$ 160.27	\$ 1,080.96
2035	\$ 448.28	\$ 486.21	\$ 163.48	\$ 1,097.96
2036	\$ 482.76	\$ 463.79	\$ 166.75	\$ 1,113.30
2037	\$ 517.24	\$ 439.66	\$ 170.08	\$ 1,126.98
2038	\$ 586.21	\$ 413.79	\$ 173.49	\$ 1,173.49
2039	\$ 620.69	\$ 384.48	\$ 176.96	\$ 1,182.13
2040	\$ 689.66	\$ 353.45	\$ 180.50	\$ 1,223.60
2041	\$ 724.14	\$ 318.97	\$ 184.11	\$ 1,227.21
2042	\$ 793.10	\$ 282.76	\$ 187.79	\$ 1,263.65
2043	\$ 827.59	\$ 243.10	\$ 191.54	\$ 1,262.23
2044	\$ 896.55	\$ 201.72	\$ 195.37	\$ 1,293.65
2045	\$ 965.52	\$ 156.90	\$ 199.28	\$ 1,321.70
2046	\$ 1,034.48	\$ 108.62	\$ 377.99	\$ 1,521.09
2047	\$ 1,137.93	\$ 56.90	\$ 385.54	\$ 1,580.37
Total	\$ 12,103.45	\$ 8,399.66	\$ 3,902.82	\$ 24,405.92

Footnotes:

[a] The figures shown above are estimates only and subject to change in annual service plan updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.