



PONDER
PUBLIC IMPROVEMENT DISTRICT NO. 1
2021 ANNUAL SERVICE PLAN UPDATE

AUGUST 9, 2021

INTRODUCTION

Capitalized terms used in this Annual Service Plan Update shall have the meanings set forth in 2017 Update to the Service and Assessment Plan (the “2017 SAP”), or PID Reimbursement Agreement, as applicable.

PID No. 1 was created pursuant to the PID Act by Resolution No. 15-01 on February 12, 2015, by the Town Council to finance the costs of certain Authorized Improvements for the benefit of property in PID No. 1. On May 14, 2015, the Town Council adopted and approved the Service and Assessment Plan for PID No. 1 by Ordinance No. 15-05 to finance the Authorized Improvements for the benefit of the property in PID No. 1.

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

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

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

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

The 2017 SAP identified the Authorized Improvements to be provided by PID No. 1, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in PID No. 1 for the costs of the Authorized Improvements. Pursuant to the PID Act, the Service and Assessment Plan must be reviewed and updated annually. This document is the Annual Service Plan Update for 2021.

The Town Council also adopted an Assessment Roll identifying the Assessments on each Lot within PID No. 1 based on the method of assessment identified in the 2017 SAP. This Annual Service Plan Update also updates the Assessment Roll for 2021.

[Remainder of page intentionally left blank.]

LISTED EVENTS

Below is a list of all listed events within PID No. 1:

- \$25,000 partial sinking fund redemption on September 1, 2018.
- \$15,000 partial sinking fund redemption on September 1, 2019.
- \$20,000 partial sinking fund redemption on September 1, 2020.

PARCEL SUBDIVISION

PID No. 1 is fully subdivided with the two plats listed below:

- The final plat for Remington Park Phase 4 was filed and recorded with the County on July 16, 2015, and contains 128 residential Lots, and 1 park/open-space Lot.
- The final plat for Remington Park Phase 5 was filed and recorded with the County on March 30, 2017 and contains 145 residential Lots.

LOT AND HOME SALES

All Residential Lots have completed homes, and all Residential Lots have been sold to end-users.

See **Exhibit B** for Homebuyer Disclosures.

OUTSTANDING ASSESSMENT

PID No. 1 has an outstanding Assessment of \$3,460,000.00.

ANNUAL INSTALLMENT DUE 1/31/2021

- **Principal and Interest** - The total principal and interest required for the Annual Installment due is \$200,350.00.
- **Additional Interest** - The Delinquency and Prepayment Reserve Requirement, as defined in the Indenture, is equal to \$103,800.00 and has not been met. As such, the Delinquency and Prepayment Reserve Account will be funded with Additional Interest on the outstanding Assessment, resulting in Additional Interest due of \$17,300.00.
- **Administrative Expense** - The cost of administering PID No. 1, collecting the Annual Installments, dissemination agent fees, audit fees, and Trustee fees shall be paid for on a pro rata basis by each Lot based on the amount of outstanding Assessment remaining on the Lot. The total Administrative Expenses budgeted for the Annual Installment is \$34,989.80.

Due January 31, 2022		
Principal	\$	30,000.00
Interest	\$	170,350.00
Additional Interest	\$	17,300.00
Administrative Expenses	\$	34,989.80
Total Annual Installment	\$	252,639.80

See **Exhibit C** for the debt service schedule for the Bonds.

PREPAYMENT OF ASSESSMENTS IN FULL

No full prepayments have been received in PID No. 1. See **Exhibit D** for the template of the Notice of Termination of Assessment.

PARTIAL PREPAYMENTS OF ASSESSMENTS

No partial prepayments have been received in PID No. 1.

DEFERRAL OF ANNUAL INSTALLMENTS

The following Property IDs have elected to defer payment of Annual Installments pursuant to Chapter 33, Section 33.06 of the Texas Tax Code. The Annual Installments currently deferred are shown in the table below. If any Annual Installment due 1/31/2022 is deferred, this section shall be updated in next year's Annual Service Plan Update to reflect such.

Property ID	Address	Deferral Effective Date	Annual Installment Due	Deferred Annual Installment
702140	213 JOCKEY CT	1/1/2019	1/31/2020	\$ 761.08
702140	213 JOCKEY CT	1/1/2019	1/31/2021	\$ 891.44

[Remainder of page intentionally left blank.]

BOND FUND

P3Works has reviewed the following bond accounts related to PID No. 1 as of March 31, 2021, and each account contains the amount shown below:

Account:	3/31/2021 Balance
Pledged Revenue Fund	
Bond Pledged Revenue Account	\$121,250.43
Bond Fund	
Principal and Interest Account	\$0.11
Project Fund	
Reserve Fund	
Reserve Account	\$154,839.87
Delinquency and Prepayment Reserve Account	\$58,992.76
Redemption Fund	
	\$0.00
Rebate Fund	
	\$0.00
Administrative Fund	
	\$41,566.45

BUDGET FOR CONSTRUCTION OF AUTHORIZED IMPROVEMENTS

All Authorized Improvements, including the water distribution system, wastewater collection system, storm sewer collection system, and roadway improvements have been completed and accepted by the Town, and no further Authorized Improvements are anticipated.

SERVICE PLAN - FIVE YEAR BUDGET FORECAST

The 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.

		Ponder PID No. 1				
Annual Installment Due		1/31/2022	1/31/2023	1/31/2024	1/31/2025	1/31/2026
Principal		\$ 30,000.00	\$ 35,000.00	\$ 40,000.00	\$ 45,000.00	\$ 55,000.00
Interest		170,350.00	169,150.00	167,750.00	166,150.00	164,350.00
	(1)	<u>\$ 200,350.00</u>	<u>\$ 204,150.00</u>	<u>\$ 207,750.00</u>	<u>\$ 211,150.00</u>	<u>\$ 219,350.00</u>
Additional Interest	(2)	\$ 17,300.00	\$ 17,150.00	\$ 16,975.00	\$ 16,775.00	\$ 16,550.00
Administrative Expenses	(3)	\$ 34,989.80	\$ 35,689.60	\$ 36,403.39	\$ 37,131.46	\$ 37,874.09
Total Annual Installment	(4) = (1) + (2) + (3)	<u>\$252,639.80</u>	<u>\$256,989.60</u>	<u>\$261,128.39</u>	<u>\$ 265,056.46</u>	<u>\$ 273,774.09</u>

ASSESSMENT ROLL

The list of Lots within PID No. 1 as of January 1, 2021, the corresponding outstanding Assessments, and Annual Installment are shown on the Assessment Roll attached hereto as **Exhibit A**. The Lots shown on the Assessment Roll will receive bills for the 2021 Annual Installments which will be delinquent if not paid by January 31, 2022.

[Remainder of page intentionally left blank.]

EXHIBIT A – ASSESSMENT ROLL

Property ID	Phase	Lot Type	Notes	Outstanding Assessment ^{[a],[b]}	Installment Due 1/31/22 ^{[a],[c]}
242851	Remington Park Phase 4	Non-Benefitted Property		\$ -	\$ -
668133	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668134	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668135	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668136	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668137	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668138	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668139	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668140	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668141	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668142	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668143	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668144	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668145	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668146	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668147	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668148	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668149	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668150	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668151	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668152	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668153	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668154	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668155	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668156	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668157	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668158	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668159	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668160	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668161	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668162	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668163	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668164	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668165	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668166	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668167	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668168	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668169	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668170	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668171	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25

Property ID	Phase	Lot Type	Notes	Outstanding Assessment ^{[a],[b]}	Installment Due 1/31/22 ^{[a],[c]}
668172	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668173	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668174	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668175	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668176	Remington Park Phase 4	Non-Benefitted Property		\$ -	\$ -
668177	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668178	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668179	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668180	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668181	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668182	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668183	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668184	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668185	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668186	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668187	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668188	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668189	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668190	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668191	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668192	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668193	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668194	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668195	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668196	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668197	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668198	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668199	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668200	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668201	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668202	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668203	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668204	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668205	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668206	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668207	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668208	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668209	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668210	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668211	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25

Property ID	Phase	Lot Type	Notes	Outstanding Assessment ^{[a],[b]}	Installment Due 1/31/22 ^{[a],[c]}
668212	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668213	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668214	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668215	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668216	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668217	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668218	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668219	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668220	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668221	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668222	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668223	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668224	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668225	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668226	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668227	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668228	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668229	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668230	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668231	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668232	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668233	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668234	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668235	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668236	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668237	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668238	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668239	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668240	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668241	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668242	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668243	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668244	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668245	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668246	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668247	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668248	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668249	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668250	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668251	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25

Property ID	Phase	Lot Type	Notes	Outstanding Assessment ^{[a],[b]}	Installment Due 1/31/22 ^{[a],[c]}
668252	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668253	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668254	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668255	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668256	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668257	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668258	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668259	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668260	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668261	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
702121	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702122	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702123	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702124	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702125	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702126	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702127	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702128	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702129	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702130	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702131	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702132	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702133	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702134	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702135	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702136	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702137	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702138	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702139	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702140	Remington Park Phase 5	Residential Lot	[d]	\$ 12,758.62	\$ 925.58
702141	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702142	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702143	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702144	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702145	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702146	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702147	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702148	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702149	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702150	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58

Property ID	Phase	Lot Type	Notes	Outstanding Assessment ^{[a],[b]}	Installment Due 1/31/22 ^{[a],[c]}
702151	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702152	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702153	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702154	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702155	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702156	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702157	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702158	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702159	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702160	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702161	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702162	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702163	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702164	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702165	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702166	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702167	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702168	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702169	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702170	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702171	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702172	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702173	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702174	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702175	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702176	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702177	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702178	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702179	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702180	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702181	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702182	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702183	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702184	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702185	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702186	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702187	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702188	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702189	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702190	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58

Property ID	Phase	Lot Type	Notes	Outstanding Assessment ^{[a],[b]}	Installment Due 1/31/22 ^{[a],[c]}
702191	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702192	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702193	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702194	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702195	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702196	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702197	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702198	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702199	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702200	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702201	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702202	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702203	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702204	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702205	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702206	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702207	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702208	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702209	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702210	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702211	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702212	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702213	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702214	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702215	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702216	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702217	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702218	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702219	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702220	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702221	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702222	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702223	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702224	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702225	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702226	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702227	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702228	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702229	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702230	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58

Property ID	Phase	Lot Type	Notes	Outstanding Assessment ^{[a],[b]}	Installment Due 1/31/22 ^{[a],[c]}
702231	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702232	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702233	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702234	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702235	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702236	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702237	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702238	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702239	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702240	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702241	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702242	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702243	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702244	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702245	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702246	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702247	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702248	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702249	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702250	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702251	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702252	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702253	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702254	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702255	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702256	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702257	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702258	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702259	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702260	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702261	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702262	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702263	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702264	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702265	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
Total				\$ 3,460,000.54	\$ 252,641.10

Notes:

- [a] Totals may not match the total outstanding Assessment or Annual Installment due to rounding.
- [b] Outstanding Assessment prior to 1/31/2022 Annual Installment.
- [c] The Annual Installment covers the period September 1, 2021 to August 31, 2022 and is due by 1/31/2022.
- [d] Property IDs have elected to defer payment of Annual Installments pursuant to Chapter 33, Section 33.06 of the Texas Tax Code. The Annual Installments currently deferred are shown in the table in the "Deferral of Annual Installments" section of this Annual Service Plan Update. If any Annual Installment due 1/31/2022 is deferred, the aforementioned section shall be updated in next year's Annual Service Plan Update to reflect such.

EXHIBIT B – HOMEBUYER DISCLOSURES

Homebuyer Disclosures for the following Lot Types are found in this Exhibit:

- Phase 4 Residential Lot
- Phase 5 Residential Lot

[Remainder of page is intentionally left blank.]

AFTER RECORDING RETURN TO:

Town Secretary
102 W Bailey St
PO Box 297
Ponder, TX 76259



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, or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice.

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

This disclosure 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

This notice shall be executed by the seller and must be filed in the real property records of the County in which the property is located.

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

STREET ADDRESS

PRINCIPAL PHASE 4 RESIDENTIAL LOT ASSESSMENT: \$12,578.13

As the purchaser of the real property described above, you are obligated to pay assessments

to the Town of Ponder, 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 "**Ponder Public Improvement District No. 1**" (the "District") created under Subchapter A, Chapter 372, Local Government Code, as amended.

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

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

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.

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

STATE OF TEXAS §
 §
COUNTY OF DENTON §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

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

Notary Public, State of Texas

PROJECTED ANNUAL INSTALLMENT

Installments Due 1/31	Principal	Interest	Additional Interest	Administrative Expenses	Total Installment
2022	\$ 117.19	\$ 617.97	\$ 62.89	\$ 127.20	\$ 925.25
2023	\$ 156.25	\$ 613.28	\$ 62.30	\$ 129.66	\$ 961.49
2024	\$ 156.25	\$ 607.03	\$ 61.52	\$ 131.94	\$ 956.74
2025	\$ 195.31	\$ 600.78	\$ 60.74	\$ 134.45	\$ 991.29
2026	\$ 234.38	\$ 592.97	\$ 59.77	\$ 136.77	\$ 1,023.88
2027	\$ 234.38	\$ 583.59	\$ 58.59	\$ 139.08	\$ 1,015.65
2028	\$ 273.44	\$ 574.22	\$ 57.42	\$ 141.64	\$ 1,046.72
2029	\$ 312.50	\$ 560.55	\$ 56.05	\$ 143.96	\$ 1,073.06
2030	\$ 351.56	\$ 544.92	\$ 54.49	\$ 146.25	\$ 1,097.23
2031	\$ 390.63	\$ 527.34	\$ 52.73	\$ 148.49	\$ 1,119.20
2032	\$ 390.63	\$ 507.81	\$ 50.78	\$ 150.67	\$ 1,099.89
2033	\$ 429.69	\$ 488.28	\$ 48.83	\$ 153.10	\$ 1,119.90
2034	\$ 468.75	\$ 466.80	\$ 46.68	\$ 155.45	\$ 1,137.68
2035	\$ 546.88	\$ 443.36	\$ 44.34	\$ 157.70	\$ 1,192.27
2036	\$ 585.94	\$ 416.02	\$ 41.60	\$ 159.39	\$ 1,202.95
2037	\$ 625.00	\$ 386.72	\$ 38.67	\$ 160.81	\$ 1,211.20
2038	\$ 664.06	\$ 355.47	\$ 35.55	\$ 161.84	\$ 1,216.92
2039	\$ 742.19	\$ 322.27	\$ 32.23	\$ 162.77	\$ 1,259.45
2040	\$ 781.25	\$ 285.16	\$ 28.52	\$ 162.40	\$ 1,257.32
2041	\$ 859.38	\$ 246.09	\$ 24.61	\$ 161.34	\$ 1,291.42
2042	\$ 898.44	\$ 203.13	\$ 20.31	\$ 157.63	\$ 1,279.50
2043	\$ 976.56	\$ 158.20	\$ 15.82	\$ 151.17	\$ 1,301.76
2044	\$ 1,054.69	\$ 109.38	\$ 10.94	\$ 136.80	\$ 1,311.80
2045	\$ 1,132.81	\$ 56.64	\$ 5.66	\$ 104.17	\$ 1,299.29
Total	\$ 12,578.13	\$ 10,267.97	\$ 1,031.05	\$ 3,514.70	\$ 27,391.85

Notes:

The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Administrative Expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

AFTER RECORDING RETURN TO:

Town Secretary
102 W Bailey St
PO Box 297
Ponder, TX 76259



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, or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice.

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

This disclosure 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

This notice shall be executed by the seller and must be filed in the real property records of the County in which the property is located.

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

STREET ADDRESS

PRINCIPAL PHASE 5 RESIDENTIAL LOT ASSESSMENT: \$12,758.62

As the purchaser of the real property described above, you are obligated to pay assessments

to the Town of Ponder, 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 **"Ponder Public Improvement District No. 1"** (the "District") created under Subchapter A, Chapter 372, Local Government Code, as amended.

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

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

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.

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

STATE OF TEXAS §
 §
COUNTY OF DENTON §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

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

Notary Public, State of Texas

PROJECTED ANNUAL INSTALLMENT

Installments Due 1/31	Principal	Interest	Additional Interest	Administrative Expenses	Total Installment
2022	\$ 103.45	\$ 629.31	\$ 63.79	\$ 129.02	\$ 925.58
2023	\$ 103.45	\$ 625.17	\$ 63.28	\$ 131.68	\$ 923.58
2024	\$ 137.93	\$ 621.03	\$ 62.76	\$ 134.59	\$ 956.31
2025	\$ 137.93	\$ 615.52	\$ 62.07	\$ 137.39	\$ 952.91
2026	\$ 172.41	\$ 610.00	\$ 61.38	\$ 140.46	\$ 984.26
2027	\$ 206.90	\$ 603.10	\$ 60.52	\$ 143.65	\$ 1,014.17
2028	\$ 206.90	\$ 594.83	\$ 59.48	\$ 146.72	\$ 1,007.93
2029	\$ 241.38	\$ 584.48	\$ 58.45	\$ 150.11	\$ 1,034.42
2030	\$ 275.86	\$ 572.41	\$ 57.24	\$ 153.63	\$ 1,059.15
2031	\$ 310.34	\$ 558.62	\$ 55.86	\$ 157.30	\$ 1,082.13
2032	\$ 344.83	\$ 543.10	\$ 54.31	\$ 161.15	\$ 1,103.39
2033	\$ 379.31	\$ 525.86	\$ 52.59	\$ 164.89	\$ 1,122.64
2034	\$ 413.79	\$ 506.90	\$ 50.69	\$ 168.81	\$ 1,140.19
2035	\$ 448.28	\$ 486.21	\$ 48.62	\$ 172.94	\$ 1,156.05
2036	\$ 482.76	\$ 463.79	\$ 46.38	\$ 177.70	\$ 1,170.63
2037	\$ 517.24	\$ 439.66	\$ 43.97	\$ 182.82	\$ 1,183.68
2038	\$ 586.21	\$ 413.79	\$ 41.38	\$ 188.40	\$ 1,229.78
2039	\$ 620.69	\$ 384.48	\$ 38.45	\$ 194.20	\$ 1,237.82
2040	\$ 689.66	\$ 353.45	\$ 35.34	\$ 201.29	\$ 1,279.74
2041	\$ 724.14	\$ 318.97	\$ 31.90	\$ 209.12	\$ 1,284.12
2042	\$ 793.10	\$ 282.76	\$ 28.28	\$ 219.42	\$ 1,323.56
2043	\$ 827.59	\$ 243.10	\$ 24.31	\$ 232.30	\$ 1,327.30
2044	\$ 896.55	\$ 201.72	\$ 20.17	\$ 252.30	\$ 1,370.75
2045	\$ 965.52	\$ 156.90	\$ 15.69	\$ 288.56	\$ 1,426.66
2046	\$ 1,034.48	\$ 108.62	\$ 10.86	\$ 388.13	\$ 1,542.10
2047	\$ 1,137.93	\$ 56.90	\$ 5.69	\$ 395.89	\$ 1,596.41
Total	\$ 12,758.62	\$ 11,500.69	\$ 1,153.45	\$ 5,022.46	\$ 30,435.22

Notes:

The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Administrative Expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT C – DEBT SERVICE SCHEDULE

DEBT SERVICE REQUIREMENTS

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

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

(REMAINDER OF PAGE IS INTENTIONALLY LEFT BLANK)

EXHIBIT D – NOTICE OF ASSESSMENT TERMINATION



P3Works, LLC
9284 Huntington Square, Suite 100
North Richland Hills, TX 76182

[Date]
Denton County Clerk's Office
Honorable [County Clerk Name]
Denton County Courts Building
1450 East McKinney St, Denton, TX 76209

Re: Town of Ponder Lien Release Documents for Filing

Dear Ms./Mr. [County Clerk Name],

Enclosed is a lien release that the Town of Ponder is requesting to be filed in your office. Lien release for [insert legal description]. Recording Numbers: [Plat]. Please forward copies of the filed documents below:

Town of Ponder
Attn: [Town Secretary]
102 W Bailey St
PO Box 297
Ponder, TX 76259

Please contact me if you have any questions or need additional information.

Sincerely,
[Signature]

P3Works, LLC
P: (817) 393-0353
admin@p3-works.com

AFTER RECORDING RETURN TO:

[Town Secretary Name]
102 W Bailey St
PO Box 297
Ponder, TX 76259

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

FULL RELEASE OF PUBLIC IMPROVEMENT DISTRICT LIEN

STATE OF TEXAS §
KNOW ALL MEN BY THESE PRESENTS: §
COUNTY OF DENTON §

THIS FULL RELEASE OF PUBLIC IMPROVEMENT DISTRICT LIEN (this "Full Release") is executed and delivered as of the Effective Date by the Town of Ponder, Texas, a Texas Type A general law municipality.

RECITALS

WHEREAS, the governing body (hereinafter referred to as the "Town Council") of the Town of Ponder, Texas (hereinafter referred to as the "Town"), is authorized by Chapter 372, Texas Local Government Code, as amended (hereinafter referred to as the "Act"), to create public improvement districts within the corporate limits and extraterritorial jurisdiction of the Town; and

WHEREAS, on or about February 12, 2015, the Town Council for the Town, approved Resolution No. 15-01, creating the Ponder Public Improvement District No. 1; and

WHEREAS, the Ponder Public Improvement District No. 1 consists of approximately 82 contiguous acres within the corporate limits of the Town; and

WHEREAS, on or about September 11, 2017, the Town Council approved Resolution No. 17-07, (hereinafter referred to as the "Assessment Ordinance") approving a service and assessment plan and assessment roll for the Property within the Ponder Public Improvement District No. 1; and

WHEREAS, the Assessment Ordinance imposed an assessment in the amount of [amount] (hereinafter referred to as the "Lien Amount") for the following property:

[legal description], a subdivision in Denton County, Texas, according to the map or plat of record in Document/Instrument No. _____ of the Plat Records of Denton County, Texas (hereinafter referred to as the "Property"); and

WHEREAS, the property owners of the Property have paid unto the Town the Lien Amount.

RELEASE

NOW THEREFORE, the Town, the owner and holder of the Lien, Instrument No. _____, in the Real Property Records of Denton County, Texas, in the amount of the Lien Amount against the Property releases and discharges, and by these presents does hereby release and discharge, the above-described Property from said lien held by the undersigned securing said indebtedness.

EXECUTED to be **EFFECTIVE** this the ____ day of _____, 20__.

TOWN OF PONDER, TEXAS,
A Texas Type A general law municipality,

By: _____
[Administrator Name], Town Administrator

ATTEST:

[Secretary Name], Town Secretary

STATE OF TEXAS §

§

COUNTY OF DENTON §

This instrument was acknowledged before me on the ____ day of _____, 20__, by [Administrator Name], Town Administrator for the Town of Ponder, Texas, a Texas Type A general law municipality, on behalf of said municipality.

Notary Public, State of Texas