

ORDINANCE NO. 1754

AN ORDINANCE OF THE CITY OF BAY CITY, TEXAS APPROVING THE 2025 ANNUAL UPDATE TO THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR THE RUSSELL RANCH PUBLIC IMPROVEMENT DISTRICT INCLUDING THE COLLECTION OF THE 2025 ANNUAL INSTALLMENTS.

WHEREAS, the City of Bay City, Texas (the "City") received a petition meeting the requirements of Sec. 372.005 of the Public Improvement District Assessment Act (the "Act" requesting the creation of a public improvement district over a portion of the area within the corporate limits of the City to be known as the Russell Ranch Public Improvement District (the "District"); and

WHEREAS, the petition contained the signatures of the owners of taxable property representing more than fifty percent of the appraised value of taxable real property liable for assessment within the boundaries of the proposed District, as determined by the then current ad valorem tax rolls of the Matagorda County 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, the City Council accepted the Petition and called a public hearing on the creation of the District and the advisability of the improvements; and

WHEREAS, notice to the owners of property within the proposed District was sent by first-class mail to the owners of 100% of the property subject to assessment under the proposed District containing the information required by the Act such that such owners had actual knowledge of the public hearing; and

WHEREAS, the City Council approved the creation of the PID by Resolution approved on December 21, 2021 (the "Creation Resolution") and recorded the Creation Resolution as authorized by the Act; and

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

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

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

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

WHEREAS, the City Council convened the public hearing at 6:00 p.m. on the 13th day of August, 2024, at which all persons who appeared, or requested to appear, in person or by their attorney, were given the opportunity to contend for or contest the Service and Assessment Plan, the Assessment Roll, and the proposed Assessments, and to offer testimony pertinent to any issue presented on the amount of the Assessments, the allocation of the costs of the Authorized Improvements, the purposes of the Assessments, the special benefits of the Assessments, and the penalties and interest on annual installments and on delinquent annual installments of the Assessments; and

WHEREAS, the City Council approved an Ordinance levying Assessments on property within the District; and

WHEREAS, pursuant to the Act, 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 has directed that an update to the Service and Assessment Plan and the Assessment Roll for the District be prepared for 2025 (together, the “2025 Updates”); and

WHEREAS, the City Council now desires to proceed with the adoption of this Ordinance approving the 2025 Updates 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 Bay City, Texas.

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

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 2025 Updates attached hereto as Exhibit A are hereby approved and accepted as provided.

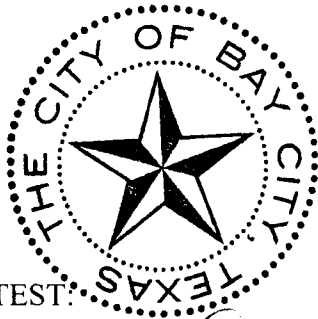
SECTION 3: If any portion of this Ordinance shall, for any reason, be declared invalid by any court of competent jurisdiction, such invalidity shall not affect the remaining provisions hereof and the Council hereby determines that it would have adopted this Ordinance without the invalid provision.

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 Bay City, 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 Bay City, Texas 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.

APPROVED AND ADOPTED this 12th day of August, 2025.



CITY OF BAY CITY, TEXAS

Robert K. Nelson, Mayor

ATTEST:

Approved By:

Jeanna Thompson, City Secretary
Anne Marie Odefey, City Attorney

Council Member:	Voted Aye	Voted No	Absent
Jim Folsie Mayor Pro Tem	✓		
Ben Flores	✓		
Bradley Westmoreland	✓		
Susan Reardon	✓		
Blayne Finlay			✓

EXHIBIT A
2025 SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL UPDATE



RUSSELL RANCH
PUBLIC IMPROVEMENT DISTRICT
2025 ANNUAL SERVICE PLAN UPDATE

AUGUST 12, 2025

INTRODUCTION

Capitalized terms used in this 2025 Annual Service Plan Update shall have the meanings given to them in the 2024 Service and Assessment Plan (the “2024 SAP”) or unless the context in which a term is used clearly requires a different meaning.

On December 21, 2021, the City passed and approved Resolution No. R-2021-0032 authorizing the establishment of the District in accordance with the PID Act, as amended, which authorization was effective upon approval in accordance with the PID Act.

On August 13, 2024, the City approved the Service and Assessment Plan for the District by adopting Ordinance No. 1734 which approved the levy of Assessments for Assessed Property within the District and approved the Assessment Roll.

The 2024 SAP identified the Authorized Improvements to be constructed for the benefit of the Assessed Parcels 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 2024 SAP must be reviewed and updated annually. This document is the Annual Service Plan Update for 2025.

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 2024 SAP. This 2025 Annual Service Plan Update also updates the Assessment Roll for 2025.

PARCEL SUBDIVISION

- The final plat of Russell Ranch, attached as **Exhibit C**, was filed and recorded within the County on August 13, 2024, and consists of 192 residential Lots and 7 Lots of Non-Benefited Property.

District	
Lot Type	Number of Lots
Lot Type 1	192
Total	192

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

LOT AND HOME SALES

Per the Owner as of March 31, 2025, the lot ownership composition is provided below:

- Owner Owned:
 - Lot Type 1: 152
- Homebuilder Owned:
 - Lot Type 1: 40
- End-User Owner:
 - Lot Type 1: 0

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

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AUTHORIZED IMPROVEMENTS

Per the Owner, the Authorized Improvements listed in the 2025 SAP for the District are currently under construction and projected to be completed in the 3rd quarter of 2025. The budget for the Authorized Improvements remains unchanged as shown on the table below.

Authorized Improvement Budget					
Authorized Improvements	Budget	Actual Costs Spent to Date ^[a]	Percent of Budget Spent	Forecast Completion Date ^[a]	
<i>Public Improvements</i>					
Roadways	\$ 2,062,206	\$ 2,855,614	138.47%	Completed Q3 2024	
Water	565,473	755,912	133.68%	Completed Q2 2024	
Sanitary Sewer	725,636	849,362	117.05%	Completed Q2 2024	
Drainage	2,160,244	2,342,733	108.45%	Completed Q2 2024	
Dentention	1,024,000	807,999	78.91%	Completed Q1 2024	
Landscaping, Irrigation & Sign	40,000	128,264	320.66%	Completed Q2 2024	
Contingency	252,096	64,038	25.40%	Completed Q3 2024	
Soft Costs	1,170,229	1,917,739	163.88%	Q3 2025	
Total	\$ 7,999,884	\$ 9,721,660	121.52%		

Footnotes:

[a] As provided by the developer on 7/9/2025.

OUTSTANDING ASSESSMENT

The District has an outstanding Assessment of \$9,461,653.41.

ANNUAL INSTALLMENT DUE 1/31/2026

- **Principal and Interest** – The total principal and interest required for the Annual Installment is \$766,088.19.
- **TIRZ Number 4 Annual Credit Amount** – The total TIRZ Number 4 Annual Credit Amount, credited against the principal and interest required for the Annual Installment, is \$0.00.
- **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 \$32,403.75. A breakdown of the Annual Collection Costs is shown below.

District	
Annual Collection Costs Breakdown	
Administration	\$ 18,360.00
City Auditor	1,000.00
Filing Fees	1,000.00
County Collection	205.00
Draw Request Review	3,400.00
Collection Cost Maintenance	10,000.00
CCMB Credit	(1,561.25)
Total Annual Collection Costs	\$ 32,403.75

District	
Due January 31, 2026	
Principal	\$ 109,449.44
Interest	656,638.75
Annual Collection Costs	\$ 32,403.75
Total Annual Installment	\$ 798,491.94

Please contact P3Works for the pay period for the District. See **Exhibit B** for the Annual Installment schedule for the District.

PREPAYMENT OF ASSESSMENTS IN FULL

No Parcels have made full Prepayments.

PARTIAL PREPAYMENT OF ASSESSMENTS

No Parcels have made partial Prepayments.

TIRZ NUMBER 4 ANNUAL CREDIT

The TIRZ Number 4 Annual Credit Amount shall only be applied to the principal and interest component of the Annual Installment, as further described in the SAP. Application of qualifying property tax exemptions may decrease or eliminate the amount of the TIRZ Number 4 Annual Credit Amount on a parcel-by-parcel basis. Since properties within the District have not accrued sufficient Incremental Value, there is no TIRZ Number 4 Annual Credit Amount included in the 2025 Annual Service Plan Update.

SERVICE PLAN – FIVE YEAR BUDGET FORECAST

The PID Act requires the annual indebtedness and projected costs for the 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.

		District				
Annual Installments Due		1/31/2026	1/31/2027	1/31/2028	1/31/2029	1/31/2030
<i>Reimbursement Obligation</i>						
Principal		\$ 109,449.44	\$ 117,045.23	\$ 125,168.17	\$ 133,854.84	\$ 143,144.37
Interest		\$ 656,638.75	\$ 649,042.96	\$ 640,920.02	\$ 632,233.34	\$ 622,943.82
	(1)	\$ 766,088.19	\$ 766,088.19	\$ 766,088.19	\$ 766,088.19	\$ 766,088.19
Additional Interest ^[a]	(2)	\$ -	\$ -	\$ -	\$ -	\$ -
Annual Collection Costs	(3)	\$ 32,403.75	\$ 24,444.30	\$ 24,933.19	\$ 25,431.85	\$ 25,940.49
Total Annual Installments	(4) = (1) + (2) + (3)	\$ 798,491.94	\$ 790,532.49	\$ 791,021.38	\$ 791,520.04	\$ 792,028.68

Footnotes:

[a] Additional Interest will not be charged on the Assessment until 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 District Assessment Roll attached hereto as **Exhibit A**. The Parcels or Lots shown on the Assessment Roll will receive the bills for the 2025 Annual Installments which will be delinquent if not paid by January 31, 2026. The list of Parcels shown on the Assessment Roll is subject to change based on the final certified rolls provided by the County prior to billing.

EXHIBIT A – ASSESSMENT ROLL

Property ID ^[a]	Lot Type	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2026 ^[b]
19964	Non-Benefited	\$ -	\$ -
134654	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134655	Non-Benefited	\$ -	\$ -
134656	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134657	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134658	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134659	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134660	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134661	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134662	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134663	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134664	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134665	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134666	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134667	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134668	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134669	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134670	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134671	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134672	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134673	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134674	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134653	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134675	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134652	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134650	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134629	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134630	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134631	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134632	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134633	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134634	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134635	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134636	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134637	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134638	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134639	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134640	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134641	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134642	Lot Type 1	\$ 49,279.44	\$ 4,158.81

Property ID ^[a]	Lot Type	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2026 ^[b]
134643	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134644	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134645	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134646	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134647	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134648	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134649	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134651	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134628	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134676	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134678	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134704	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134705	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134706	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134707	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134708	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134709	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134710	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134711	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134712	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134713	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134714	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134715	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134716	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134717	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134718	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134719	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134720	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134721	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134722	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134723	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134724	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134703	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134677	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134702	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134700	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134679	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134680	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134681	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134682	Lot Type 1	\$ 49,279.44	\$ 4,158.81

Property ID ^[a]	Lot Type	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2026 ^[b]
134683	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134684	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134685	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134686	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134687	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134688	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134689	Non-Benefited	\$ -	\$ -
134690	Non-Benefited	\$ -	\$ -
134691	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134692	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134693	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134694	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134695	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134696	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134697	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134698	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134699	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134701	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134725	Non-Benefited	\$ -	\$ -
134627	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134625	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134554	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134555	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134556	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134557	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134558	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134559	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134560	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134561	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134562	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134563	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134564	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134565	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134566	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134567	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134568	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134569	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134570	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134571	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134572	Lot Type 1	\$ 49,279.44	\$ 4,158.81

Property ID ^[a]	Lot Type	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2026 ^[b]
134573	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134574	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134553	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134575	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134552	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134550	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134529	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134530	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134531	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134532	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134533	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134534	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134535	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134536	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134537	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134538	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134539	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134540	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134541	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134542	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134543	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134544	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134545	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134546	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134547	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134548	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134549	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134551	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134626	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134576	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134578	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134604	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134605	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134606	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134607	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134608	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134609	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134610	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134611	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134612	Lot Type 1	\$ 49,279.44	\$ 4,158.81

Property ID ^[a]	Lot Type	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2026 ^[b]
134613	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134614	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134615	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134616	Non-Benefited	\$ -	\$ -
134617	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134618	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134619	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134620	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134621	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134622	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134623	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134624	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134603	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134577	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134602	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134600	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134579	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134580	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134581	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134582	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134583	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134584	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134585	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134586	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134587	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134588	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134589	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134590	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134591	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134592	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134593	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134594	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134595	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134596	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134597	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134598	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134599	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134601	Lot Type 1	\$ 49,279.44	\$ 4,158.81
134726	Non-Benefited	\$ -	\$ -
District Total		\$ 9,461,653.41	\$ 798,491.94

Footnotes:

[a] Property IDs are preliminary and are 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.

EXHIBIT B – DISTRICT ANNUAL INSTALLMENTS

Reimbursement Obligation					
Installment Due 1/31	Principal	Interest ^[a]	Additional Interest ^[b]	Annual Collection Costs	Total Annual Installment Due ^[c]
2026	\$ 109,449.44	\$ 656,638.75	\$ -	\$ 32,403.75	\$ 798,491.94
2027	\$ 117,045.23	\$ 649,042.96	\$ -	\$ 24,444.30	\$ 790,532.49
2028	\$ 125,168.17	\$ 640,920.02	\$ -	\$ 24,933.19	\$ 791,021.38
2029	\$ 133,854.84	\$ 632,233.34	\$ -	\$ 25,431.85	\$ 791,520.04
2030	\$ 143,144.37	\$ 622,943.82	\$ -	\$ 25,940.49	\$ 792,028.68
2031	\$ 153,078.59	\$ 613,009.60	\$ -	\$ 26,459.30	\$ 792,547.49
2032	\$ 163,702.24	\$ 602,385.95	\$ -	\$ 26,988.48	\$ 793,076.67
2033	\$ 175,063.18	\$ 591,025.01	\$ -	\$ 27,528.25	\$ 793,616.44
2034	\$ 187,212.56	\$ 578,875.62	\$ -	\$ 28,078.82	\$ 794,167.01
2035	\$ 200,205.12	\$ 565,883.07	\$ -	\$ 28,640.39	\$ 794,728.58
2036	\$ 214,099.35	\$ 551,988.84	\$ -	\$ 29,213.20	\$ 795,301.39
2037	\$ 228,957.85	\$ 537,130.34	\$ -	\$ 29,797.47	\$ 795,885.65
2038	\$ 244,847.52	\$ 521,240.67	\$ -	\$ 30,393.41	\$ 796,481.60
2039	\$ 261,839.94	\$ 504,248.25	\$ -	\$ 31,001.28	\$ 797,089.47
2040	\$ 280,011.63	\$ 486,076.56	\$ -	\$ 31,621.31	\$ 797,709.50
2041	\$ 299,444.44	\$ 466,643.75	\$ -	\$ 32,253.73	\$ 798,341.92
2042	\$ 320,225.88	\$ 445,862.31	\$ -	\$ 32,898.81	\$ 798,987.00
2043	\$ 342,449.56	\$ 423,638.63	\$ -	\$ 33,556.79	\$ 799,644.97
2044	\$ 366,215.56	\$ 399,872.63	\$ -	\$ 34,227.92	\$ 800,316.11
2045	\$ 391,630.92	\$ 374,457.27	\$ -	\$ 34,912.48	\$ 801,000.67
2046	\$ 418,810.10	\$ 347,278.09	\$ -	\$ 35,610.73	\$ 801,698.92
2047	\$ 447,875.52	\$ 318,212.67	\$ -	\$ 36,322.94	\$ 802,411.13
2048	\$ 478,958.08	\$ 287,130.10	\$ -	\$ 37,049.40	\$ 803,137.59
2049	\$ 512,197.78	\$ 253,890.41	\$ -	\$ 37,790.39	\$ 803,878.58
2050	\$ 547,744.30	\$ 218,343.89	\$ -	\$ 38,546.20	\$ 804,634.39
2051	\$ 585,757.76	\$ 180,330.43	\$ -	\$ 39,317.12	\$ 805,405.31
2052	\$ 626,409.34	\$ 139,678.84	\$ -	\$ 40,103.47	\$ 806,191.65
2053	\$ 669,882.15	\$ 96,206.04	\$ -	\$ 40,905.53	\$ 806,993.72
2054	\$ 716,371.97	\$ 49,716.22	\$ -	\$ 41,723.65	\$ 807,811.83
Total	\$ 9,461,653.41	\$ 12,754,904.08	\$ -	\$ 938,094.65	\$ 23,154,652.14

Footnotes:

[a] Interest on the Reimbursement Obligation is calculated at a rate of 6.94% which is less than 2% above the S&P Municipal Bond High Yield Index which was 5.58% as of June 27, 2024, as required by the PID Act. If PID Bonds are issued, the interest rate on the Assessment will adjust to the interest rate on the Bonds plus the Additional Interest.

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

[c] Excludes the TIRZ Number 4 Annual Credit Amount which will be calculated annually in each Annual Service Plan Update. 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.

EXHIBIT C - FINAL PLAT

RUSSELL RANCH SUBDIVISION

49.71 ACRE SUBDIVISION (192 LOTS, 5 BLOCKS, 7 RESERVES)
CITY OF BAY CITY
I. & G. N. R. R. CO. SURVEY, ABSTRACT NO. 270 & 271 MATAGORDA COUNTY, TEXAS

CERTIFICATE OF CORRECTNESS

STATE OF TEXAS
COUNTY OF MATAGORDA

WE, SHERIFF CAPITAL INVESTMENTS, LLC, AGENT THROUGH ITS BAY CITY AUTHORIZED AGENT JAMES H. MOORE, BEING THE OWNER OF THE BAY CITY TRACT DESCRIBED IN THE HEREIN AND FOREGOING MAP OF RUSSELL RANCH SUBDIVISION, DO HEREBY STATE THAT THESE ARE ALL LEGAL HOLDERS OF THE CERTAIN TRACTS OF LAND AND DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAT OF THIS PROPERTY ACCORDING TO ALL LAWS, REGULATIONS, RESTRICTIONS AND ORDINANCES IN THIS STATE OR PLAT AND HEREBY RESOLVE TO THE USE OF THE PUBLIC PURPOSES. ALL TRACTS EXCEPT THOSE TRACTS DESIGNATED AS PRIVATE STREETS, ALLEYS, PARKS, WATER COURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED, AND DO HEREBY MAKE OR CONTROLLED, OUR HEARS ARE GRANTED TO WARRANT AND FOREVER CEASE THE TITLE TO THE LAND SO DESIGNATED.

WHICH WAS MADE IN THE CITY OF BAY CITY, TEXAS, THIS 19 DAY OF JUNE 2024.

[Signature]
JAMES H. MOORE
REGISTERED AGENT - SHERIFF CAPITAL INVESTMENTS, LLC

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, IN AND FOR THE COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED, JAMES H. MOORE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 19 DAY OF JUNE 2024.

[Signature]
KIRI SOHONI
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS


KIRI SOHONI
NOTARY PUBLIC
MY COMMISSION EXPIRES
JANUARY 18, 2028


COUNTY CLERK CERTIFICATE

STATE OF TEXAS
COUNTY OF MATAGORDA


I, VERNICE HAYES, CLERK OF THE COUNTY OF MATAGORDA COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 21 DAY OF August 2024 AT 9:11AM CLOCK IN PLAT FILE NUMBER 6778B OF THE PLAT RECORDS OF MATAGORDA COUNTY, TEXAS.

[Signature]
By: *[Signature]* Maggie Ponce
Chief Deputy





VICINITY MAP
NOT TO SCALE



INDEX MAP
NOT TO SCALE

CITY COMMISSION APPROVAL CERTIFICATE

STATE OF TEXAS
COUNTY OF MATAGORDA

THIS IS TO CERTIFY THAT THE BAY CITY PLANNING COMMISSION OF THE CITY OF BAY CITY, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF RUSSELL RANCH SUBDIVISION IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF BAY CITY AS DEEMED APPROPRIATE AND AUTHORIZES THE RECORDING OF THIS PLAT FOR THE 24 DAY OF June 2024.

[Signature]
JAMES LUNED
ATTEST: CLERK

CLEANING DISTRICT CERTIFICATE

STATE OF TEXAS
COUNTY OF MATAGORDA

THE UNDERIGNED CHAIRMAN OF THE MATAGORDA COUNTY DRAINAGE DISTRICT NO. 1, DOES HEREBY CERTIFY THAT AT ITS REGULAR MEETING HELD ON THE 17 DAY OF June 2024, ON 24 THE WORKS OF DISTRICT NO. 1 HAS APPROVED THIS SUBDIVISION PLAT FOR CONVEYANCE TO THE CITY OF BAY CITY. IT SHALL BE UNDERSTOOD THAT THE CITY OF BAY CITY SHALL NOT ISSUE A DRAINAGE PERMIT FOR ANY CONSTRUCTION IN THIS SUBDIVISION WITHOUT THE CONSTRUCTION PLANS FOR THE DRAINAGE IMPROVEMENTS BEING FIRST REVIEWED AND APPROVED BY MATAGORDA COUNTY DRAINAGE DISTRICT NO. 1.


[Signature]
DAVID FRANK CHAIRMAN

ENGINEERING CERTIFICATE

STATE OF TEXAS
COUNTY OF CLAYTON

I, SCOTT P. MASON, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, BY HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.

[Signature]
SCOTT P. MASON
PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 127853




STANDARD PLAT NOTES

- THIS PLAT LIES WITHIN THE CITY OF BAY CITY FULL PURPOSE JURISDICTION OR, ELL.
- NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT.
- TREES SHALL NOT BE PLANTED IN UTILITY EASEMENTS.
- THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR INSPECTION, OPERATION, AND MAINTENANCE.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE WARRANTEED BY THE PROPERTY OWNER OR HOLDER THEREOF.
- NO PORTIONS OF THIS SUBDIVISION ARE WITHIN THE 100-YEAR OR 500-YEAR FLOOD PLAIN AS SHOWN ON FLOOD MAP NUMBER 48020002 EFFECTIVE 1/16/2005.
- OWNERSHIP AND MAINTENANCE OF THE DRAINAGE FACILITIES SHALL BE WITH THE HOA AS PROVIDED IN ARTICLE 4 OF THE RUSSELL RANCH PUBLIC IMPROVEMENT DISTRICT DEVELOPMENT AGREEMENT.
- THIS SUBDIVISION IS SUBJECT TO CODES, ORDINANCES, AND RESTRICTIONS FILED IN THE MATAGORDA COUNTY OFFICIAL RECORDS.
- RESERVED A, C, D AND F ARE RESERVED FOR DRAINAGE AND DRAINAGE IMPROVEMENTS.
- RESERVED B AND E ARE RESERVED FOR HOA INTERESTS - LANDSCAPING.
- RESERVED G IS RESERVED FOR HOA INTERESTS - FENCE.

I, KERRY A. DAVIS, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT BEFORE HEREON REPRESENTS THE RESULT OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

[Signature] 6/26/24
KERRY A. DAVIS
REGISTERED PROFESSIONAL LAND SURVEYOR - NO. 2086

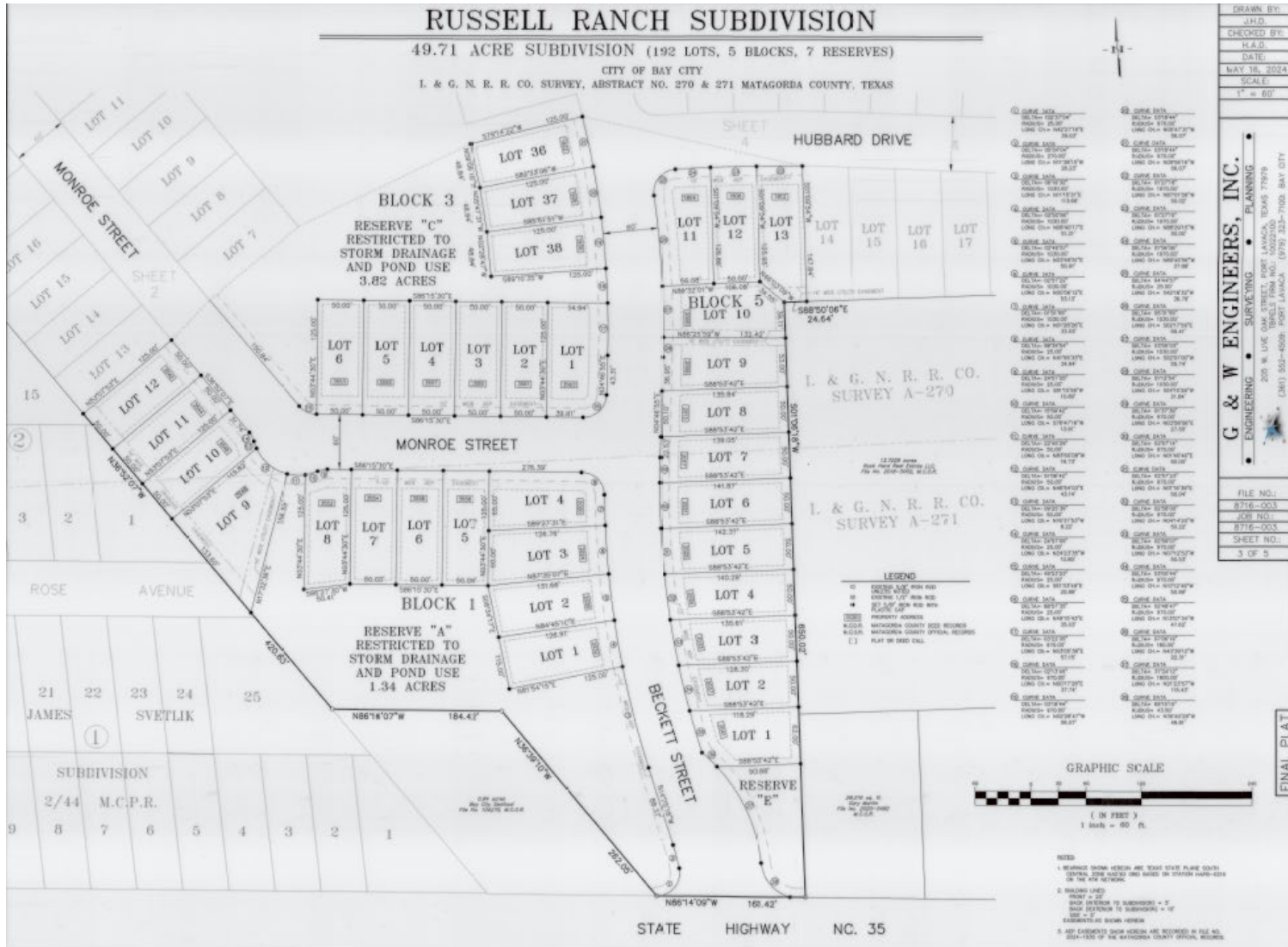


DRAWN BY:	J.H.D.
CHECKED BY:	M.A.D.
DATE:	MAY 16, 2024
SCALE:	1" = 60'

G & W ENGINEERS, INC.
ENGINEERING • SURVEYING • PLANNING
205 W. LIVE OAK STREET, SUITE 1000
DALLAS, TEXAS 75209
(361) 552-4506 • 4006 PORT LANAUA (979) 252-7000 • BAY CITY

FILE NO.:	8716-003
JOB NO.:	8716-003
SHEET NO.:	1 OF 5

FINAL PLAT



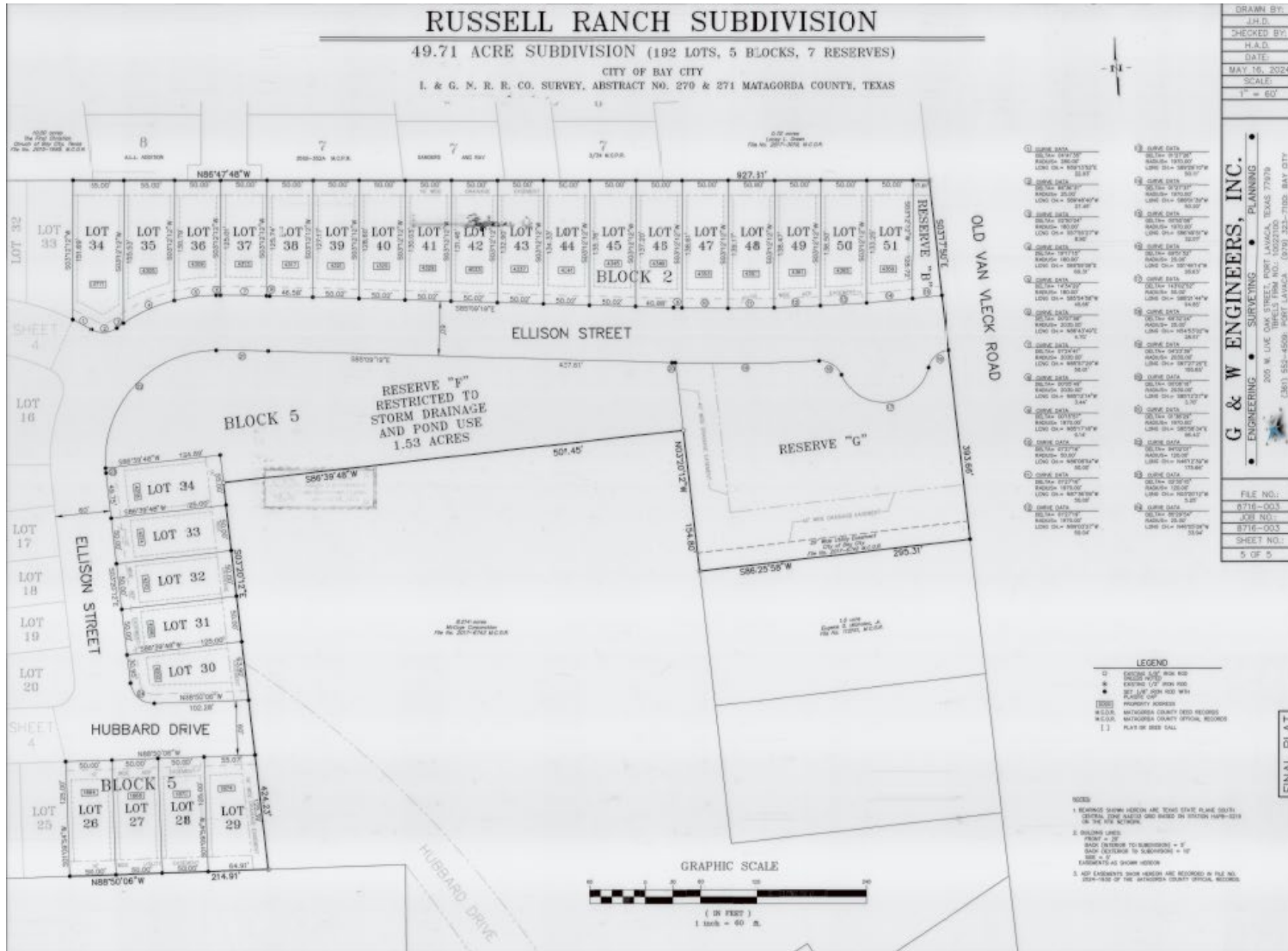


EXHIBIT D – LOT CLASSIFICATION MAP

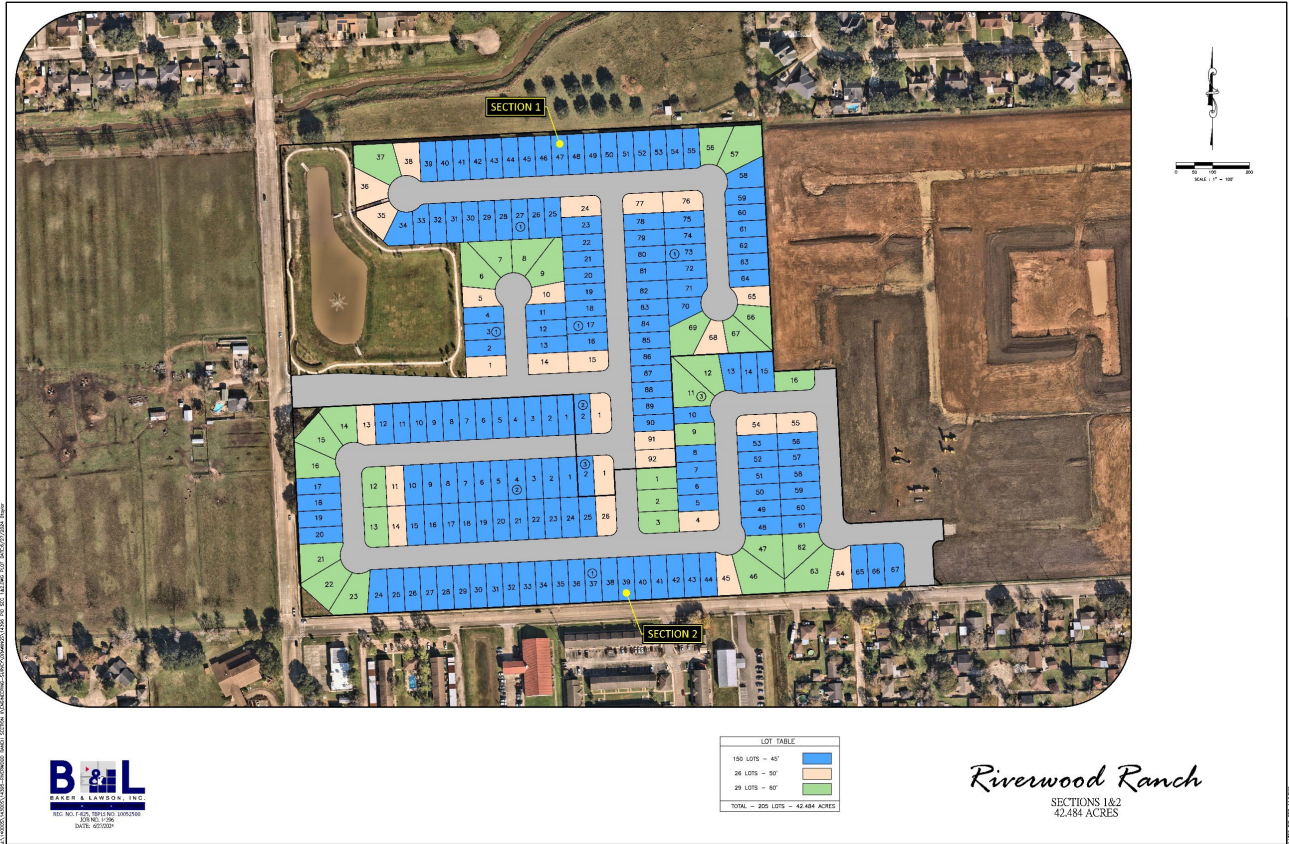


EXHIBIT E – BUYER DISCLOSURES

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

- Lot Type 1

**RUSSELL RANCH PUBLIC IMPROVEMENT DISTRICT - 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 372.0035), 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
THE CITY OF BAY CITY, TEXAS
CONCERNING THE FOLLOWING PROPERTY

PROPERTY ADDRESS

LOT TYPE 1 PRINCIPAL ASSESSMENT: \$49,279.44

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Bay City, 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 the ***Russell Ranch 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 the City of Bay City. The exact amount of each annual installment will be approved each year by the Bay City City Council in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Bay City.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Matagorda 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 MATAGORDA

§

§

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 Matagorda 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 MATAGORDA

§

§

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 Matagorda County.

ANNUAL INSTALLMENTS - LOT TYPE 1

Installment Due 1/31	Reimbursement Obligation				Total Annual Installment Due ^[c]
	Principal	Interest ^[a]	Additional Interest ^[b]	Annual Collection Costs	
2026	\$ 570.05	\$ 3,419.99	\$ -	\$ 168.77	\$ 4,158.81
2027	\$ 609.61	\$ 3,380.43	\$ -	\$ 127.31	\$ 4,117.36
2028	\$ 651.92	\$ 3,338.13	\$ -	\$ 129.86	\$ 4,119.90
2029	\$ 697.16	\$ 3,292.88	\$ -	\$ 132.46	\$ 4,122.50
2030	\$ 745.54	\$ 3,244.50	\$ -	\$ 135.11	\$ 4,125.15
2031	\$ 797.28	\$ 3,192.76	\$ -	\$ 137.81	\$ 4,127.85
2032	\$ 852.62	\$ 3,137.43	\$ -	\$ 140.57	\$ 4,130.61
2033	\$ 911.79	\$ 3,078.26	\$ -	\$ 143.38	\$ 4,133.42
2034	\$ 975.07	\$ 3,014.98	\$ -	\$ 146.24	\$ 4,136.29
2035	\$ 1,042.73	\$ 2,947.31	\$ -	\$ 149.17	\$ 4,139.21
2036	\$ 1,115.10	\$ 2,874.94	\$ -	\$ 152.15	\$ 4,142.19
2037	\$ 1,192.49	\$ 2,797.55	\$ -	\$ 155.20	\$ 4,145.24
2038	\$ 1,275.25	\$ 2,714.80	\$ -	\$ 158.30	\$ 4,148.34
2039	\$ 1,363.75	\$ 2,626.29	\$ -	\$ 161.47	\$ 4,151.51
2040	\$ 1,458.39	\$ 2,531.65	\$ -	\$ 164.69	\$ 4,154.74
2041	\$ 1,559.61	\$ 2,430.44	\$ -	\$ 167.99	\$ 4,158.03
2042	\$ 1,667.84	\$ 2,322.20	\$ -	\$ 171.35	\$ 4,161.39
2043	\$ 1,783.59	\$ 2,206.45	\$ -	\$ 174.77	\$ 4,164.82
2044	\$ 1,907.37	\$ 2,082.67	\$ -	\$ 178.27	\$ 4,168.31
2045	\$ 2,039.74	\$ 1,950.30	\$ -	\$ 181.84	\$ 4,171.88
2046	\$ 2,181.30	\$ 1,808.74	\$ -	\$ 185.47	\$ 4,175.52
2047	\$ 2,332.69	\$ 1,657.36	\$ -	\$ 189.18	\$ 4,179.22
2048	\$ 2,494.57	\$ 1,495.47	\$ -	\$ 192.97	\$ 4,183.01
2049	\$ 2,667.70	\$ 1,322.35	\$ -	\$ 196.82	\$ 4,186.87
2050	\$ 2,852.83	\$ 1,137.21	\$ -	\$ 200.76	\$ 4,190.80
2051	\$ 3,050.82	\$ 939.22	\$ -	\$ 204.78	\$ 4,194.82
2052	\$ 3,262.55	\$ 727.49	\$ -	\$ 208.87	\$ 4,198.91
2053	\$ 3,488.97	\$ 501.07	\$ -	\$ 213.05	\$ 4,203.09
2054	\$ 3,731.10	\$ 258.94	\$ -	\$ 217.31	\$ 4,207.35
Total	\$ 49,279.44	\$ 66,431.79	\$ -	\$ 4,885.91	\$ 120,597.15

Footnotes:

[a] Interest on the Reimbursement Obligation is calculated at a rate of 6.94% which is less than 2% above the S&P Municipal Bond High Yield Index which was 5.58% as of June 27, 2024, as required by the PID Act. If PID Bonds are issued, the interest rate on the Assessment will adjust to the interest rate on the Bonds plus the Additional Interest.

[b] Additional Interest will not be charged unless PID Bonds are issued.

[c] Excludes the TIRZ Number 4 Annual Credit Amount which will be calculated annually in each Annual Service Plan Update. 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.

Annual Installment Schedule to Notice
of Obligation to Pay Improvement District Assessment

**Matagorda
County
Stephanie Wurtz
Matagorda County
Clerk**

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

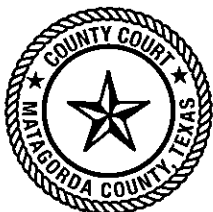
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 4179
Receipt Number: 20250813000029
Recorded Date/Time: August 13, 2025 01:13 PM
User: Gloria C
Station: CC-CLERK-3
Number of Pages: 31

Record and Return To:

CSC
919 N 1000 West
Logan UT 84321



STATE OF TEXAS
COUNTY OF MATAGORDA

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Matagorda County, Texas.

Stephanie Wurtz
Matagorda County Clerk
Matagorda County, TX

Stephanie Wurtz