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ANNUAL SERVICE PLAN UPDATE (2022)

TOWN OF TROPHY CLUB

TROPHY CLUB PID NO. 1 (ESD2)

THE HIGHLANDS AT TROPHY CLUB

Report Date: SEPTEMBER 27, 2022

Public Finance
Public-Private Partnerships
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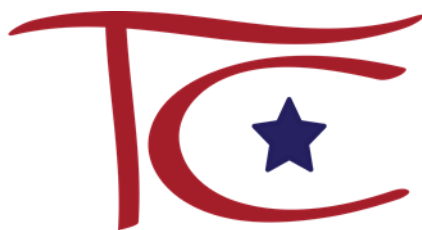
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TOWN OF TROPHY CLUB



**TOWN OF
TROPHY CLUB**

ANNUAL SERVICE PLAN UPDATE (2022)

TOWN OF TROPHY CLUB

PUBLIC IMPROVEMENT DISTRICT NO. 1 (ESD2)

THE HIGHLANDS AT TROPHY CLUB

Prepared for:

The Town of Trophy Club

1 Trophy Wood Drive

Trophy Club, TX 76262

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I PLAN DESCRIPTION AND DEFINED TERMS

A Introduction

On April 16, 2007, the Town of Trophy Club Town Council passed and approved a resolution approving and authorizing the creation of the Town of Trophy Club Public Improvement District No. 1 (the Highlands at Trophy Club) (the "PID") to finance certain public services (the "Authorized Services") for the benefit of certain property in the PID, all of which is located within the Town.

A service and assessment plan (the "Service and Assessment Plan") was prepared at the direction of the Town identifying the Authorized Services to be provided by the PID, an estimate of the cost of the Authorized Services for the 2007-08 fiscal year, and the manner of assessing the property in the PID for the costs of the Authorized Services. Pursuant to Sections 372.013, 372.014, and 372.015 of the Public Improvement District Act (the "PID Act"), the Service and Assessment Plan is to be reviewed and updated annually. The update of the Service and Assessment Plan (the "Annual Service and Assessment Plan Update") for 2022 includes the 2022 assessment roll (the "2022 Assessment Roll") identifying the assessments on each parcel, based on the method of assessment set forth in the Service and Assessment Plan. Section 372.015 of the PID Act states that the governing body of the municipality shall apportion the cost of an improvement to be assessed against property in an improvement district, and the apportionment shall be made on the basis of special benefits accruing to the property because of the improvement.

Capitalized terms used herein shall have the meanings ascribed to them in this section of the Annual Service and Assessment Plan Update.

B Definitions — The terms used herein shall have the following meanings:

"Annual Collection Costs" means the following actual or budgeted costs, as applicable, related to the annual collection costs of outstanding Assessments, including the costs or anticipated costs of: (i) computing, levying, collecting and transmitting the Assessments (whether by the Town or otherwise), (ii) the Town in any way related to the collection of the Assessments, including, without limitation, the administration of the PID, maintaining the record of the Assessments, including, without limitation, any associated legal expenses, the reasonable costs of other consultants and advisors and contingencies and reserves for such costs as deemed appropriate by the Town Council.

"Assessed Property" means, for any year, Parcels within the PID other than Non-Benefited Property.

"Assessment" means the assessment levied against a Parcel imposed pursuant to the Assessment Ordinance and the provisions herein, as shown on the Assessment Roll.

"Assessment Ordinance" means the Assessment Ordinance approved by the Town Council to approve the imposition of the Assessments.

"Assessment Rate" means the rate determined by dividing the costs of the Authorized Services for a fiscal year plus the Annual Collection Costs by the taxable value of the Assessed Property (expressed in multiples of one hundred) for the same fiscal year.

"Authorized Services" means those public services providing a special benefit to the Assessed Property and described in Section III herein and Section 372.003 of the PID Act.

"Delinquent Collection Costs" means interest, penalties and expenses incurred or imposed with respect to any delinquent Assessments in accordance with §372.018(f) of the PID Act and the costs related to pursuing collection of a delinquent Assessment and foreclosing the lien against the assessed property, including attorneys' fees.

"Non-Benefited Property" means Parcels within the boundaries of the PID that accrue no special benefit from the Authorized Services, including Public Property and any other property exempt from regular property taxes.

"Parcel" means a parcel identified by a tax map identification number assigned by the Denton Central Appraisal District for real property tax purposes.

"PID" has the meaning set forth in Section I.A of this Annual Service and Assessment Plan Update.

"PID Act" means Texas Local Government Code Chapter 372, Improvement Districts in Municipalities and Counties, Subchapter A, Public Improvement Districts, as amended.

"Public Property" means property within the boundaries of the PID that is owned by the federal government, the State of Texas, the Town, a school district, a public utility provider or any other public agency.

"Town" means the Town of Trophy Club, Texas.

"Town Council" means the duly elected governing body of the Town.

II PROPERTY INCLUDED IN THE PID

The Highlands of Trophy Club is located in the Town of Trophy Club within Denton County, Texas. The property in the PID consists of most of the property within The Highlands of Trophy Club planned development.

The Highlands of Trophy Club planned development contains approximately 696 acres, of which approximately 609 acres is within the PID. Approximately 49 acres is within the planned development but outside of the PID boundaries. This excluded property is located within Trophy Club Municipal District No. 1 (MUD 1). Approximately 38 acres of land designated for commercial uses are also within the planned development but not within the PID.

At completion, the PID is expected to consist of approximately 1,409¹ residential units, two parks, entry monuments, and associated rights-of-way, landscaping, and infrastructure necessary to provide roadways, drainage and utilities to the PID. The estimated number of lots is based upon the Planned Development Ordinance and the Developer's estimated highest and best use of the property within the PID.

¹ The original expected number of units was 1,474. The reclassification of the Neighborhood 8 units reduced the number of expected units by 65.

III DESCRIPTION OF THE AUTHORIZED SERVICES

Pursuant to the PID Act, the services that may be provided by a PID include "special supplemental services for improvement and promotion of the district, including services relating to advertising, promotion, health and sanitation, water and wastewater, public safety, security, business recruitment, development, recreation, and cultural enhancement." (Section 372.003).

After analyzing the Authorized Services authorized by the PID Act, the Town has determined that emergency services (the "Authorized Services") should be undertaken by the Town and will be of special benefit to Assessed Property within the PID. These emergency services shall include, without limitation, fire suppression and control, inspection services, arson investigations, hazardous material response, search and rescue, emergency recovery and extraction, and pre-hospital medical stabilization or transportation of persons who are sick, injured, wounded, or otherwise incapacitated or helpless. Pre-hospital medical stabilization and transportation services include basic life support ambulance services, advanced life support ambulance services, air ambulance services, and quick-response unit services provided by the Town.

IV SERVICE PLAN

The PID Act requires that a service plan cover a period of at least five years. The plan shall be reviewed and updated annually for the purpose of determining the annual budget for improvements. The annual projected costs are shown in the following table (Table IV-A). This budget is based on the provision of emergency services to existing residents and businesses, including construction workers, within the PID.

Table IV-1: Annual Projected Costs

YEAR	ANNUAL PROJECTED COSTS OF AUTHORIZED SERVICES	ANNUAL COLLECTION COSTS ²	TOTAL COSTS
2022	\$517,385	\$0	\$517,385
2023	\$517,385	\$0	\$517,385
2024	\$517,385	\$0	\$517,385
2025	\$517,385	\$0	\$517,385
2026	\$517,385	\$0	\$517,385

The annual projected costs are subject to annual revision and shall be updated in the Annual Service and Assessment Plan Update to reflect any changes in the costs of the Authorized Services expected to be provided each year. The annual projected sources of funds to pay the costs of the Authorized Services are shown by the following table (Table IV-B).

² Annual Collections Costs will be paid by the Trophy Club Municipal Utility District.

Table IV-2: Annual Projected Sources of Funds

YEAR	ASSESSMENTS	ANNUAL INDEBTEDNESS AND OTHER FUNDS	TOTAL SOURCES OF FUNDS
2022	\$521,504	\$0	\$521,504
2023	\$521,504	\$0	\$521,504
2024	\$521,504	\$0	\$521,504
2025	\$521,504	\$0	\$521,504
2026	\$521,504	\$0	\$521,504

The projected sources of funds are subject to annual revision based on any changes in the costs of the Authorized Services to be provided to the PID. The sources of funds for the Authorized Services shown in **Table IV-B** shall be updated each year in the Annual Service and Assessment Plan Update to reflect any changes in the sources of funds.

V ASSESSMENT PLAN

The PID Act requires the Town Council to apportion the cost of Authorized Services on the basis of special benefits conferred upon the property from the Authorized Services. The Act provides that the cost of Authorized Services may be assessed: (i) equally per front foot or square foot; (ii) according to the value of the property as determined by the governing body, with or without regard to improvements on the property; or (iii) in any other manner that results in imposing equal shares of the cost on property similarly benefited.

The Town Council has determined to apportion the costs of the Authorized Services "according to the value of the property as determined by the governing body." The costs of the Authorized Services will be assessed to all real property according to the certified tax roll each year, excluding only Non-Benefited Property. Personal property is not assessed.

The costs of the Authorized Services for the 2022-2023 fiscal year are estimated to be \$517,385.00. Annual Collection Costs of \$1,179.98 (1,439 parcels x \$0.82 per parcel) will be paid by the Trophy Club Municipal Utility District.

Table V-1: Calculation of the Assessment Rate

Cost of Authorized Services	\$517,385
PID Real Property Valuation	\$927,118,534
Tax Rate	0.05625
Projected Sources of Funds	\$521,504

The Assessment Rate shall be applied to each Parcel of Assessed Property to determine the Assessment to be collected for the 2022-2023 fiscal year. The Assessments shall be paid in the same manner and at the same time and subject to the same remedies upon the failure to pay, to the extent allowed by law, as regular ad valorem property taxes. Delinquent Assessments shall be subject to Delinquent Collection Costs.

The determination by the Town Council of the assessment methodology set forth above is the result of the discretionary exercise by the Town Council of its legislative authority and governmental powers and is conclusive and binding on the current and all future owners of the Assessed Property.

VI MISCELLANEOUS PROVISIONS

A Amendments

The Town Council reserves the right to the extent permitted by the Act to amend this Annual Service and Assessment Plan Update without notice under the Act and without notice to property owners of Parcels: (i) to correct mistakes and clerical errors; (ii) to clarify ambiguities; and (iii) to provide procedures for the collection and enforcement of Assessments, Collection Costs, and other charges imposed by the Annual Service and Assessment Plan Update.

B Administration and Interpretation of Provisions

The Town Council shall administer the PID consistent with the PID Act and shall make all interpretations and determinations related to the application of this Annual Service and Assessment Plan Update unless stated otherwise herein or in the indenture of trust, and as long as there is a rational basis for the determination made by the Town, such determination shall be conclusive.

C Severability

If any provision, section, subsection, sentence, clause or phrase of this Annual Service and Assessment Plan Update, or the application of same to a Parcel or any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this Annual Service and Assessment Plan Update or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the Town Council in adopting this Annual Service and Assessment Plan Update that no part hereof, or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any other part hereof, and all provisions of this Annual Service and Assessment Plan Update are declared to be severable for that purpose.

APPENDIX A

Town of Trophy Club
Annual Service Plan Update (2022)
Trophy Club Public Improvement District No. 1 (ESD2)

ASSESSMENT ROLL

Town of Trophy Club
Public Improvement District No. 1
Emergency Services District

2022 Assessment Roll

PID Assessment Rate 0.05625

67687	465542	469280
73937	465543	469281
82144	465544	469282
83515	465545	469283
84263	465546	469284
98639	465547	469286
98641	465548	469287
126407	465549	469288
171483	465550	469289
305643	465551	469290
314736	465552	469291
315393	465553	469292
329833	465554	469293
329944	465555	469294
330332	465556	469295
336888	465557	469296
338637	465558	469297
465509	465559	469298
465510	465560	469299
465511	465561	469300
465512	465562	469301
465513	465563	469302
465514	465564	469303
465515	465565	469304
465516	465566	469305
465517	465567	469306
465518	465568	469307
465519	465569	469308
465520	465570	469309
465521	465571	469310
465522	465572	469311
465523	465573	469312
465524	465574	469313
465525	465575	469314
465526	465576	469315
465527	465577	469316
465528	465578	469317
465529	465579	469318
465530	465580	469319
465531	465581	469320
465532	465582	469321
465533	465583	469322
465534	466259	469323
465535	466260	469324
465536	466261	469325
465537	469275	469326
465538	469276	469327
465539	469277	469328
465540	469278	469329
465541	469279	469330

Town of Trophy Club
Public Improvement District No. 1
Emergency Services District

2022 Assessment Roll

PID Assessment Rate 0.05625

469331	470088	470179
469332	470089	470180
469333	470090	470181
469334	470091	470182
469335	470092	470183
469336	470093	470184
469337	470094	470185
469338	470095	470186
469343	470096	470187
469372	470097	470188
470048	470098	470189
470049	470099	470190
470050	470100	470191
470051	470101	470192
470052	470102	470193
470053	470103	470194
470054	470104	470195
470055	470105	470196
470056	470106	470197
470057	470107	470198
470058	470108	470199
470059	470109	470200
470060	470110	470201
470061	470111	470202
470062	470153	470203
470063	470154	470204
470064	470155	470205
470065	470156	470249
470066	470157	470250
470067	470158	470251
470068	470159	470252
470069	470160	470253
470070	470161	470254
470071	470162	470255
470072	470163	470256
470073	470164	470257
470074	470165	470258
470075	470166	470259
470076	470167	470260
470077	470168	470261
470078	470169	470262
470079	470170	470263
470080	470171	470264
470081	470172	470265
470082	470173	470266
470083	470174	470267
470084	470175	470268
470085	470176	470269
470086	470177	470270
470087	470178	470271

Town of Trophy Club
Public Improvement District No. 1
Emergency Services District

2022 Assessment Roll

PID Assessment Rate 0.05625

470272	498915	533292
470273	498916	533293
470274	498917	533294
470275	498918	533295
470276	498919	533296
470277	498920	533297
470278	498922	533298
470279	498923	533307
470280	498924	533309
470281	498925	533310
470282	498926	533311
470283	498927	533312
470284	498928	533313
470285	498929	533314
470286	498930	533315
470287	498931	533316
470288	498932	533317
470289	498933	533318
470290	498934	533319
470291	498935	533320
470292	498936	533321
470293	498937	533322
470294	498938	533323
470295	498939	533324
470296	498940	533325
470297	498945	533326
470298	498946	533327
470299	498947	533328
470300	498948	533329
470397	498949	533330
471214	498950	533331
471291	498951	533332
494650	498952	533333
498867	498953	533334
498868	498954	533335
498869	498955	533336
498870	498956	533337
498871	523472	533338
498873	525439	533339
498874	533255	533340
498875	533256	533341
498876	533257	533342
498877	533258	533343
498878	533259	533344
498879	533262	533345
498880	533264	533346
498911	533287	533347
498912	533289	533348
498913	533290	533349
498914	533291	533350

Town of Trophy Club
Public Improvement District No. 1
Emergency Services District

2022 Assessment Roll

PID Assessment Rate 0.05625

533351	533401	534866
533352	533402	534867
533353	533403	534868
533354	533404	534869
533355	533405	534870
533356	533406	534871
533357	533407	534872
533358	533408	534873
533359	533409	534874
533360	533410	534875
533361	533411	534876
533362	533412	534877
533363	533413	534878
533364	533414	534879
533365	533415	534880
533366	533416	534881
533367	533417	534882
533368	533418	534883
533369	533419	534884
533370	533420	534885
533371	533421	534886
533372	533422	534887
533373	533425	534888
533374	533428	534889
533375	533429	534890
533376	533430	534891
533377	533431	534892
533378	533432	534893
533379	533433	534894
533380	533434	534895
533381	533464	534896
533382	533480	534897
533383	533490	534898
533384	533498	536563
533385	533500	536564
533386	533501	536565
533387	534852	536566
533388	534853	536567
533389	534854	536568
533390	534855	536569
533391	534856	536570
533392	534857	536571
533393	534858	536572
533394	534859	536573
533395	534860	536574
533396	534861	536575
533397	534862	536576
533398	534863	536577
533399	534864	536578
533400	534865	536579

Town of Trophy Club
Public Improvement District No. 1
Emergency Services District

2022 Assessment Roll

PID Assessment Rate 0.05625

536580	557680	558374
536581	557681	558375
536582	557682	558376
536583	557683	558377
536584	557684	558378
536585	557685	558379
536586	557686	558380
536587	557687	558381
536588	558332	558382
536868	558333	558383
537217	558334	558384
537349	558335	558385
557641	558336	558386
557642	558337	558387
557643	558338	558388
557644	558339	558389
557645	558340	558390
557646	558341	558391
557647	558342	558392
557648	558343	558393
557649	558344	558394
557650	558345	558395
557651	558346	558396
557652	558347	558397
557653	558348	558398
557654	558349	558399
557655	558350	558400
557656	558351	558401
557657	558352	558402
557658	558353	558403
557659	558354	558404
557660	558355	558405
557661	558356	558406
557662	558357	558407
557663	558358	558408
557665	558359	558409
557666	558360	558410
557667	558361	558411
557668	558362	558412
557669	558363	558413
557670	558364	558414
557671	558365	558415
557672	558366	558416
557673	558367	558417
557674	558368	558418
557675	558369	558419
557676	558370	558420
557677	558371	558421
557678	558372	558422
557679	558373	558423

Town of Trophy Club
Public Improvement District No. 1
Emergency Services District

2022 Assessment Roll

PID Assessment Rate 0.05625

558424	558474	558524
558425	558475	558525
558426	558476	558526
558427	558477	558527
558428	558478	558528
558429	558479	558529
558430	558480	558530
558431	558481	558531
558432	558482	558532
558433	558483	558533
558434	558484	558534
558435	558485	558535
558436	558486	558536
558437	558487	558537
558438	558488	558538
558439	558489	558539
558440	558490	558540
558441	558491	558541
558442	558492	558542
558443	558493	558543
558444	558494	558544
558445	558495	558545
558446	558496	565346
558447	558497	565839
558448	558498	567352
558449	558499	567353
558450	558500	567354
558451	558501	567355
558452	558502	567356
558453	558503	567357
558454	558504	567358
558455	558505	567359
558456	558506	567360
558457	558507	567361
558458	558508	567362
558459	558509	567363
558460	558510	567364
558461	558511	567365
558462	558512	567366
558463	558513	567367
558464	558514	567368
558465	558515	567369
558466	558516	567370
558467	558517	567371
558468	558518	567372
558469	558519	567373
558470	558520	580345
558471	558521	580346
558472	558522	580347
558473	558523	580348

Town of Trophy Club
Public Improvement District No. 1
Emergency Services District

2022 Assessment Roll

PID Assessment Rate 0.05625

580349	580400	583249
580350	580401	583250
580351	580402	583251
580352	580403	583252
580353	580404	583253
580354	580405	583254
580355	580406	583255
580356	580407	583256
580357	580408	583257
580358	580409	583258
580359	580410	583259
580360	580411	583260
580361	580412	583261
580362	580413	583262
580363	580414	583263
580364	581612	583264
580365	583215	583265
580366	583216	583266
580367	583217	583267
580368	583218	583268
580369	583219	583269
580370	583220	583270
580371	583221	583271
580372	583222	583272
580373	583223	583273
580374	583224	583274
580375	583225	583275
580376	583226	583276
580377	583227	583277
580378	583228	583278
580379	583229	583279
580380	583230	583280
580381	583231	583281
580382	583232	583282
580383	583233	583283
580384	583234	583284
580385	583235	583285
580386	583236	583286
580387	583237	583287
580388	583238	583288
580389	583239	583289
580390	583240	583290
580392	583241	583291
580393	583242	583292
580394	583243	583293
580395	583244	583294
580396	583245	583295
580397	583246	583296
580398	583247	583297
580399	583248	583298

Town of Trophy Club
Public Improvement District No. 1
Emergency Services District

2022 Assessment Roll

PID Assessment Rate 0.05625

583299	583383	583473
583300	583384	583474
583301	583385	583475
583302	583386	583476
583303	583387	583477
583304	583388	583478
583305	583389	583479
583306	583390	583480
583307	583391	583481
583308	583392	583482
583309	583393	583483
583310	583394	583484
583311	583395	583485
583312	583396	583486
583313	583397	583487
583314	583398	583488
583315	583399	583489
583316	583400	583490
583317	583401	583491
583318	583402	583492
583319	583403	583493
583320	583404	583494
583321	583405	583495
583322	583406	583496
583323	583407	583497
583324	583408	583498
583325	583409	583499
583326	583410	583500
583327	583411	583501
583328	583412	583502
583329	583413	583503
583330	583414	583504
583331	583415	583505
583332	583416	583506
583333	583417	583507
583334	583418	583508
583335	583419	583509
583336	583420	583510
583337	583421	583511
583338	583422	583512
583339	583423	583513
583356	583424	583514
583375	583425	583519
583376	583426	583520
583377	583427	583521
583378	583428	583522
583379	583429	583523
583380	583470	583524
583381	583471	583525
583382	583472	583526

Town of Trophy Club
Public Improvement District No. 1
Emergency Services District

2022 Assessment Roll

PID Assessment Rate 0.05625

583527	583578	583630
583528	583579	583631
583529	583580	583632
583530	583581	583633
583531	583582	583634
583532	583583	583643
583533	583584	583644
583534	583585	583645
583535	583586	583646
583536	583587	583647
583537	583588	583648
583538	583589	583649
583539	583590	583650
583540	583591	583651
583541	583592	583652
583542	583593	583653
583543	583594	583654
583544	583595	583655
583545	583596	583656
583546	583597	583657
583547	583598	583658
583548	583599	583659
583549	583600	583660
583550	583601	583661
583551	583602	583662
583552	583603	583663
583553	583604	583664
583554	583605	583665
583555	583606	583666
583556	583607	583667
583557	583608	583668
583558	583609	583669
583559	583612	583670
583560	583613	583671
583561	583614	583672
583562	583615	583673
583563	583616	583674
583564	583617	583675
583565	583618	583676
583566	583619	583677
583567	583620	583678
583568	583621	583679
583569	583622	583680
583570	583623	583681
583571	583624	583682
583573	583625	583683
583574	583626	583684
583575	583627	583685
583576	583628	583686
583577	583629	583687

Town of Trophy Club
Public Improvement District No. 1
Emergency Services District

2022 Assessment Roll

PID Assessment Rate 0.05625

583688	635060	635110
583689	635061	635111
583690	635062	635112
583691	635063	635113
583692	635064	635114
583693	635065	635115
611444	635066	635116
620681	635067	635117
621956	635068	635118
622299	635069	635119
622300	635070	635120
622301	635071	635121
622302	635072	635122
622303	635073	635123
622304	635074	635124
622305	635075	635125
622306	635076	635126
622307	635077	635127
622308	635078	635128
622309	635079	635129
622310	635080	635130
622311	635081	635131
622312	635082	635132
622313	635083	635133
622314	635084	635134
622315	635085	635135
622316	635086	635136
622317	635087	635137
622318	635088	635138
622319	635089	635139
622320	635090	635140
622321	635091	635141
622322	635092	635142
622323	635093	635143
622324	635094	635144
622325	635095	635145
622326	635096	635146
622327	635097	635147
622328	635098	635148
622329	635099	635149
622330	635100	635150
631471	635101	635151
635052	635102	635152
635053	635103	635153
635054	635104	635154
635055	635105	635155
635056	635106	635156
635057	635107	635157
635058	635108	635158
635059	635109	635159

Town of Trophy Club
Public Improvement District No. 1
Emergency Services District

2022 Assessment Roll

PID Assessment Rate 0.05625

635160	667203	733756
635161	674251	744759
635162	681973	942882
650739	712035	20446646
657776	730909	20447888
667200	730930	

APPENDIX B

Town of Trophy Club
Annual Service Plan Update (2022)
Trophy Club Public Improvement District No. 1 (ESD2)



**BUYER DISCLOSURE
NOTICE**

**Texas Property Code Section 5.014(A) Notice
(Required Before Contract Execution)**

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;
- 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 or from a government entity; or,
- 8) Of only a mineral interest, leasehold interest, or security interest.

The following notice shall be given to the 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 purchases, subject to certain exception, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchase 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.

**Texas Property Code Section 5.014(A) Notice
(Required Before Contract Execution)**

NOTICE OF OBLIGATION TO PAY
PUBLIC IMPROVEMENT DISTRICT ASSESSMENT TO TROPHY CLUB, TEXAS
TROPHY CLUB PUBLIC IMPROVEMENT DISTRICT NO. 1
EMERGENCY SERVICES DISTRICT

CONCERNING THE FOLLOWING PROPERTY

As the purchaser of the real property described above, you are obligated to pay assessments to Trophy Club, 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 **Trophy Club Public Improvement District No. 1 Emergency Services 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 Trophy Club. The exact amount of each annual installment will be approved each year by Trophy Club 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 Trophy Club.

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.

**Texas Property Code Section 5.014(A) Notice
(Required Before Contract Execution)**

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.

Buyer (Print Name)	Signature	Date
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Buyer (Print Name)	Signature	
--------------------	-----------	--

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.

Seller (Print Name)	Signature	Date
---------------------	-----------	------

Seller (Print Name)	Signature	Date
---------------------	-----------	------

Texas Property Code Section 5.0143 Notice
(Required At Closing And Must Be Recorded In Denton County Deed Of Records)

AFTER RECORDING RETURN TO:

NOTICE OF OBLIGATION TO PAY
PUBLIC IMPROVEMENT DISTRICT ASSESSMENT TO TROPHY CLUB, TEXAS
TROPHY CLUB PUBLIC IMPROVEMENT DISTRICT NO. 1
EMERGENCY SERVICES DISTRICT

CONCERNING THE FOLLOWING PROPERTY

As the purchaser of the real property described above, you are obligated to pay assessments to Trophy Club, 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 **Trophy Club Public Improvement District No. 1 Emergency Services 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.

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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.

Texas Property Code Section 5.0143 Notice
(Required At Closing And Must Be Recorded In Denton County Deed Of Records)

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.

Buyer (Print Name)	Signature	Date

STATE OF TEXAS §
 §
COUNTY OF _____ §

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

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

Notary Public, State of Texas

Texas Property Code Section 5.0143 Notice
(Required At Closing And Must Be Recorded In Denton County Deed Of Records)

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.

Seller (Print Name)	Signature	Date
---------------------	-----------	------

Seller (Print Name)	Signature	
---------------------	-----------	--

STATE OF TEXAS §
 §
COUNTY OF _____ §

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

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

Notary Public, State of Texas



www.FinanceDTA.com

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DALLAS, TX 75225
PHONE: (800) 969-4DTA

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