

**VILLAGE OF SALADO, TEXAS**

**ORDINANCE NO. 2025-17**

**AN ORDINANCE OF THE VILLAGE BOARD OF THE VILLAGE OF SALADO, TEXAS APPROVING THE 2025 ANNUAL UPDATE TO THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR THE SANCTUARY EAST PUBLIC IMPROVEMENT DISTRICT INCLUDING THE COLLECTION OF THE 2025 ANNUAL INSTALLMENTS.**

**WHEREAS**, on February 2, 2023, the Village of Salado Board of Alderman (the “Village Board”) passed and approved Resolution No. R-2023-03 authorizing the creation of the Sanctuary East Public Improvement District (the “District”) in accordance with the Public Improvement District Assessment Act (the “Act”), which authorization was effective upon publication as required by the Act; and

**WHEREAS**, the purpose of the District is to finance the actual costs of authorized improvements that confer a special benefit on approximately 65.508 acres located within the Village of Salado, Texas (the “City”); and

**WHEREAS**, on April 4, 2024, the Village Board adopted and approved Ordinance No. O-2024-01 which approved the 2024 Service and Assessment Plan, inclusive of the Assessment Roll for the District, and levied assessments to finance the authorized improvements to be constructed for the benefit of the land within the District; and

**WHEREAS**, the 2024 Service and Assessment Plan identified the authorized improvements to be constructed for the benefit of the assessed property within the District, set forth the costs of the authorized improvements, the indebtedness to be incurred for such authorized improvements, and the manner of assessing the property in the District for the costs of such authorized improvements based on the benefit provided to the assessed property in the District; and

**WHEREAS**, the Village Board approved the Amended and Restated Service and Assessment Plan for the District which served to amend and restate the 2024 Service and Assessment Plan, in its entirety, for the purposes of (1) incorporating provisions relating to the Village’s issuance of the Improvement Area #1 Bonds for the benefit of the District, and (2) updating the Improvement Area #1 Assessment Roll; and

**WHEREAS**, the SAP and Assessment Roll is required to be reviewed and updated annually as described in Sections 372.013 and 372.014 of the Act; and

**WHEREAS**, the Village Board now desires to proceed with the adoption of this Ordinance for approving and adopting the 2025 Annual Service Plan Update, inclusive of the updated Assessment Roll attached thereto, in conformity with the requirements of the Act; and

**WHEREAS**, the Village Board finds the passage of this Ordinance to be in the best interest for the citizens of Salado, Texas.

**NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE BOARD OF THE VILLAGE OF SALADO, 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 Sanctuary East Public Improvement District 2025 Annual Service Plan Update and updated Assessment Roll attached hereto as Exhibit A are hereby accepted as provided.

**SECTION 3:** If any provision of this Ordinance or the application of any provision to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

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

**SECTION 5:** This Ordinance shall take effect immediately from and after its passage and in accordance with the provisions of the Act, and it is accordingly so ordained.

**SECTION 6:** It is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

*[Signature Page Follows]*

**PASSED AND APPROVED** on this 7th day of August 2025.

**THE VILLAGE OF SALADO, TEXAS**



Bert Henry, Mayor

**ATTEST:**



Teresa Spinks, City Secretary



**AFTER RECORDING RETURN TO:**

Village of Salado  
Attn: City Secretary  
PO Box 219  
Salado, TX 76571

**Exhibit A**

**2025 Annual Service Plan Update**



# SANCTUARY EAST PUBLIC IMPROVEMENT DISTRICT 2025 ANNUAL SERVICE PLAN UPDATE

AUGUST 7, 2025

## INTRODUCTION

Capitalized terms used in this 2025 Annual Service Plan Update shall have the meanings set forth in the Amended and Restated Service and Assessment Plan (the “SAP”).

The District was created pursuant to the PID Act by Resolution No. R-2023-03 on February 2, 2023, by the Board of Aldermen to finance certain Authorized Improvements for the benefit of the property in the District.

On April 4, 2024, the Village approved the 2024 Service and Assessment Plan for the District by adopting Ordinance No. O-2024-01 which approved the levy of Assessments for Assessed Property within the District and approved the Assessment Roll.

On June 6, 2024, the Village approved the Amended and Restated Service and Assessment Plan for the District which served to amend and restate the 2024 Service and Assessment Plan, in its entirety, for the purposes of (1) incorporating provisions relating to the Village’s issuance of the Improvement Area #1 Bonds, and (2) updating the Improvement Area #1 Assessment Roll.

The 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 SAP must be reviewed and updated annually. This document is the Annual Service Plan Update for 2025.

The Board of Aldermen also adopted an Improvement Area #1 Assessment Roll identifying the Assessments on each Lot within Improvement Area #1, based on the method of assessment identified in the SAP. This 2025 Annual Service Plan Update also updates the Improvement Area #1 Assessment Roll for 2025.

## PARCEL SUBDIVISION

### Improvement Area #1

- The final plat of Sanctuary Phase 1A, was filed and recorded with the County on June 30, 2022, and consists of 66 residential Lots and 18 Non-Benefited Property Parcels.
- The re-plat of Sanctuary Phase 1A Addition, attached hereto as **Exhibit C-1**, was filed and recorded with the County on September 18, 2024, and re-platted 12 residential Lots and 0 Non-Benefited Property Parcels.
- The final plat of Sanctuary Phase 1B, attached hereto as **Exhibit C-2**, was filed and recorded with the County on September 18, 2024, and consists of 108 residential Lots and 14 Non-Benefited Property Parcels.

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

Improvement Area #1	
Lot Type	Number of Units
1	100
2	41
3	25
Total	166

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

## LOT AND HOME SALES

### Improvement Area #1

Per the quarterly report dated March 31, 2025, the lot ownership composition is provided below:

- Developer Owned:
  - Lot Type 1: 53 Lots
  - Lot Type 2: 23 Lots
  - Lot Type 3: 18 Lots
- Homebuilder Owned:
  - Lot Type 1: 32 Lots
  - Lot Type 2: 18 Lots
  - Lot Type 3: 5 Lots
- End-User Owner:
  - Lot Type 1: 15 Lots

- Lot Type 2: 0 Lots
- Lot Type 3: 2 Lots

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

## AUTHORIZED IMPROVEMENTS

### Improvement Area #1

The Developer has completed the Improvement Area #1 Improvements listed in the SAP and they were dedicated to the Village on March 20, 2025.

## OUTSTANDING ASSESSMENT

### Improvement Area #1

Net of the principal bond payment due September 1, Improvement Area #1 has an outstanding Assessment of \$4,650,000.00.

## ANNUAL INSTALLMENT DUE 1/31/2026

### Improvement Area #1

- **Principal and Interest** – The total principal and interest required for the Annual Installment is \$360,005.00.
- **Additional Interest** – The total Additional Interest Reserve Requirement, as defined in the Indenture, is equal to \$255,750.00 and has not been met. As such, the Additional Interest Account will be funded with Additional Interest on the outstanding Assessments, resulting in an Additional Interest amount due of \$23,250.00.
- **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 \$61,005.21.



Improvement Area #1	
Annual Collection Costs Breakdown	
Administration	\$ 30,600.00
City Auditor	1,000.00
Filing Fees	1,000.00
County Collection	1,000.00
PID Trustee Fees	4,500.00
P3 Works Dev/Issuer CDA Review	3,500.00
Past Due P3 Works, LLC Invoices	7,905.21
Collection Cost Maintenance Balance	10,000.00
Arbitrage Calculation	1,500.00
<b>Total Annual Collection Costs</b>	<b>\$ 61,005.21</b>

Improvement Area #1	
Due January 31, 2026	
Principal	\$ 63,000.00
Interest	\$ 297,005.00
	<u>\$ 360,005.00</u>
Additional Interest	\$ 23,250.00
Annual Collection Costs	\$ 61,005.21
<b>Total Annual Installment</b>	<b>\$ 444,260.21</b>

See the limited offering memorandum for the pay period. See **Exhibit B** for the debt service schedule for the Improvement Area #1 as shown in the limited offering memorandum.

### PREPAYMENT OF ASSESSMENTS IN FULL

#### Improvement Area # 1

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

### PARTIAL PREPAYMENT OF ASSESSMENTS

#### Improvement Area # 1

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

## EXTRAORDINARY OPTIONAL REDEMPTIONS

### Improvement Area#1

No extraordinary optional redemptions 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.

Annual Installments Due		1/31/2026	1/31/2027	1/31/2028	1/31/2029	1/31/2030
<i>Improvement Area #1 Bonds</i>						
Principal		\$ 63,000.00	\$ 67,000.00	\$ 70,000.00	\$ 75,000.00	\$ 79,000.00
Interest		\$ 297,005.00	\$ 293,067.50	\$ 288,880.00	\$ 284,505.00	\$ 279,817.50
	(1)	\$ 360,005.00	\$ 360,067.50	\$ 358,880.00	\$ 359,505.00	\$ 358,817.50
Annual Collection Costs	(2)	\$ 61,005.21	\$ 42,432.00	\$ 43,280.64	\$ 44,146.25	\$ 45,029.18
Additional Interest	(3)	\$ 23,250.00	\$ 22,935.00	\$ 22,600.00	\$ 22,250.00	\$ 21,875.00
<b>Total Annual Installment</b>	<b>(4) = (1) + (2) + (3)</b>	<b>\$ 444,260.21</b>	<b>\$ 425,434.50</b>	<b>\$ 424,760.64</b>	<b>\$ 425,901.25</b>	<b>\$ 425,721.68</b>

## ASSESSMENT ROLL

The list of current Parcels or Lots within the District, the corresponding total Assessments, and current Annual Installment are shown on the Improvement Area #1 Assessment Roll attached hereto as **Exhibit A**. The Parcels or Lots shown on the Improvement Area #1 Assessment Roll will receive the bills for the 2025 Annual Installments which will be delinquent if not paid by January 31, 2026.

# EXHIBIT A – IMPROVEMENT AREA #1 ASSESSMENT ROLL

Property ID <sup>[a],[b]</sup>	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2026 <sup>[c]</sup>
515936	Lot Type 3	\$ 32,211.98	\$ 3,077.53
515973	Lot Type 1	\$ 26,543.78	\$ 2,535.99
515974	Lot Type 1	\$ 26,543.78	\$ 2,535.99
515975	Lot Type 1	\$ 26,543.78	\$ 2,535.99
515976	Lot Type 1	\$ 26,543.78	\$ 2,535.99
515977	Lot Type 1	\$ 26,543.78	\$ 2,535.99
515978	Non-Assessed	\$ -	\$ -
515979	Lot Type 1	\$ 26,543.78	\$ 2,535.99
515980	Lot Type 1	\$ 26,543.78	\$ 2,535.99
515981	Lot Type 1	\$ 26,543.78	\$ 2,535.99
515982	Non-Assessed	\$ -	\$ -
515983	Lot Type 1	\$ 26,543.78	\$ 2,535.99
515984	Non-Assessed	\$ -	\$ -
515985	Lot Type 1	\$ 26,543.78	\$ 2,535.99
515986	Lot Type 1	\$ 26,543.78	\$ 2,535.99
515987	Lot Type 1	\$ 26,543.78	\$ 2,535.99
515988	Lot Type 1	\$ 26,543.78	\$ 2,535.99
515989	Lot Type 1	\$ 26,543.78	\$ 2,535.99
516017	Non-Benefited	\$ -	\$ -
516014	Non-Benefited	\$ -	\$ -
516013	Non-Benefited	\$ -	\$ -
516012	Non-Benefited	\$ -	\$ -
516011	Non-Benefited	\$ -	\$ -
516010	Non-Benefited	\$ -	\$ -
515972	Lot Type 1	\$ 26,543.78	\$ 2,535.99
516009	Non-Benefited	\$ -	\$ -
516007	Non-Benefited	\$ -	\$ -
516006	Non-Benefited	\$ -	\$ -
515993	Non-Benefited	\$ -	\$ -
515992	Non-Benefited	\$ -	\$ -
515991	Non-Benefited	\$ -	\$ -
515990	Lot Type 1	\$ 26,543.78	\$ 2,535.99
516008	Non-Benefited	\$ -	\$ -
516018	Non-Benefited	\$ -	\$ -
515971	Lot Type 1	\$ 26,543.78	\$ 2,535.99
515969	Non-Assessed	\$ -	\$ -
515937	Lot Type 3	\$ 32,211.98	\$ 3,077.53
515938	Lot Type 3	\$ 32,211.98	\$ 3,077.53
515939	Lot Type 3	\$ 32,211.98	\$ 3,077.53
515940	Lot Type 3	\$ 32,211.98	\$ 3,077.53

Property ID <sup>[a],[b]</sup>	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2026 <sup>[c]</sup>
515941	Lot Type 1	\$ 26,543.78	\$ 2,535.99
515942	Lot Type 1	\$ 26,543.78	\$ 2,535.99
515943	Lot Type 1	\$ 26,543.78	\$ 2,535.99
515944	Lot Type 1	\$ 26,543.78	\$ 2,535.99
515945	Non-Assessed	\$ -	\$ -
515946	Lot Type 1	\$ 26,543.78	\$ 2,535.99
515947	Lot Type 1	\$ 26,543.78	\$ 2,535.99
515948	Lot Type 1	\$ 26,543.78	\$ 2,535.99
515949	Non-Assessed	\$ -	\$ -
515950	Lot Type 1	\$ 26,543.78	\$ 2,535.99
515951	Lot Type 1	\$ 26,543.78	\$ 2,535.99
515952	Non-Assessed	\$ -	\$ -
515953	Lot Type 1	\$ 26,543.78	\$ 2,535.99
515968	Lot Type 1	\$ 26,543.78	\$ 2,535.99
515967	Lot Type 1	\$ 26,543.78	\$ 2,535.99
515966	Lot Type 1	\$ 26,543.78	\$ 2,535.99
515965	Lot Type 1	\$ 26,543.78	\$ 2,535.99
515964	Lot Type 1	\$ 26,543.78	\$ 2,535.99
515963	Lot Type 1	\$ 26,543.78	\$ 2,535.99
515970	Lot Type 1	\$ 26,543.78	\$ 2,535.99
515962	Lot Type 1	\$ 26,543.78	\$ 2,535.99
515959	Lot Type 1	\$ 26,543.78	\$ 2,535.99
515958	Lot Type 1	\$ 26,543.78	\$ 2,535.99
515957	Lot Type 1	\$ 26,543.78	\$ 2,535.99
515956	Non-Assessed	\$ -	\$ -
515955	Non-Assessed	\$ -	\$ -
515954	Lot Type 1	\$ 26,543.78	\$ 2,535.99
515960	Lot Type 1	\$ 26,543.78	\$ 2,535.99
515961	Lot Type 1	\$ 26,543.78	\$ 2,535.99
516019	Non-Benefited	\$ -	\$ -
533598	Lot Type 3	\$ 32,211.98	\$ 3,077.53
533599	Lot Type 3	\$ 32,211.98	\$ 3,077.53
533600	Lot Type 3	\$ 32,211.98	\$ 3,077.53
533601	Lot Type 3	\$ 32,211.98	\$ 3,077.53
533602	Lot Type 3	\$ 32,211.98	\$ 3,077.53
533603	Lot Type 3	\$ 32,211.98	\$ 3,077.53
533604	Lot Type 3	\$ 32,211.98	\$ 3,077.53
533605	Lot Type 3	\$ 32,211.98	\$ 3,077.53
533606	Lot Type 3	\$ 32,211.98	\$ 3,077.53
533607	Lot Type 3	\$ 32,211.98	\$ 3,077.53

Property ID <sup>[a],[b]</sup>	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2026 <sup>[c]</sup>
533608	Lot Type 3	\$ 32,211.98	\$ 3,077.53
533609	Lot Type 3	\$ 32,211.98	\$ 3,077.53
532539	Lot Type 3	\$ 32,211.98	\$ 3,077.53
532628	Lot Type 2	\$ 29,032.26	\$ 2,773.74
532627	Lot Type 2	\$ 29,032.26	\$ 2,773.74
532626	Lot Type 2	\$ 29,032.26	\$ 2,773.74
532625	Lot Type 2	\$ 29,032.26	\$ 2,773.74
532624	Lot Type 2	\$ 29,032.26	\$ 2,773.74
532623	Lot Type 2	\$ 29,032.26	\$ 2,773.74
532622	Lot Type 2	\$ 29,032.26	\$ 2,773.74
532621	Lot Type 2	\$ 29,032.26	\$ 2,773.74
532620	Lot Type 2	\$ 29,032.26	\$ 2,773.74
532619	Lot Type 2	\$ 29,032.26	\$ 2,773.74
532618	Non-Benefited	\$ -	\$ -
532617	Lot Type 1	\$ 26,543.78	\$ 2,535.99
532616	Lot Type 1	\$ 26,543.78	\$ 2,535.99
532615	Lot Type 1	\$ 26,543.78	\$ 2,535.99
532614	Lot Type 1	\$ 26,543.78	\$ 2,535.99
532613	Lot Type 1	\$ 26,543.78	\$ 2,535.99
532612	Lot Type 1	\$ 26,543.78	\$ 2,535.99
532611	Lot Type 1	\$ 26,543.78	\$ 2,535.99
532610	Lot Type 1	\$ 26,543.78	\$ 2,535.99
532609	Lot Type 1	\$ 26,543.78	\$ 2,535.99
532608	Lot Type 1	\$ 26,543.78	\$ 2,535.99
532607	Lot Type 1	\$ 26,543.78	\$ 2,535.99
532606	Non-Benefited	\$ -	\$ -
532605	Lot Type 1	\$ 26,543.78	\$ 2,535.99
532604	Lot Type 1	\$ 26,543.78	\$ 2,535.99
532603	Lot Type 1	\$ 26,543.78	\$ 2,535.99
532602	Lot Type 1	\$ 26,543.78	\$ 2,535.99
532629	Lot Type 2	\$ 29,032.26	\$ 2,773.74
532601	Lot Type 1	\$ 26,543.78	\$ 2,535.99
532630	Lot Type 2	\$ 29,032.26	\$ 2,773.74
532632	Lot Type 2	\$ 29,032.26	\$ 2,773.74
532659	Non-Benefited	\$ -	\$ -
532658	Non-Benefited	\$ -	\$ -
532657	Lot Type 2	\$ 29,032.26	\$ 2,773.74
532656	Lot Type 2	\$ 29,032.26	\$ 2,773.74
532655	Lot Type 2	\$ 29,032.26	\$ 2,773.74
532654	Lot Type 2	\$ 29,032.26	\$ 2,773.74

Property ID <sup>[a],[b]</sup>	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2026 <sup>[c]</sup>
532653	Lot Type 2	\$ 29,032.26	\$ 2,773.74
532652	Non-Benefited	\$ -	\$ -
532651	Non-Benefited	\$ -	\$ -
532650	Lot Type 2	\$ 29,032.26	\$ 2,773.74
532649	Lot Type 2	\$ 29,032.26	\$ 2,773.74
532648	Lot Type 2	\$ 29,032.26	\$ 2,773.74
532647	Lot Type 2	\$ 29,032.26	\$ 2,773.74
532646	Lot Type 2	\$ 29,032.26	\$ 2,773.74
532645	Lot Type 2	\$ 29,032.26	\$ 2,773.74
532644	Non-Benefited	\$ -	\$ -
532643	Non-Benefited	\$ -	\$ -
532642	Lot Type 2	\$ 29,032.26	\$ 2,773.74
532641	Lot Type 2	\$ 29,032.26	\$ 2,773.74
532640	Lot Type 2	\$ 29,032.26	\$ 2,773.74
532639	Lot Type 2	\$ 29,032.26	\$ 2,773.74
532638	Lot Type 2	\$ 29,032.26	\$ 2,773.74
532637	Lot Type 2	\$ 29,032.26	\$ 2,773.74
532636	Lot Type 2	\$ 29,032.26	\$ 2,773.74
532635	Lot Type 2	\$ 29,032.26	\$ 2,773.74
532634	Lot Type 2	\$ 29,032.26	\$ 2,773.74
532633	Lot Type 2	\$ 29,032.26	\$ 2,773.74
532631	Non-Benefited	\$ -	\$ -
532660	Non-Benefited	\$ -	\$ -
532600	Lot Type 1	\$ 26,543.78	\$ 2,535.99
532598	Lot Type 1	\$ 26,543.78	\$ 2,535.99
532566	Lot Type 1	\$ 26,543.78	\$ 2,535.99
532565	Lot Type 1	\$ 26,543.78	\$ 2,535.99
532564	Lot Type 1	\$ 26,543.78	\$ 2,535.99
532563	Lot Type 1	\$ 26,543.78	\$ 2,535.99
532562	Lot Type 1	\$ 26,543.78	\$ 2,535.99
532561	Lot Type 1	\$ 26,543.78	\$ 2,535.99
532560	Lot Type 1	\$ 26,543.78	\$ 2,535.99
532559	Lot Type 1	\$ 26,543.78	\$ 2,535.99
532558	Lot Type 1	\$ 26,543.78	\$ 2,535.99
532557	Lot Type 1	\$ 26,543.78	\$ 2,535.99
532556	Lot Type 1	\$ 26,543.78	\$ 2,535.99
532555	Non-Benefited	\$ -	\$ -
532554	Non-Benefited	\$ -	\$ -
532553	Lot Type 2	\$ 29,032.26	\$ 2,773.74
532552	Lot Type 2	\$ 29,032.26	\$ 2,773.74

Property ID <sup>[a],[b]</sup>	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2026 <sup>[c]</sup>
532551	Lot Type 2	\$ 29,032.26	\$ 2,773.74
532550	Lot Type 2	\$ 29,032.26	\$ 2,773.74
532549	Lot Type 2	\$ 29,032.26	\$ 2,773.74
532548	Lot Type 2	\$ 29,032.26	\$ 2,773.74
532547	Lot Type 2	\$ 29,032.26	\$ 2,773.74
532546	Lot Type 3	\$ 32,211.98	\$ 3,077.53
532545	Lot Type 3	\$ 32,211.98	\$ 3,077.53
532544	Lot Type 3	\$ 32,211.98	\$ 3,077.53
532543	Lot Type 3	\$ 32,211.98	\$ 3,077.53
532542	Lot Type 3	\$ 32,211.98	\$ 3,077.53
532541	Lot Type 3	\$ 32,211.98	\$ 3,077.53
532540	Lot Type 3	\$ 32,211.98	\$ 3,077.53
532567	Lot Type 1	\$ 26,543.78	\$ 2,535.99
532599	Lot Type 1	\$ 26,543.78	\$ 2,535.99
532568	Non-Benefited	\$ -	\$ -
532570	Lot Type 1	\$ 26,543.78	\$ 2,535.99
532597	Lot Type 1	\$ 26,543.78	\$ 2,535.99
532596	Lot Type 1	\$ 26,543.78	\$ 2,535.99
532595	Lot Type 1	\$ 26,543.78	\$ 2,535.99
532594	Lot Type 1	\$ 26,543.78	\$ 2,535.99
532593	Lot Type 1	\$ 26,543.78	\$ 2,535.99
532592	Lot Type 1	\$ 26,543.78	\$ 2,535.99
532591	Lot Type 1	\$ 26,543.78	\$ 2,535.99
532590	Lot Type 1	\$ 26,543.78	\$ 2,535.99
532589	Lot Type 1	\$ 26,543.78	\$ 2,535.99
532588	Lot Type 1	\$ 26,543.78	\$ 2,535.99
532587	Lot Type 1	\$ 26,543.78	\$ 2,535.99
532586	Lot Type 1	\$ 26,543.78	\$ 2,535.99
532585	Lot Type 1	\$ 26,543.78	\$ 2,535.99
532584	Lot Type 1	\$ 26,543.78	\$ 2,535.99
532583	Lot Type 1	\$ 26,543.78	\$ 2,535.99
532582	Lot Type 1	\$ 26,543.78	\$ 2,535.99
532581	Lot Type 1	\$ 26,543.78	\$ 2,535.99
532580	Lot Type 1	\$ 26,543.78	\$ 2,535.99
532579	Lot Type 1	\$ 26,543.78	\$ 2,535.99
532578	Lot Type 1	\$ 26,543.78	\$ 2,535.99
532577	Lot Type 1	\$ 26,543.78	\$ 2,535.99
532576	Lot Type 1	\$ 26,543.78	\$ 2,535.99
532575	Lot Type 1	\$ 26,543.78	\$ 2,535.99
532574	Lot Type 1	\$ 26,543.78	\$ 2,535.99

Property ID <sup>[a],[b]</sup>	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2026 <sup>[c]</sup>
532573	Lot Type 1	\$ 26,543.78	\$ 2,535.99
532572	Lot Type 1	\$ 26,543.78	\$ 2,535.99
532571	Lot Type 1	\$ 26,543.78	\$ 2,535.99
532569	Non-Benefited	\$ -	\$ -
532661	Non-Benefited	\$ -	\$ -
<b>Total</b>		<b>\$ 4,650,000.00</b>	<b>\$ 444,260.59</b>

*Notes:*

[a] Property ID 515945, Property ID 515949, Property ID 515952, Property ID 515955, Property ID 515956, Property ID 515969, Property ID 515978, Property ID 515982, and Property ID 515984 are located within Phase 1A and are shown within the Phase 1A Final Plat but are not Assessed as the sale of these properties to third party individual owners was completed before the levy of Assessments.

[b] 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.

[c] Totals may not match the total Outstanding Assessment or Annual Installment due to rounding



## EXHIBIT B – DEBT SERVICE SCHEDULE

### DEBT SERVICE REQUIREMENTS

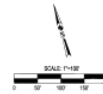
The following table sets forth the debt service requirements for the Bonds:

<u>Year Ending (September 1)</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2024	-	\$ 53,467.56	\$ 53,467.56
2025	\$ 60,000.00	300,755.00	360,755.00
2026	63,000.00	297,005.00	360,005.00
2027	67,000.00	293,067.50	360,067.50
2028	70,000.00	288,880.00	358,880.00
2029	75,000.00	284,505.00	359,505.00
2030	79,000.00	279,817.50	358,817.50
2031	83,000.00	274,880.00	357,880.00
2032	88,000.00	269,692.50	357,692.50
2033	94,000.00	264,192.50	358,192.50
2034	99,000.00	258,317.50	357,317.50
2035	105,000.00	252,130.00	357,130.00
2036	111,000.00	245,567.50	356,567.50
2037	117,000.00	238,630.00	355,630.00
2038	124,000.00	231,317.50	355,317.50
2039	132,000.00	223,567.50	355,567.50
2040	140,000.00	215,317.50	355,317.50
2041	148,000.00	206,567.50	354,567.50
2042	158,000.00	197,317.50	355,317.50
2043	167,000.00	187,442.50	354,442.50
2044	178,000.00	177,005.00	355,005.00
2045	189,000.00	165,880.00	354,880.00
2046	201,000.00	153,595.00	354,595.00
2047	214,000.00	140,530.00	354,530.00
2048	228,000.00	126,620.00	354,620.00
2049	243,000.00	111,800.00	354,800.00
2050	259,000.00	96,005.00	355,005.00
2051	276,000.00	79,170.00	355,170.00
2052	294,000.00	61,230.00	355,230.00
2053	313,000.00	42,120.00	355,120.00
2054	<u>335,000.00</u>	<u>21,775.00</u>	<u>356,775.00</u>
<b>Total</b>	<b><u>\$4,710,000.00</u></b>	<b><u>\$6,038,167.56</u></b>	<b><u>\$10,748,167.56</u></b>

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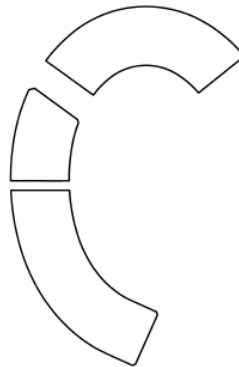


AS PLATTED  
SALADO SANCTUARY PHASE 1A FINAL PLAT  
DOCUMENT/PLAT NO. 2022042431, PUBLIC/PLAT RECORDS OF BELL COUNTY, TEXAS



PROPOSED  
FINAL PLAT OF THE SALADO SANCTUARY, PHASE 1A ADDITION, BLOCK R, LOTS 52-60 AND 922, BLOCK S, LOTS 49-51 AND 912-913, BEING A REPLAT OF BLOCKS R AND S, LOTS 49R-60R OF THE SALADO SANCTUARY, PHASE 1A ADDITION, AN ADDITION TO THE VILLAGE OF SALADO, TEXAS, AS RECORDED IN PLAT NO. 2022042431 OF THE PLAT RECORDS OF BELL COUNTY, TEXAS.

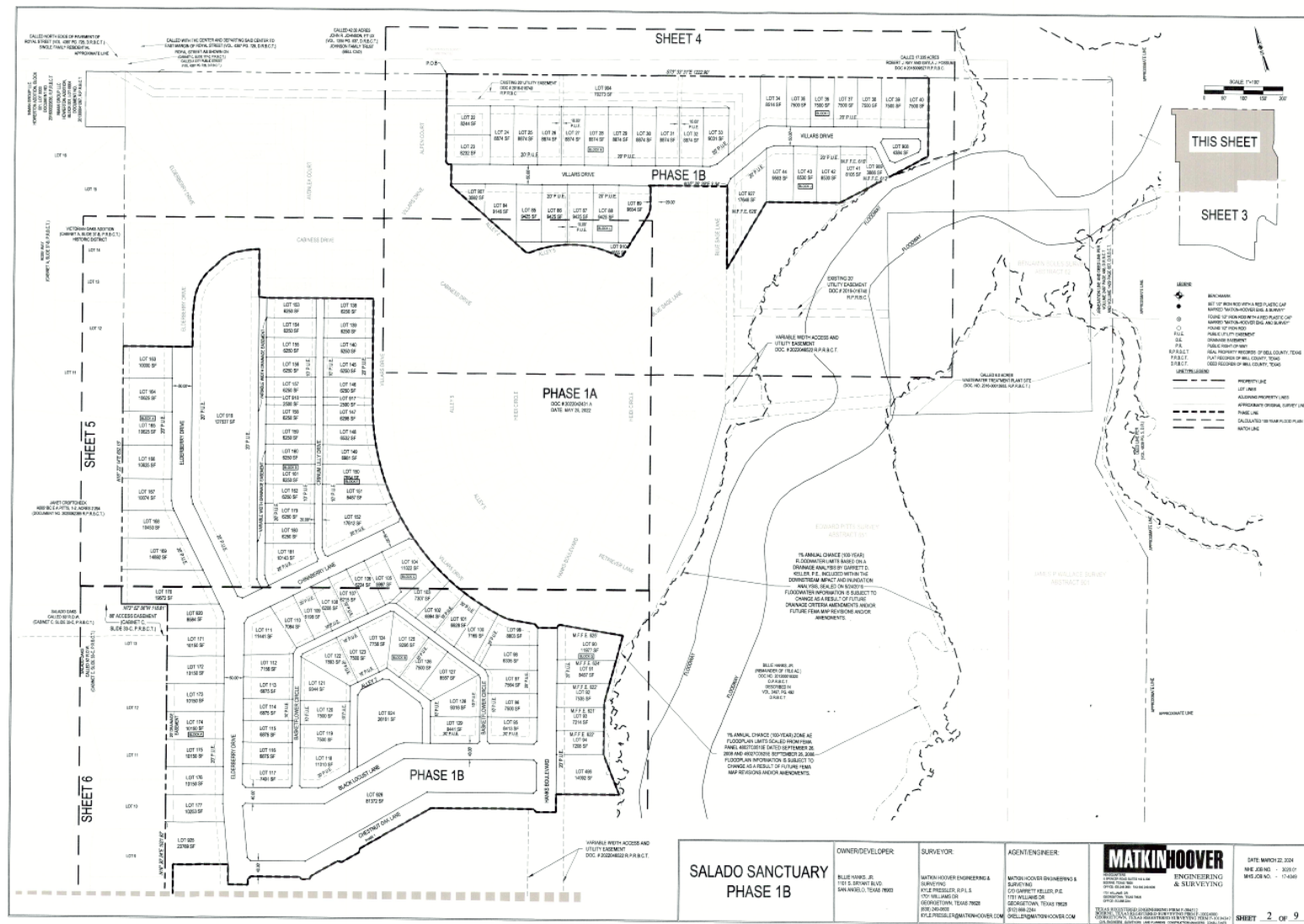
THE PURPOSE OF THIS REPLAT IS TO ADJUST THE LOT LINES OF BLOCK R AND BLOCK S AND CREATE LOTS 49R-52R, BLOCK S AND LOTS 53R-60R BLOCK R, AND ELIMINATE LOT 922 BLOCK R, AND LOTS 912-913 BLOCK S.



LINE TABLE		
LINE	MEASURED	DATE
11	500' 00" 200'	11/1/00
12	300' 00" 140'	11/1/00
13	500' 00" 200'	11/1/00
14	500' 00" 200'	11/1/00
15	500' 00" 200'	11/1/00
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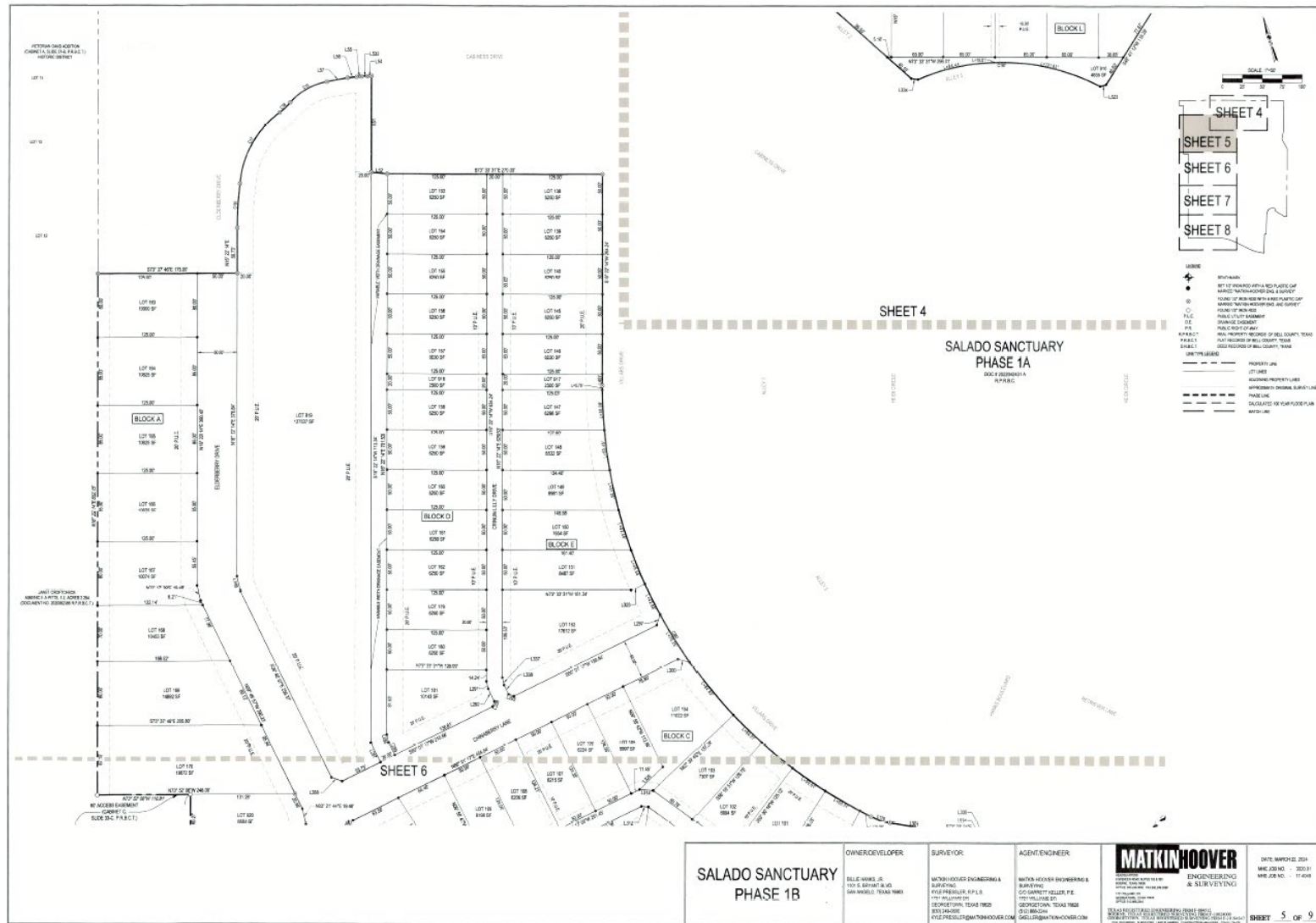












Dist # 202404068 E













## EXHIBIT D – LOT TYPE CLASSIFICATION MAP<sup>1</sup>



<sup>1</sup> Lots identified as lot number 1, 5, 9, 12, 13, 69, 73, 76, and 80 respectively, are Non-Assessed Lots.

## **EXHIBIT E – BUYER DISCLOSURES**

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

- Improvement Area #1
  - Lot Type 1
  - Lot Type 2
  - Lot Type 3

**SANCTUARY EAST 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 372.005), 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 RECORDING<sup>1</sup> RETURN TO:

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NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO  
VILLAGE OF SALADO, TEXAS  
CONCERNING THE FOLLOWING PROPERTY

---

STREET ADDRESS

**LOT TYPE 1 PRINCIPAL ASSESSMENT: \$26,543.78**

As the purchaser of the real property described above, you are obligated to pay assessments to the Village of Salado, 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 ***Sanctuary East Public Improvement District – Improvement Area #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 Village of Salado. The exact amount of each annual installment will be approved each year by the Village of Salado Board of Aldermen 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 Village of Salado.

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.

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<sup>1</sup> 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 Bell 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:

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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:

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SIGNATURE OF SELLER

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SIGNATURE OF SELLER]<sup>2</sup>

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<sup>2</sup> 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 BELL

§

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]<sup>3</sup>

<sup>3</sup> 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 Bell 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 BELL

§

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]<sup>4</sup>

<sup>4</sup> 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 Bell County.

## ANNUAL INSTALLMENTS – LOT TYPE 1

Annual Installment Due 1/31	Principal	Interest [a]	Additional Interest [b]	Annual Collection Costs	Annual Installment
2026	\$ 359.63	\$ 1,695.41	\$ 132.72	\$ 348.24	\$ 2,535.99
2027	382.46	1,672.93	130.92	242.22	2,428.52
2028	399.58	1,649.03	129.01	247.06	2,424.68
2029	428.13	1,624.05	127.01	252.00	2,431.19
2030	450.96	1,597.29	124.87	257.04	2,430.16
2031	473.79	1,569.11	122.62	262.18	2,427.70
2032	502.33	1,539.50	120.25	267.43	2,429.50
2033	536.58	1,508.10	117.73	272.77	2,435.19
2034	565.13	1,474.56	115.05	278.23	2,432.97
2035	599.38	1,439.24	112.23	283.79	2,434.64
2036	633.63	1,401.78	109.23	289.47	2,434.11
2037	667.88	1,362.18	106.06	295.26	2,431.38
2038	707.83	1,320.44	102.72	301.17	2,432.16
2039	753.50	1,276.20	99.18	307.19	2,436.07
2040	799.17	1,229.11	95.41	313.33	2,437.02
2041	844.83	1,179.16	91.42	319.60	2,435.01
2042	901.92	1,126.36	87.19	325.99	2,441.46
2043	953.29	1,069.99	82.69	332.51	2,438.47
2044	1,016.08	1,010.40	77.92	339.16	2,443.57
2045	1,078.88	946.90	72.84	345.94	2,444.56
2046	1,147.38	876.77	67.44	352.86	2,444.46
2047	1,221.58	802.19	61.71	359.92	2,445.41
2048	1,301.50	722.79	55.60	367.12	2,447.01
2049	1,387.13	638.19	49.09	374.46	2,448.87
2050	1,478.46	548.03	42.16	381.95	2,450.60
2051	1,575.50	451.93	34.76	389.59	2,451.78
2052	1,678.25	349.52	26.89	397.38	2,452.04
2053	1,786.71	240.44	18.50	405.33	2,450.97
2054	1,912.29	124.30	9.56	413.44	2,459.59
<b>Total</b>	<b>\$ 26,543.78</b>	<b>\$ 32,445.89</b>	<b>\$ 2,522.77</b>	<b>\$ 9,322.64</b>	<b>\$ 70,835.08</b>

**Notes:**

[a] Interest is calculated at the actual rate of the PID Bonds.

[b] Additional Interest is calculated at the Additional Interest Rate.

*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.*

**SANCTUARY EAST PUBLIC IMPROVEMENT DISTRICT – LOT TYPE 2**  
**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 RECORDING<sup>1</sup> RETURN TO:

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NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO  
VILLAGE OF SALADO, TEXAS  
CONCERNING THE FOLLOWING PROPERTY

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STREET ADDRESS

**LOT TYPE 2 PRINCIPAL ASSESSMENT: \$29,032.26**

As the purchaser of the real property described above, you are obligated to pay assessments to Salado, 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 *Sanctuary East Public Improvement District – Improvement Area #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 Village of Salado. The exact amount of each annual installment will be approved each year by the Salado Board of Aldermen 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 Village of Salado.

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.

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<sup>1</sup> 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 Bell 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:

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SIGNATURE OF PURCHASER

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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:

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SIGNATURE OF SELLER

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SIGNATURE OF SELLER]<sup>2</sup>

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<sup>2</sup> 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

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COUNTY OF BELL

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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]<sup>3</sup>

<sup>3</sup> 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 Bell 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 BELL

§

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]<sup>4</sup>

<sup>4</sup> 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 Bell County.

## ANNUAL INSTALLMENTS – LOT TYPE 2

Annual Installment Due 1/31	Principal	Interest <sup>[a]</sup>	Additional Interest <sup>[b]</sup>	Annual Collection Costs	Annual Installment
2026	\$ 393.34	\$ 1,854.35	\$ 145.16	\$ 380.89	\$ 2,773.74
2027	418.31	1,829.77	143.19	264.92	2,656.20
2028	437.04	1,803.62	141.10	270.22	2,651.99
2029	468.26	1,776.31	138.92	275.63	2,659.11
2030	493.24	1,747.04	136.58	281.14	2,657.99
2031	518.21	1,716.21	134.11	286.76	2,655.30
2032	549.43	1,683.82	131.52	292.50	2,657.27
2033	586.89	1,649.48	128.77	298.35	2,663.49
2034	618.11	1,612.80	125.84	304.31	2,661.06
2035	655.57	1,574.17	122.75	310.40	2,662.89
2036	693.03	1,533.20	119.47	316.61	2,662.31
2037	730.49	1,489.89	116.00	322.94	2,659.32
2038	774.19	1,444.23	112.35	329.40	2,660.17
2039	824.14	1,395.84	108.48	335.99	2,664.45
2040	874.09	1,344.33	104.36	342.71	2,665.49
2041	924.04	1,289.70	99.99	349.56	2,663.29
2042	986.47	1,231.95	95.37	356.55	2,670.35
2043	1,042.66	1,170.30	90.44	363.68	2,667.08
2044	1,111.34	1,105.13	85.22	370.96	2,672.65
2045	1,180.02	1,035.67	79.67	378.38	2,673.74
2046	1,254.94	958.97	73.77	385.94	2,673.62
2047	1,336.11	877.40	67.49	393.66	2,674.66
2048	1,423.52	790.55	60.81	401.54	2,676.42
2049	1,517.17	698.02	53.69	409.57	2,678.45
2050	1,617.07	599.41	46.11	417.76	2,680.34
2051	1,723.20	494.30	38.02	426.11	2,681.64
2052	1,835.59	382.29	29.41	434.64	2,681.92
2053	1,954.21	262.98	20.23	443.33	2,680.75
2054	2,091.57	135.95	10.46	452.20	2,690.18
<b>Total</b>	<b>\$ 29,032.26</b>	<b>\$ 35,487.69</b>	<b>\$ 2,759.28</b>	<b>\$ 10,196.64</b>	<b>\$ 77,475.87</b>

**Notes:**

[a] Interest is calculated at the actual rate of the PID Bonds.

[b] Additional Interest is calculated at the Additional Interest Rate.

*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.*

**SANCTUARY EAST PUBLIC IMPROVEMENT DISTRICT – LOT TYPE 3**  
**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 RECORDING<sup>1</sup> RETURN TO:

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NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO  
VILLAGE OF SALADO, TEXAS  
CONCERNING THE FOLLOWING PROPERTY

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STREET ADDRESS

**LOT TYPE 3 PRINCIPAL ASSESSMENT: \$32,211.98**

As the purchaser of the real property described above, you are obligated to pay assessments to Salado, 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 *Sanctuary East 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 Village of Salado. The exact amount of each annual installment will be approved each year by the Salado Board of Aldermen 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 Village of Salado.

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.

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<sup>1</sup> 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 Bell 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:

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SIGNATURE OF PURCHASER

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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:

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SIGNATURE OF SELLER

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SIGNATURE OF SELLER]<sup>2</sup>

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<sup>2</sup> 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

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COUNTY OF BELL

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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]<sup>3</sup>

<sup>3</sup> 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 Bell 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 BELL

§

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]<sup>4</sup>

<sup>4</sup> 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 Bell County.

### ANNUAL INSTALLMENTS – LOT TYPE 3

Annual Installment Due 1/31	Principal	Interest <sup>[a]</sup>	Additional Interest <sup>[b]</sup>	Annual Collection Costs	Annual Installment
2026	\$ 436.42	\$ 2,057.45	\$ 161.06	\$ 422.60	\$ 3,077.53
2027	464.13	2,030.17	158.88	293.94	2,947.12
2028	484.91	2,001.16	156.56	299.82	2,942.45
2029	519.55	1,970.85	154.13	305.81	2,950.35
2030	547.26	1,938.38	151.53	311.93	2,949.11
2031	574.97	1,904.18	148.80	318.17	2,946.11
2032	609.60	1,868.24	145.92	324.53	2,948.30
2033	651.17	1,830.14	142.88	331.02	2,955.21
2034	685.80	1,789.44	139.62	337.64	2,952.51
2035	727.37	1,746.58	136.19	344.40	2,954.54
2036	768.93	1,701.12	132.55	351.28	2,953.89
2037	810.50	1,653.06	128.71	358.31	2,950.58
2038	858.99	1,602.41	124.66	365.48	2,951.53
2039	914.40	1,548.72	120.36	372.79	2,956.27
2040	969.82	1,491.57	115.79	380.24	2,957.43
2041	1,025.24	1,430.96	110.94	387.85	2,954.99
2042	1,094.51	1,366.88	105.81	395.60	2,962.81
2043	1,156.86	1,298.47	100.34	403.52	2,959.19
2044	1,233.06	1,226.17	94.56	411.59	2,965.37
2045	1,309.26	1,149.10	88.39	419.82	2,966.57
2046	1,392.39	1,064.00	81.85	428.21	2,966.45
2047	1,482.44	973.49	74.88	436.78	2,967.60
2048	1,579.43	877.14	67.47	445.51	2,969.55
2049	1,683.34	774.47	59.57	454.42	2,971.81
2050	1,794.17	665.06	51.16	463.51	2,973.90
2051	1,911.94	548.43	42.19	472.78	2,975.34
2052	2,036.63	424.16	32.63	482.24	2,975.65
2053	2,168.25	291.78	22.44	491.88	2,974.35
2054	2,320.65	150.84	11.60	501.72	2,984.81
<b>Total</b>	<b>\$ 32,211.98</b>	<b>\$ 39,374.44</b>	<b>\$ 3,061.49</b>	<b>\$ 11,313.42</b>	<b>\$ 85,961.32</b>

**Notes:**

[a] Interest is calculated at the actual rate of the PID Bonds.

[b] Additional Interest is calculated at the Additional Interest Rate.

*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.*